

MEDICAL OFFICE BY MADERA COMMUNITY HOSPITAL

475 E ALMOND AVE 107, MADERA, CA 93637



OFFERING SUMMARY

Lease Rate:	Negotiable
Building Size:	2,000 SF
Available SF:	2,000 SF

PROPERTY OVERVIEW

Great opportunity to lease a medical office building ideally located close to the Madera Community hospital. This single story building generously offers a lobby, an office, 5 rooms, one record room, 2 public and 1 employee restrooms and shower; making it a perfect medical business center. It is a Class-A building which is built on 2,000 square feet of area. It was built in 2010. Proposed uses for this building includes Day Care, General Office, Health Club, Material Storage, Medical Office, Shop - Commercial or Warehouse. The interior and exterior of this building are both well-designed and furnished. Other useful features include centrally heating/ cooling system within the office to keep customers and employees in comfort.

PROPERTY HIGHLIGHTS

- Lobby
- Office
- Records room
- 5 patience room
- Shower
- 2- public and 1 employee restroom



RE/MAX GOLD

Each office independently owned and operated

KIRK ATAMIAN

Commercial Specialist

559.246.0000

kirkatamian@gmail.com

CalDRE #02127378

7050 N Fresno St | #204

Fresno, CA 93720

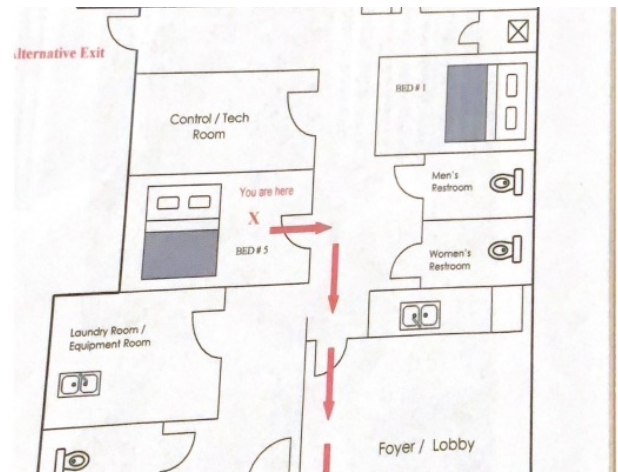
FOR LEASE

OFFICE BUILDING

ADDITIONAL PHOTOS

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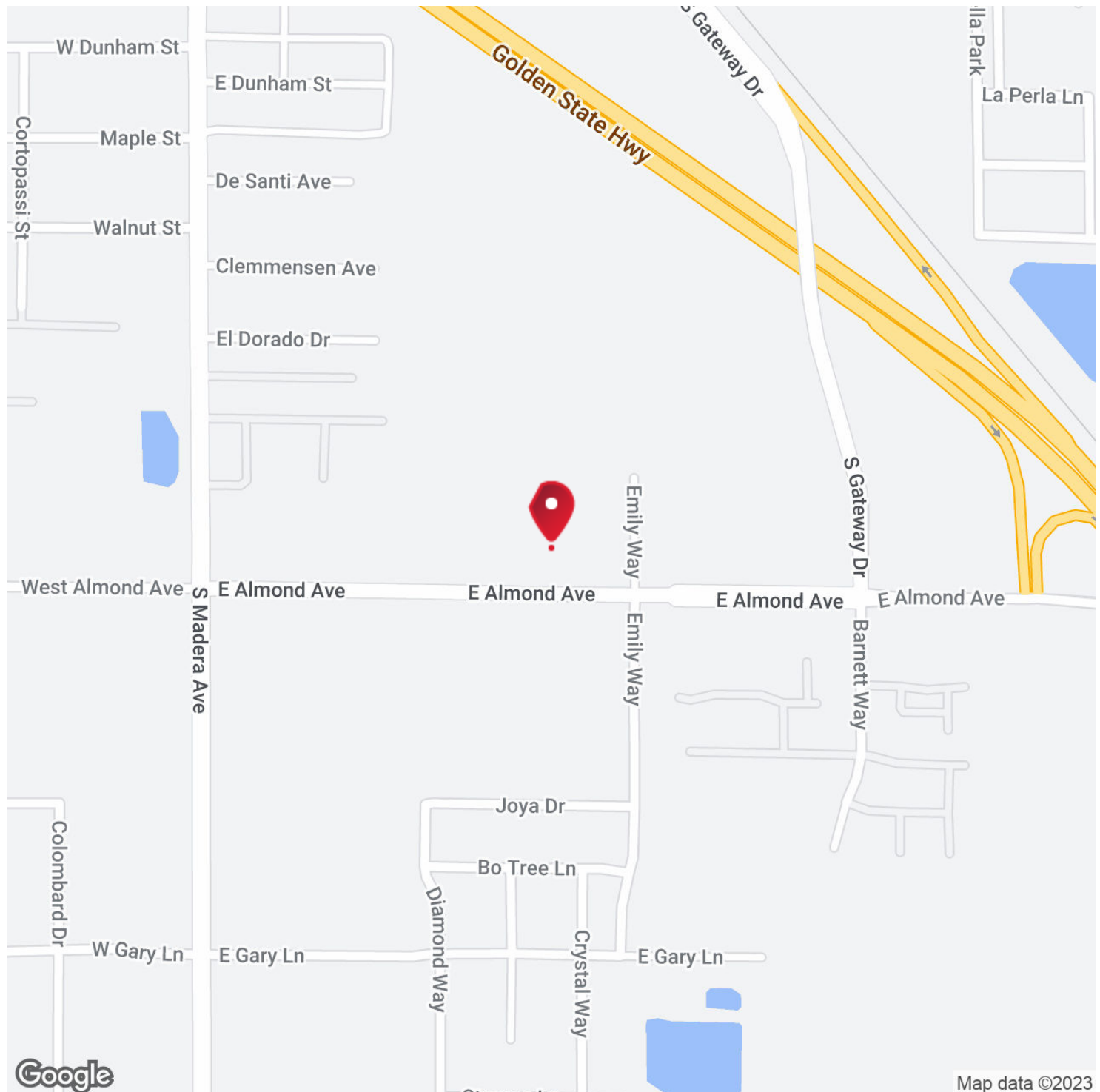
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LOCATION MAP

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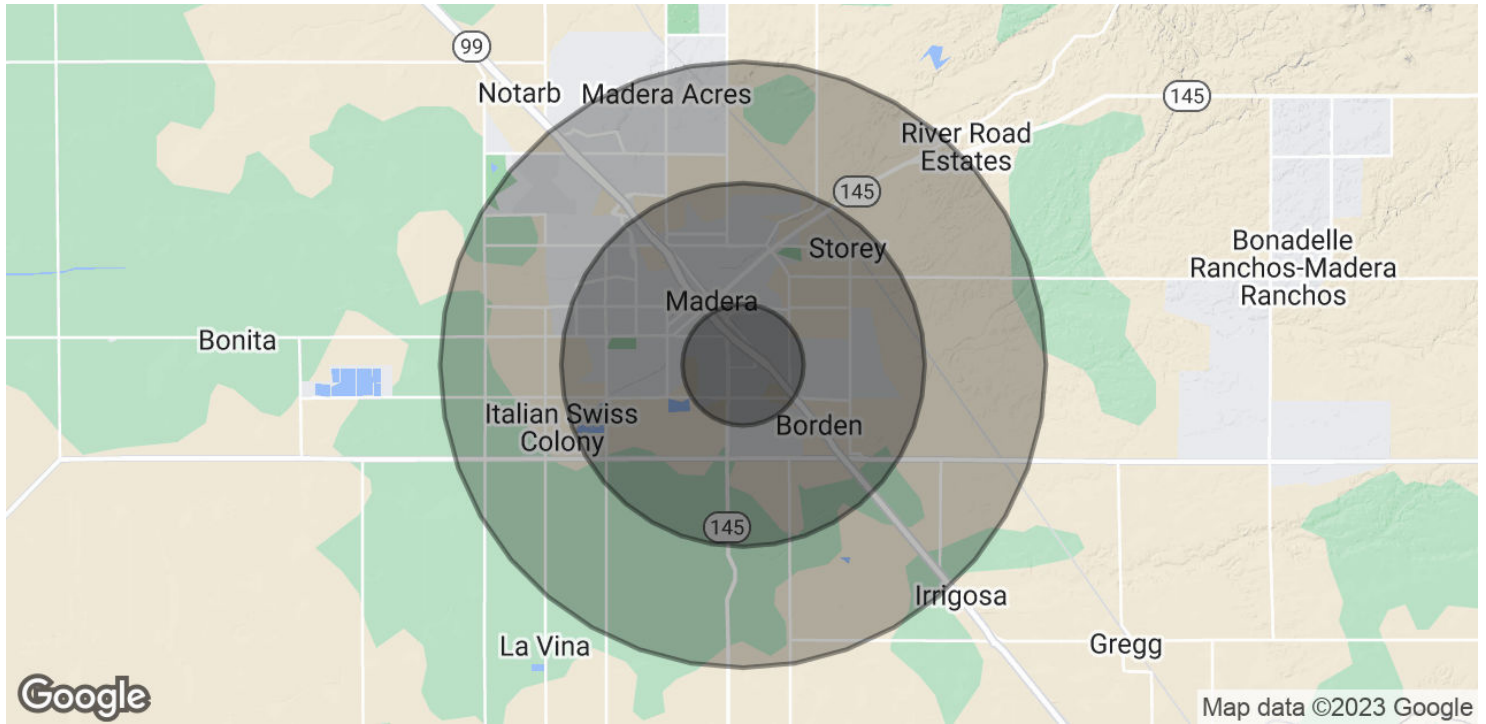
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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	11,547	63,994	72,360
Average Age	23.5	26.6	27.4
Average Age (Male)	22.0	24.8	25.7
Average Age (Female)	25.2	28.1	29.0

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	2,705	16,631	19,122
# of Persons per HH	4.3	3.8	3.8
Average HH Income	\$41,081	\$46,909	\$50,228
Average House Value		\$318,203	\$320,077

* Demographic data derived from 2020 ACS - US Census



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