

LEASE INFORMATION

COMMERCIAL PROPERTY

311 S PINE ST
MADERA CALIF 93637



KA
KIRK ATAMIAN

KIRK ATAMIAN
559-246-0000
KIRK@KIRKATAMIANREALESTATE.COM
DRE:021273785

RE/MAX
COMMERCIAL

WWW.KIRKATAMIANREALESTATE.COM

IMPORTANT DISCLOSURES

REMAX Commercial Lease Brochure Disclaimer

This brochure has been prepared solely for informational purposes.

The information contained herein is believed to be accurate and reliable; however, no representation, warranty, or guarantee, expressed or implied, is made as to its accuracy, completeness, or correctness. All information is subject to change without notice.

Prospective tenants are strongly encouraged to perform their own independent investigations and consult with legal, financial, and real estate advisors prior to making any leasing decisions. REMAX Commercial and its agents expressly disclaim any and all liability for representations, express or implied, contained in or omitted from this brochure.

This brochure and its contents are confidential and intended solely for the use of the recipient. Reproduction or distribution of any part of this document without the prior written consent of REMAX Commercial is strictly prohibited.

All lease offers, if made, will be extended only to qualified tenants and in compliance with all applicable laws and regulations.

By accepting this brochure, the recipient acknowledges and agrees to the terms and conditions outlined above.

.

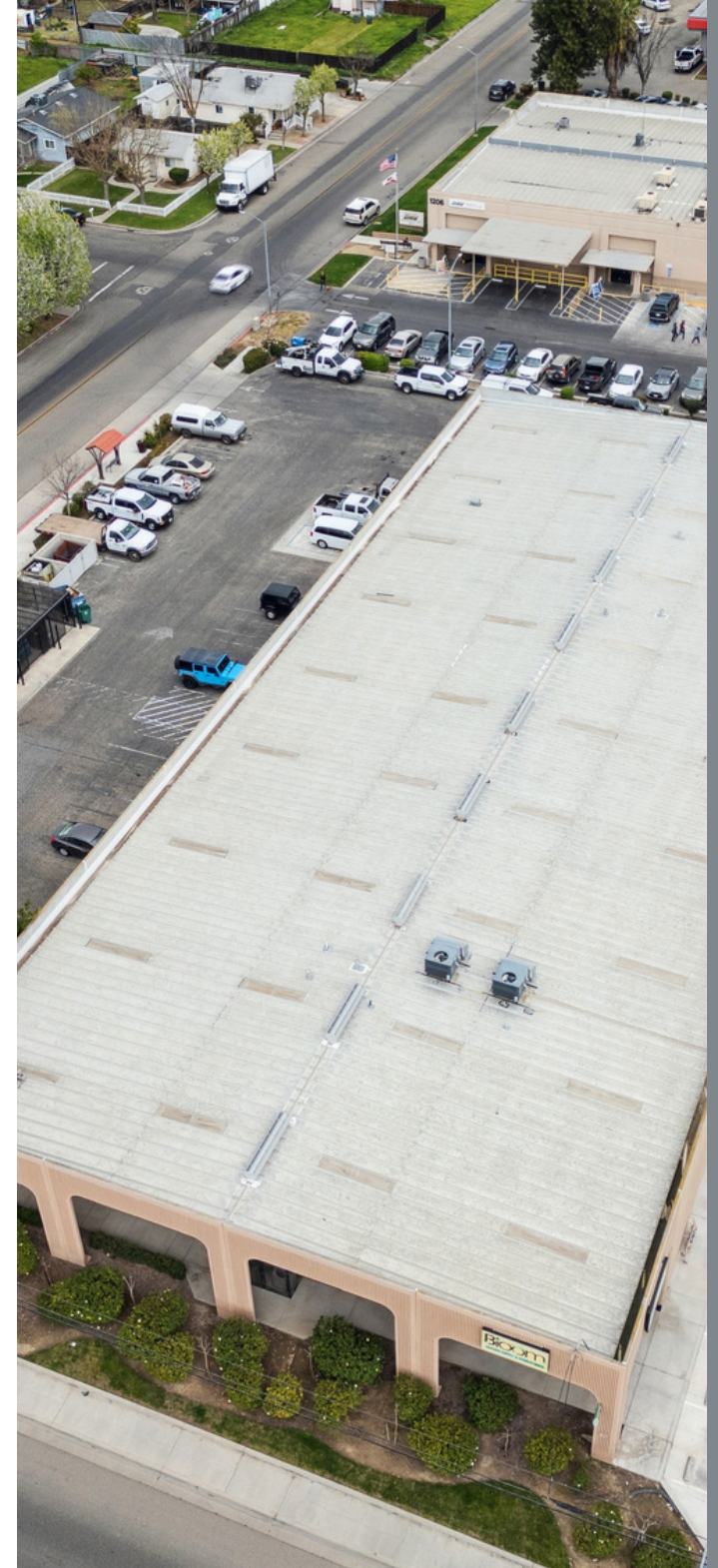


TABLE OF CONTENTS

- 01 PROPERTY INFORMATION
- 02 PROPERTY PHOTOS
- 03 AERIALS & MAPS



01

PROPERTY INFORMATION

LEASE INFORMATION

PROPERTY SUMMARY



LEASE INFORMATION

Available now leasing: 4,350 SF at 311 S Pine St in Madera. Features include an open floor plan, open showroom, equipped warehouse, and ample parking. Prime location near offices and retail. Ideal for warehouse, retail, or service use.

PROPERTY ADDRESS	311 S Pine St
SQUARE FEET	4,350
LOT SIZE	4,350
ASKING PRICE	\$.85 sq ft per month
TYPE OF LEASE	NNN
LEASE LENTH	3-5 years





PROPERTY SUMMARY

Prime Warehouse & Showroom Opportunity on High-Traffic Pine Street | Madera, CA

Unlock the potential of this versatile 4,350 SF commercial property, strategically positioned on bustling Pine Street in Madera, California. Offering exceptional street visibility and heavy daily traffic thanks to its close proximity to the DMV, this property is a standout for businesses seeking maximum exposure.

The space is intelligently divided into a 1,618 SF showroom—perfect for retail, customer-facing operations, or product displays—and a 2,732 SF warehouse equipped with a convenient roll-up door, facilitating smooth logistics and inventory management.

HIGHLIGHTS

- Two separate bathrooms to accommodate staff and customers
- 1,618 SF showroom
- A dedicated office space for administrative needs
- 2,732 SF warehouse



02

PROPERTY PHOTOS





03

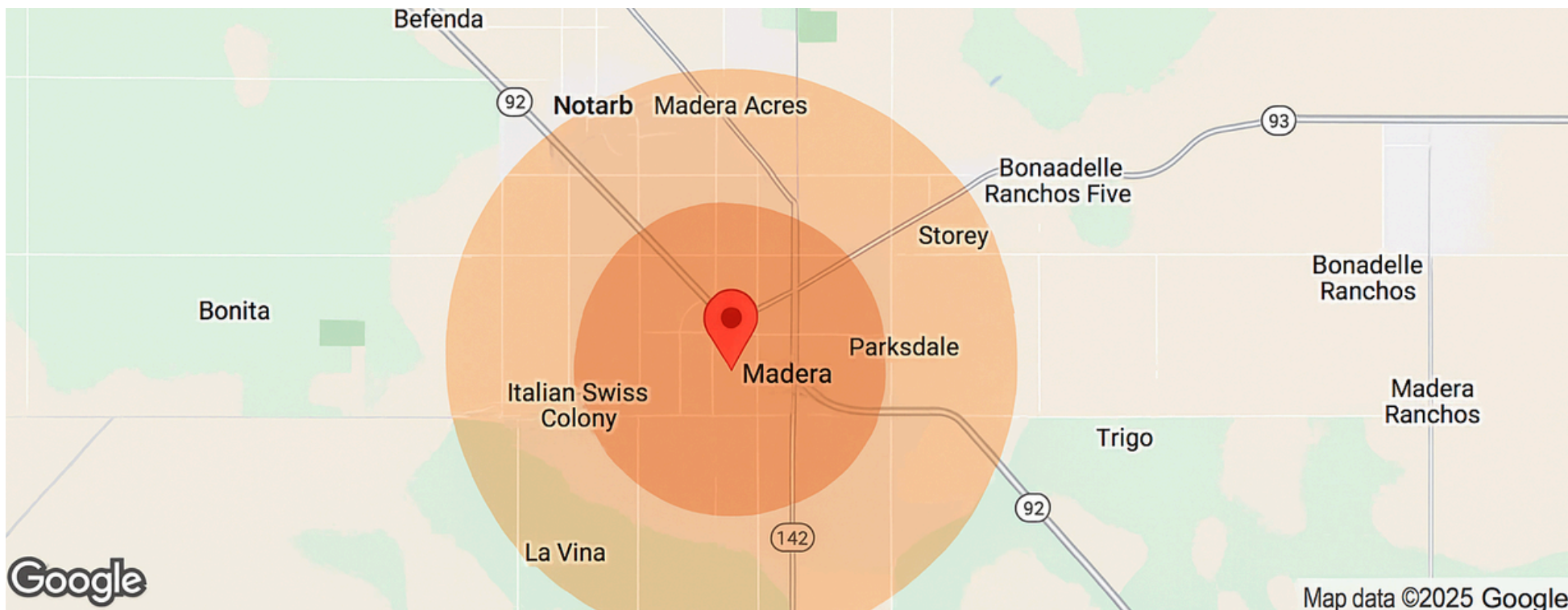
MAPS & DEMOGRAPHICS



MAPS



DEMOGRAPHICS



Population	1 Mile	3 Miles	5 Miles
Total	7,411	34,074	86,473
Female	1,021	8,805	88,473
Total Population			
Age	1 Mile	3 Miles	5 Miles
0-14	1,719	10,311	23,975
15-24	1,021	5,065	11,566
45-84	1,886	8,980	21,360
65 Older	1,496	5,981	16,393
\$15,000	1,349	3,737	13,179
\$15,000 \$24,999	392	2,617	5,951
\$15,000 \$248,999	279	2,016	5,712

Housing	1 Mile	3 Miles	5 Miles
Total Units	2,743	12,785	25,736
Occupied	2,240	11,087	22,678
Owner Occupied	1,244	6,523	13,696
Renter Occupied	1,106	4,664	9,082
Income	Mile		5 Miles
Total Housing	2,749	12,765	25,700
Occupied	2,340	11,087	22,678
Owner Occupied	1,234	6,523	13,596
Renter Occupied	1,106	4,564	9,062
	403	1,078	3,022



CONTACT

Kirk Atamian
559-246-0000
kirk@kirkatamianrealestate.com
DRE:02127378

KA RE/MAX
KIRK ATAMIAN COMMERCIAL

REMAX SUCCESS | 501 North E #H, Madera, CA | 559-246-0000 |
www.kirkatamianrealestate.com.com