

Shopping Center Spaces Available: Retail Shop w/ TI's Available

FOR LEASE
1410 Country Club Dr,
Madera, CA 93638



Prime Canal Plaza Shopping Center Spaces

- **Busiest Retail Growth Corridor w/ $\pm 30,185$ Cars Per Day**
- **Close Proximity to Major Traffic Generators & Fwy 99 Ramps**
- **Great Access & Visibility w/ Unmatched Level of Consumer Traffic**
- **± 805 to $\pm 2,893$ SF Available Surrounded with Quality Tenants**
- **$\pm 17,666$ SF Newly Constructed Center - Ample Private Parking**
- **Great Exposure w/ Country Club Drive Frontage w/ 3 Curb Cuts**

FOR MORE INFORMATION PLEASE CONTACT:

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Property Information:

Available:	Size:	Condition:	Lease Rate:	Divisible:
Suite 108:	±805 SF	Vanilla	\$1.00/SF	
Suite 114/116:	±2,893 SF	Vanilla	\$1.00/SF	
Suite 120/122:	±2,759 SF*	Cold Shell	\$0.70/SF	±1,347 or 1,412 SF
Total Building SF:	±17,666 square feet on +/- 1.56 Acres			
Parking:	70 Surface Spaces are available			
Zoning:	C-1: Light Commercial			
Actual NNN/Cams:	\$0.26 Per Square Foot			
Traffic Counts:	±30,185 Cars Per Day			
Frontage:	203' on Country Club Dr & 121' on Clark St (with 3 curb cut)			
Year Built:	2008			
APN:	003-210-033			
Comments:	Well located 2,759 SF retail/office space divisible by 1,347 or 1,412 SF. Available to be delivered in "cold- shell" or with tenant improvements. Landlord willing to built to tenant specs. Warm Vanilla shell will include fire taped walls, electrical panel/outlets, sealed concrete floor, finished ceiling with lighting, HVAC w/ duct work & controls, finished bathroom, and fire sprinkler system. Situated near across from the former Mervyns (now Fallas). Located off Madera's Major East/ West thoroughfare on the growing North side of Madera.			
Location:	Well located off the signalized Southwest corner of Country Club Drive and Clark Street between Avenue 17 and Cleveland Ave. Densely populated location near the Highway 99 Exit at a highly trafficked signalized intersection off the main corridor in Madera, CA.			

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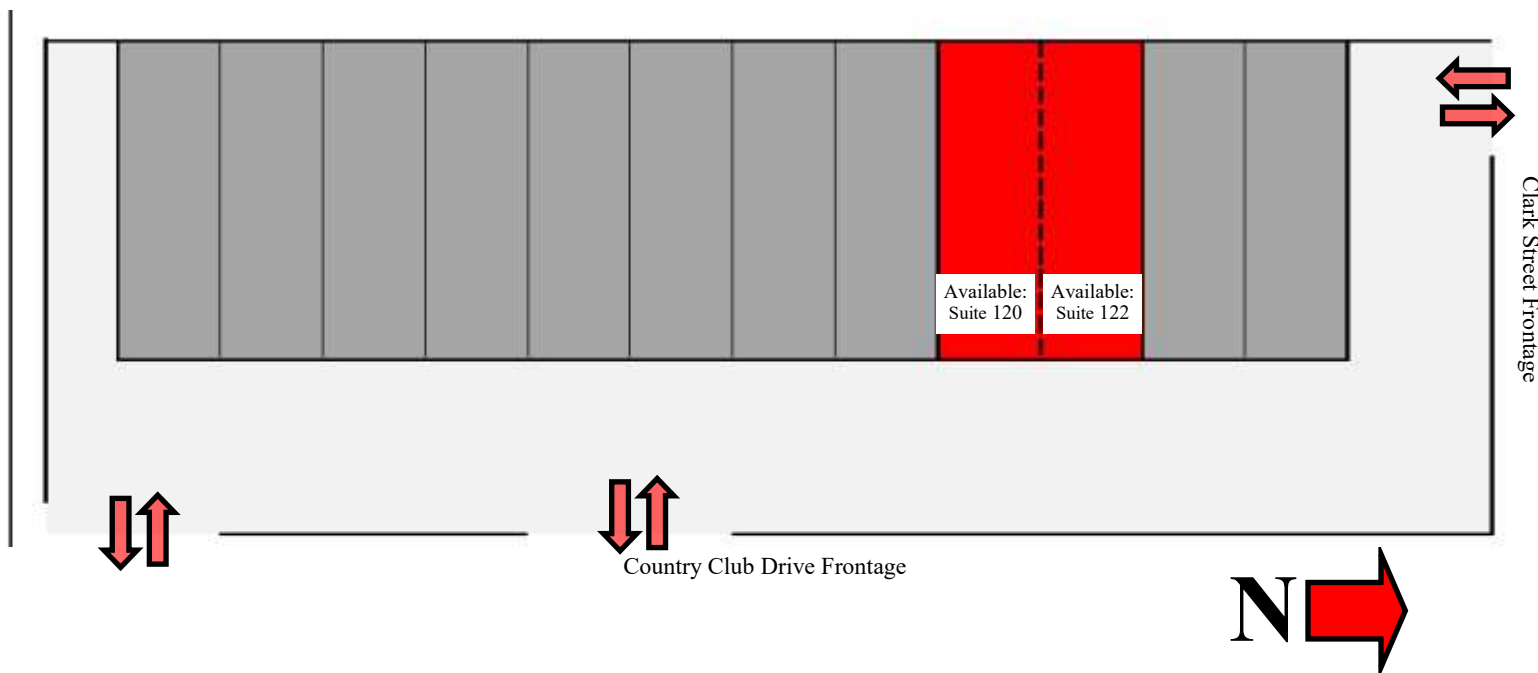


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Floor Plan:



Co-Tenant's	Unit #	Sq. Ft.	Date Joined
Mann's #2	102	2,306	10/24/2012
Beyond Beauty Salon	104	1,180	8/16/2011
Fashion Nails	106	1,281	10/21/2011
AVAILABLE (Former Herbalife Store)	108	805	
Purr-D-Paws Pet Grooming	110	1,307	8/28/2015
Prompt Staffing	112	1,247	5/12/2015
AVAILABLE (Current Jazmin's Shoes)	114-116	2,893	9/9/2010
Boost Mobile	118	1,000	12/9/2011
AVAILABLE	120	1,347	
AVAILABLE	122	1,412	
Mi Casita	124	1,500	6/1/2010
Mejia's Taqueria Y Marisco	126	1,400	7/6/2010

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Unit 114-116:



Unit 114-116:



Unit 120-122



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Exterior Photos:



Aerial Location Map:



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This aerial map illustrates the Chowchilla area, centered around Highway 99. Key features include:

- Subject Property:** Located at the top right, indicated by a red arrow.
- Major Roads:** Highway 99 runs diagonally from the top left to the bottom right. Other roads include Clark Street, Schnoor Ave, Cleveland Ave, and Gateway Drive.
- Businesses:** Numerous logos are overlaid on the map, including Goodwill, Chase, Walmart, Super 8, Chevron, Burger King, CVS, Wells Fargo, and others.
- Directions:** Red arrows at the bottom indicate travel directions: 'To Chowchilla' (up), 'To Firebaugh' (down), and 'To Fresno' (down).

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Radius	1 Mile	3 Mile	5 Mile
Population:			
2019 Projection	13,888	75,340	88,119
2014 Estimate	13,463	72,537	84,537
2010 Census	13,305	70,142	80,812
Growth 2014-2019	3.16%	3.86%	4.24%
Growth 2010-2014	1.19%	3.41%	4.61%
2014 Population Hispanic Origin	10,922	54,274	63,237
Daytime Population:			
Total Businesses 2014	335	1,796	1,963
Total Employees 2014	3,497	17,253	20,763
Specified Consumer Spending (\$):			
2019 Projection	\$89,505	\$536,067	\$630,056
2014 Estimate	\$ 84,715	\$ 505,095	\$ 592,081
Households:			
2019 Projection	3,404	19,824	23,003
2014 Estimate	3,290	19,035	22,011
2010 Census	3,224	18,254	20,866
Growth 2014-2019	3.47%	4.14%	4.51%
Growth 2010-2014	1.29%	3.17%	4.59%
Owner Occupied	1,531	10,455	12,386
Renter Occupied	1,759	8,581	9,625
2014 Avg Household Income:	\$44,036	\$49,933	\$50,674
2014 Med Household Income:	\$30,599	\$ 40,004	\$40,514
2014 Households by Household In:			
<\$25,000	1,422	6,844	7,588
\$25,000 - \$50,000	882	5,094	6,102
\$50,000 - \$75,000	479	3,535	4,128
\$75,000 - \$100,000	251	1,728	2,026
\$100,000 - \$125,000	107	850	997
\$125,000 - \$150,000	69	376	459
\$150,000 - \$200,000	40	336	395
\$200,000+	39	271	316

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