

413 WEST YOSEMITE AVENUE STE 104

MADERA, CA 93637



LOCATION DESCRIPTION

Introducing a fantastic opportunity in the heart of a thriving business district, we present a remarkable 1,745 square foot office space located at 413 W Yosemite. Situated within an Opportunity Zone, this area has become a hub for popular businesses. Boasting an attractive rent of \$1.60 per square foot plus NNN, this office space offers exceptional value. The layout includes five spacious office rooms. Additionally, there is a dedicated break room, ideal for employees to relax and recharge during their workday. Upon entering, a well-appointed reception area welcomes visitors, creating a professional and inviting atmosphere. One of the standout features of this office space is the availability of underground parking. This convenient amenity ensures that employees have easy access to secure and protected parking facilities. Additionally, shared, well-maintained restrooms further enhance the overall comfort and convenience of tenant.

OFFERING SUMMARY

Lease Rate:	\$1.60 SF/month (NNN)
Available SF:	1,745 SF
Building Size:	22,504 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	382	1,342	5,051
Total Population	1,091	4,000	16,675
Average HH Income	\$45,446	\$48,041	\$44,977

SPACES	LEASE RATE	SPACE SIZE
413 W Yosemite	\$1.60 SF/month	1,745 SF



RE/MAX GOLD

Each office independently owned and operated

KIRK ATAMIAN

Commercial Specialist

559.246.0000

kirkatamian@gmail.com

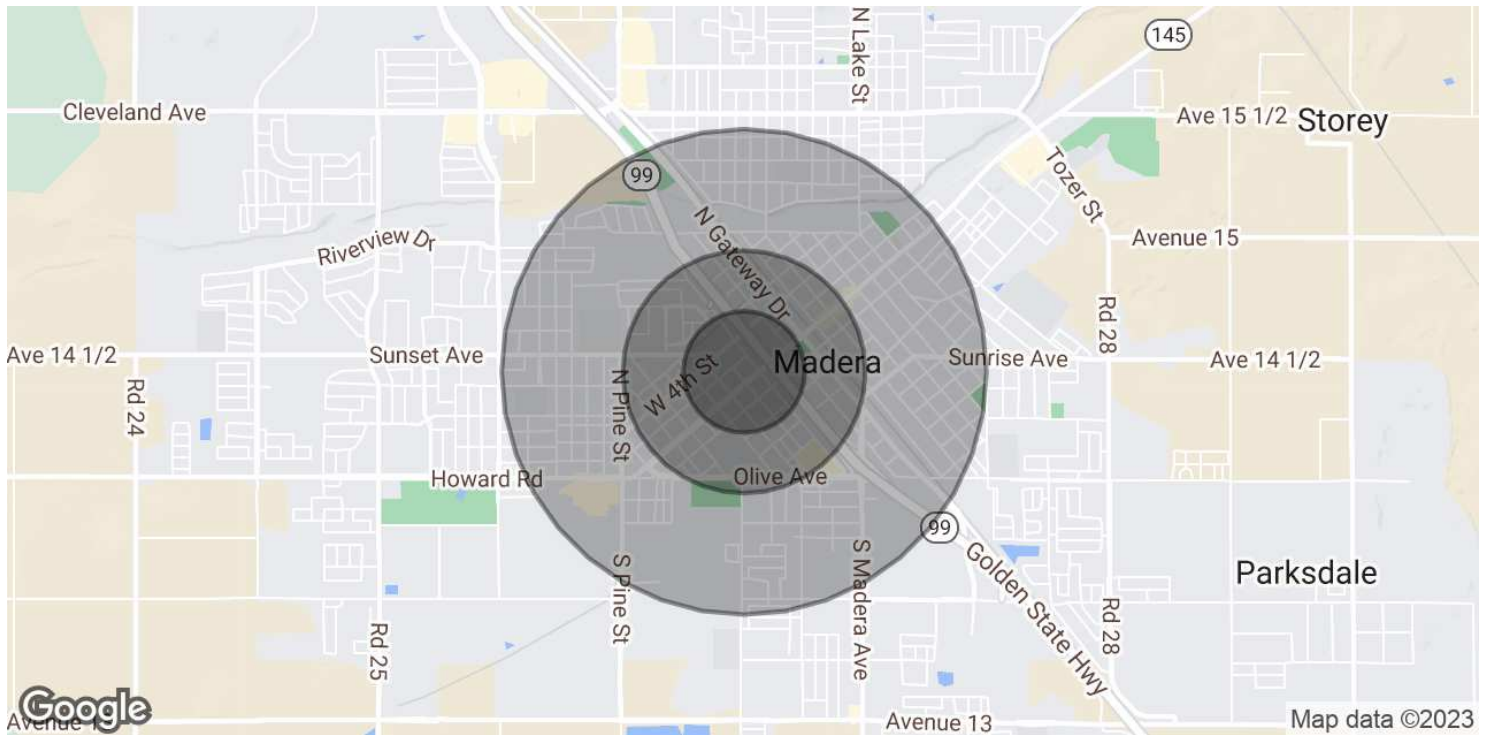
CalDRE #02127378

501 North E #H Street | #204

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POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,091	4,000	16,675
Average Age	31.7	31.2	28.4
Average Age (Male)	30.5	29.4	27.1
Average Age (Female)	31.2	31.2	30.0

HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	382	1,342	5,051
# of Persons per HH	2.9	3.0	3.3
Average HH Income	\$45,446	\$48,041	\$44,977
Average House Value	\$239,282	\$213,985	\$178,506

* Demographic data derived from 2020 ACS - US Census



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