



LEASE INFORMATION

COMMERCIAL PROPERTY

800 S PINE ST
MADERA CALIF 93637

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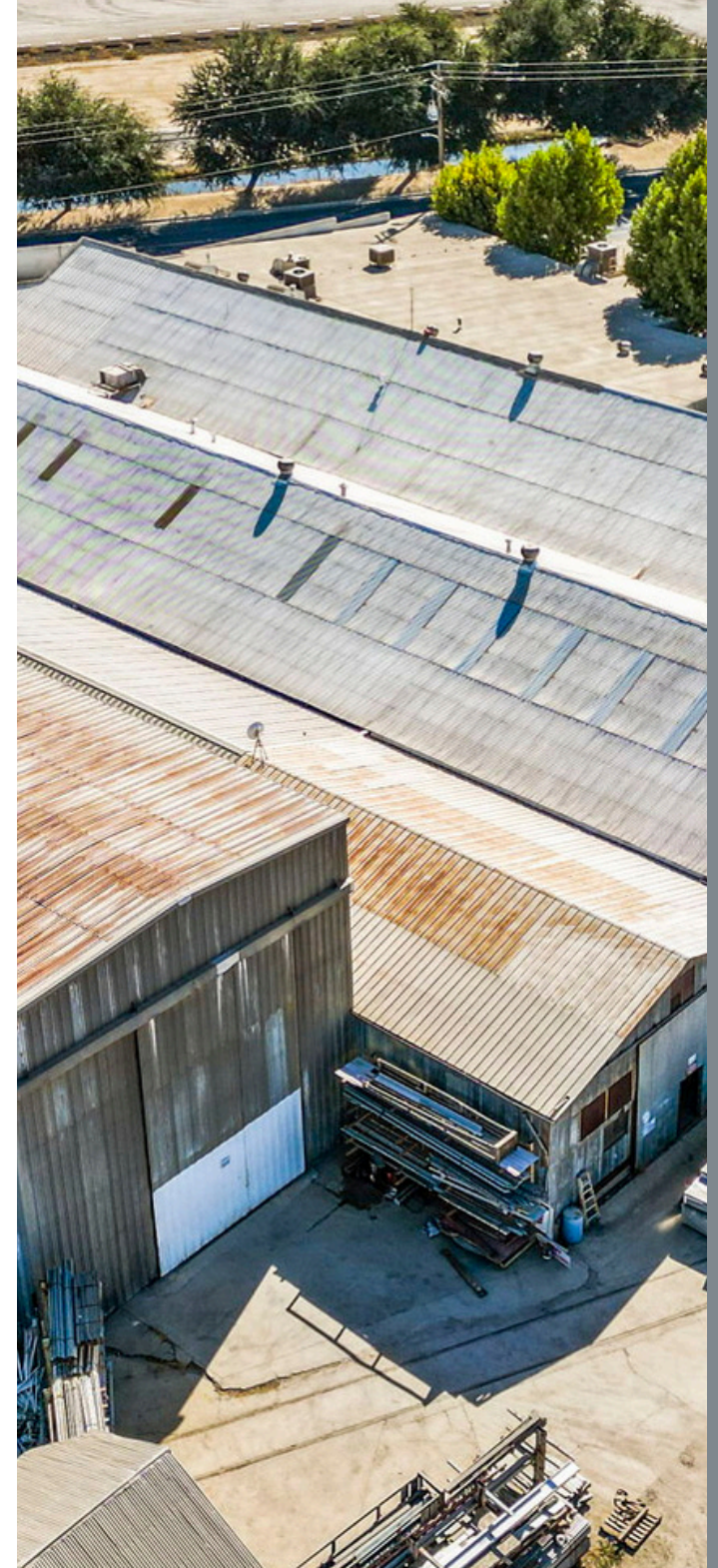


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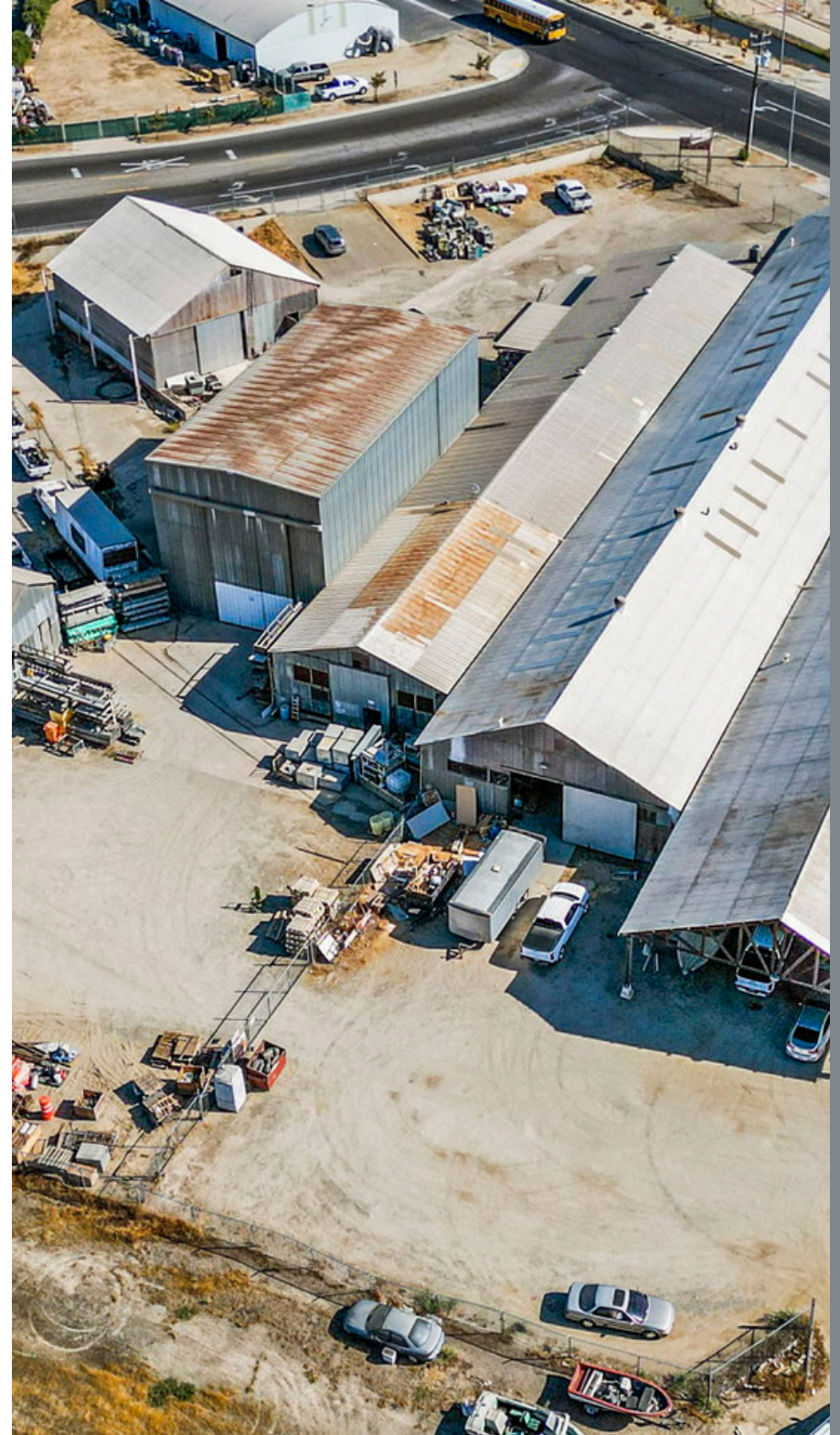


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PROPERTY INFORMATION

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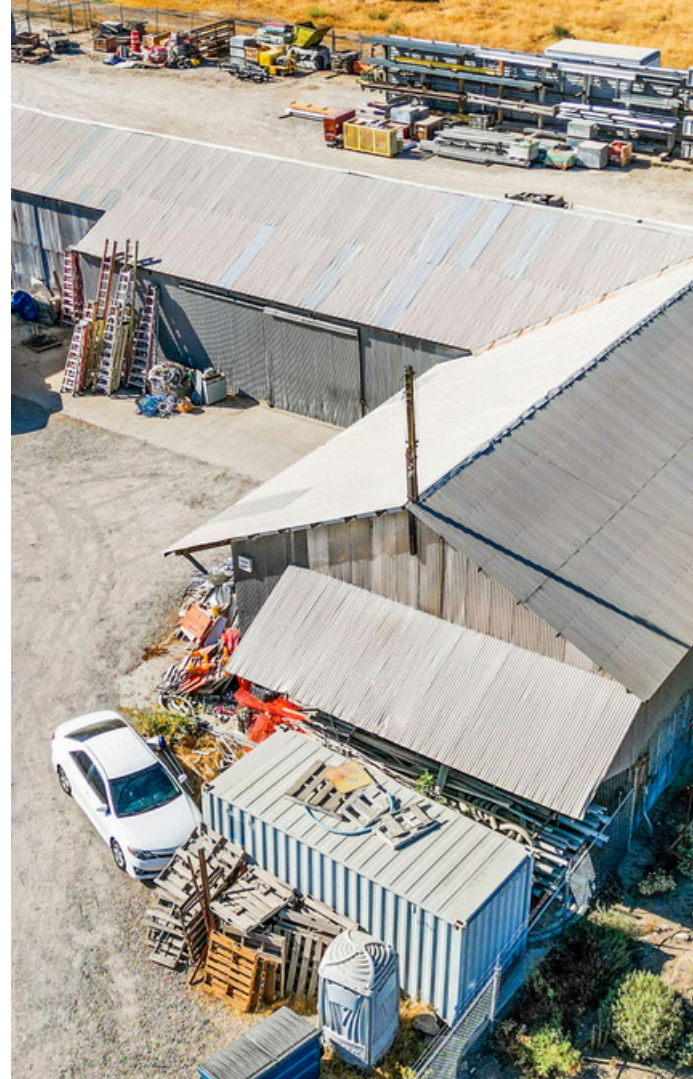
PROPERTY SUMMARY



LEASE INFORMATION

Available now leasing: 800-2000 SF at 800 S Pine St in Madera. Features include an open floor plan, private offices, warehouses, and ample parking. Prime location near offices and retail. Ideal for office, retail, or service use.

PROPERTY ADDRESS	800 S Pine St
SQUARE FEET	800-2000
LOT SIZE	5,000
ASKING PRICE	\$1.00 sq ft per month
TYPE OF LEASE	Modified Gross
LEASE LENTH	3-5 years





PROPERTY SUMMARY

Take advantage of this rare opportunity to lease versatile spaces in a town near full capacity. Whether you need retail space, a warehouse, or individual offices, we have options to suit your business needs.

Available Spaces:

Retail: Prime locations with high foot traffic.

Warehouse: Various sizes available for storage or operations.

Individual Offices: Perfect for professionals or small businesses, with flexible lease terms.

Why Lease Here?

High Demand Area: With the town nearly at capacity, these openings won't last long.

Flexible Options: Choose the size and type of space that fits your business.

Competitive Rates: Contact us to verify current rates and available sizes.

HIGHLIGHTS

- High demand area
- 800-3,000 sq ft spaces available
- Multiple office spaces available
- Great traffic flow

02

PROPERTY PHOTOS



PROPERTY PHOTOS



03

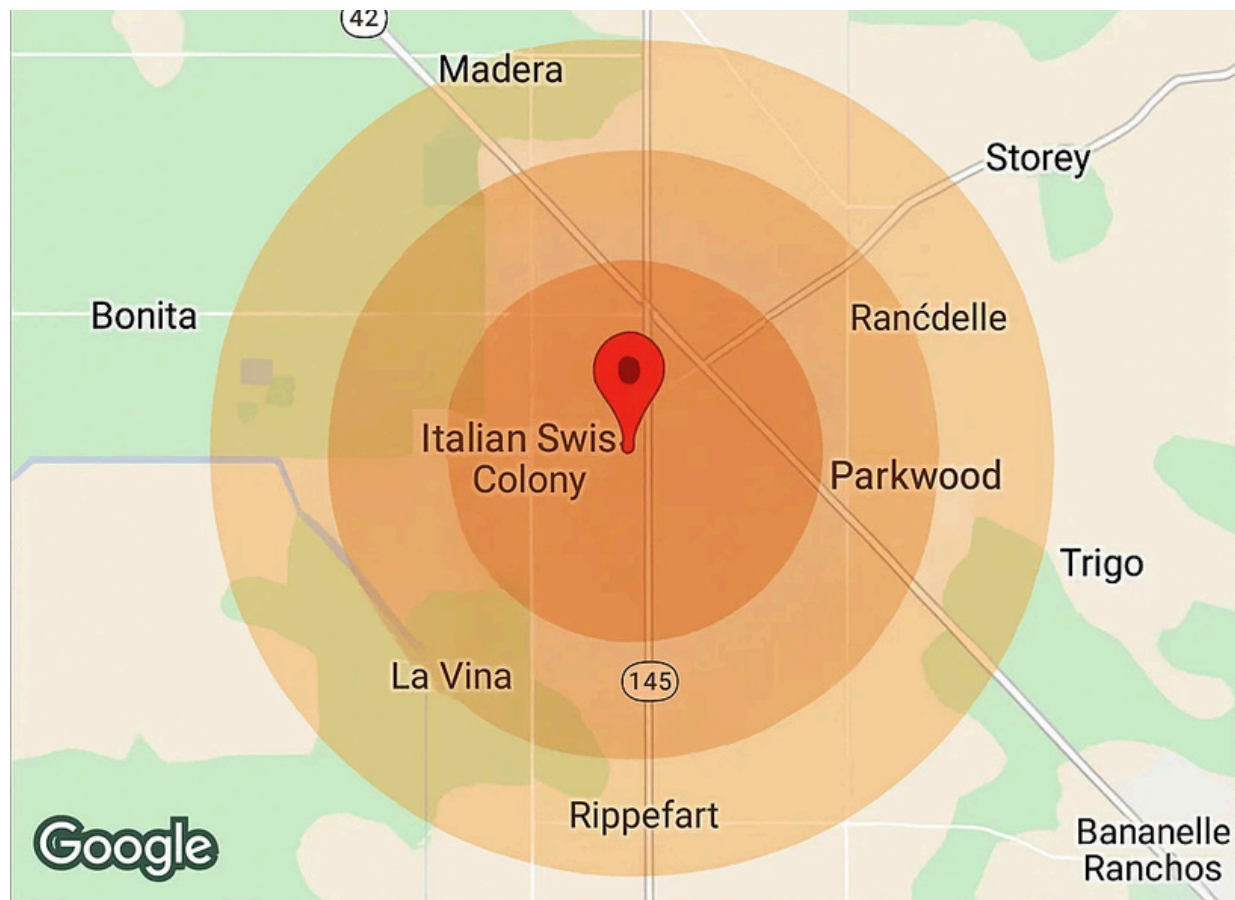
MAPS & DEMOGRAPHICS



MAPS



DEMOGRAPHICS



Population	1 Mile	3 Miles	5 Miles
Male	7,145	24,641	48,684
Fernale	6,841	24,043	72,411
Total Population	13,986	48,684	72,411
Age	1 Mile	3 Miies	5 Mile
Ages 0-14	7,145	24,641	4,469
Ages 15-34	2,641	24,043	4,123
Ages 35-64	2,018	28,818	2,018
Ages 65+	346	416	346
Income	1 Mile	3 Miles	5 Mile
<\$15,000	256	4,123	1,418
\$15,000 - \$24,999	310	4,707	2,018



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