

Brand New Office/Retail Spaces Available April 2026

Office For Lease | 36856-36862 Avenue 12 Madera, CA 93636



**CENTRAL CA
COMMERCIAL**



Lease Rate	\$2.00 SF/MONTH
------------	----------------------------

OFFERING SUMMARY

Building Size:	±8,041 SF
Available SF:	±3,232 SF
Lot Size:	±29,184 SF
Year Built:	2025
Zoning:	CRR: Commercial, Rural, Restricted District
Market:	Fresno
Submarket:	Outlying Madera County
Cross Streets:	Avenue 12 & Loren Way
APN:	049-551-026

PROPERTY HIGHLIGHTS

- Brand New Office/Retail Shop Spaces | New Construction 2026
- High Identity Corner Location | Corner Signage/Exposure
- ±3,232 SF Available | Multiple Configurations Available | 9'-10' Height
- Separately Metered Units | Completed Construction April 2026
- Highly Visible Intersection w/ Ample Parking & Easy Access
- Energy Efficient Improvements - Separately Metered Utilities
- Prime Retail Location on #1 Retail Corridor in Madera
- Dominant Intersection In Developing Business District
- Prime Office/Retail Suites w/ Direct Avenue 12 Access
- Direct Access to Upgraded Street Improvements At Intersection
- Unmatched Level of Consumer Traffic & High Volume Exposure
- Situated Near Many Existing & Planned Developments
- (29) On Site Parking Stalls in Private & Lit Parking Lot

Jared Ennis
Executive Vice President
CalDRE #01945284
jared@centralcacommercial.com
559.705.1000

Kevin Land
Executive Managing Director
CalDRE #01516541
kevin@centralcacommercial.com
559.705.1000

Central CA Commercial
Investments | Industrial | Office
Multifamily | Retail | Land | Specialty
CentralCaCommercial.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Brand New Office/Retail Spaces Available April 2026

Office For Lease | 36856-36862 Avenue 12 Madera, CA 93636



**CENTRAL CA
COMMERCIAL**

PROPERTY DESCRIPTION

Brand new neighborhood office & retail center with (6) retail shop spaces & (7) office spaces totaling $\pm 8,041$ SF. Located in Madera on a high-traffic intersection with easy access, great exposure, & multiple configurations. This site offers $\pm 6,016$ SF of retail space & $\pm 1,980$ SF of office space with a ± 287 SF breezeway on ± 0.665 acres. All units are separately metered & will be delivered in warm shell condition. The brand new center features new façade treatments, storefront glass, new vertical architectural icons, and modern landscaping. The first-class suites include hard-surface flooring throughout, private ADA restrooms, new HVAC's, updated energy efficient features, LED lighting, fresh interior/exterior paint, 30+ outdoor LED lights during the night hours, lush landscaping, & all units have separate power meters. The site offers ample parking in a private fully lit parking lot & multiple access points. Located along Avenue 12 that serves as a main thoroughfare that connects the area to nearby regions, making it an important route for both locals and visitors.. This property is a hub between Fresno, Madera Ranchos, Chowchilla and many more surrounding cities.

LOCATION DESCRIPTION

Located on hard corner right off Avenue 12 in Madera, CA. Subject property is just north of Orange Grove Ave, west of Loren Way, south of Avenue 12, & east of Trieste Dr. Madera is situated in the central part of California, approximately 10 miles northwest of Fresno. Avenue 12 is a main thoroughfare that connects the area to nearby regions, making it an important route for both locals and visitors. Its proximity to major highways and nearby attractions like Yosemite National Park makes it a convenient spot for both rural living and easy access to urban amenities.



Jared Ennis

Executive Vice President

CalDRE #01945284

jared@centralcommercial.com

559.705.1000

Kevin Land

Executive Managing Director

CalDRE #01516541

kevin@centralcommercial.com

559.705.1000

Central CA Commercial
Investments | Industrial | Office
Multifamily | Retail | Land | Specialty
CentralCaCommercial.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Brand New Office/Retail Spaces Available April 2026

Office For Lease | 36856-36862 Avenue 12 Madera, CA 93636



**CENTRAL CA
COMMERCIAL**



AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Suite 1	Available	1,616 SF	Plus Utilities	\$2.00 SF/month
Suite 2	Available	1,616 SF	Plus Utilities	\$2.00 SF/month

Jared Ennis
Executive Vice President

CalDRE #01945284
jared@centralcacommercial.com
559.705.1000

Kevin Land
Executive Managing Director

CalDRE #01516541
kevin@centralcacommercial.com
559.705.1000

Central CA Commercial
Investments | Industrial | Office
Multifamily | Retail | Land | Specialty
CentralCaCommercial.com

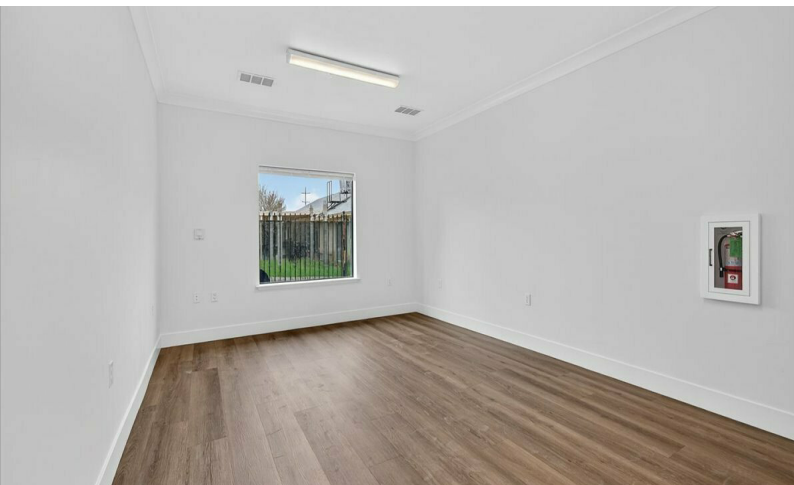
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Brand New Office/Retail Spaces Available April 2026

Office For Lease | 36856-36862 Avenue 12 Madera, CA 93636



**CENTRAL CA
COMMERCIAL**



Jared Ennis
Executive Vice President

CalDRE #01945284
jared@centralcacommercial.com
559.705.1000

Kevin Land
Executive Managing Director

CalDRE #01516541
kevin@centralcacommercial.com
559.705.1000

Central CA Commercial
Investments | Industrial | Office
Multifamily | Retail | Land | Specialty
CentralCaCommercial.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Brand New Office/Retail Spaces Available April 2026

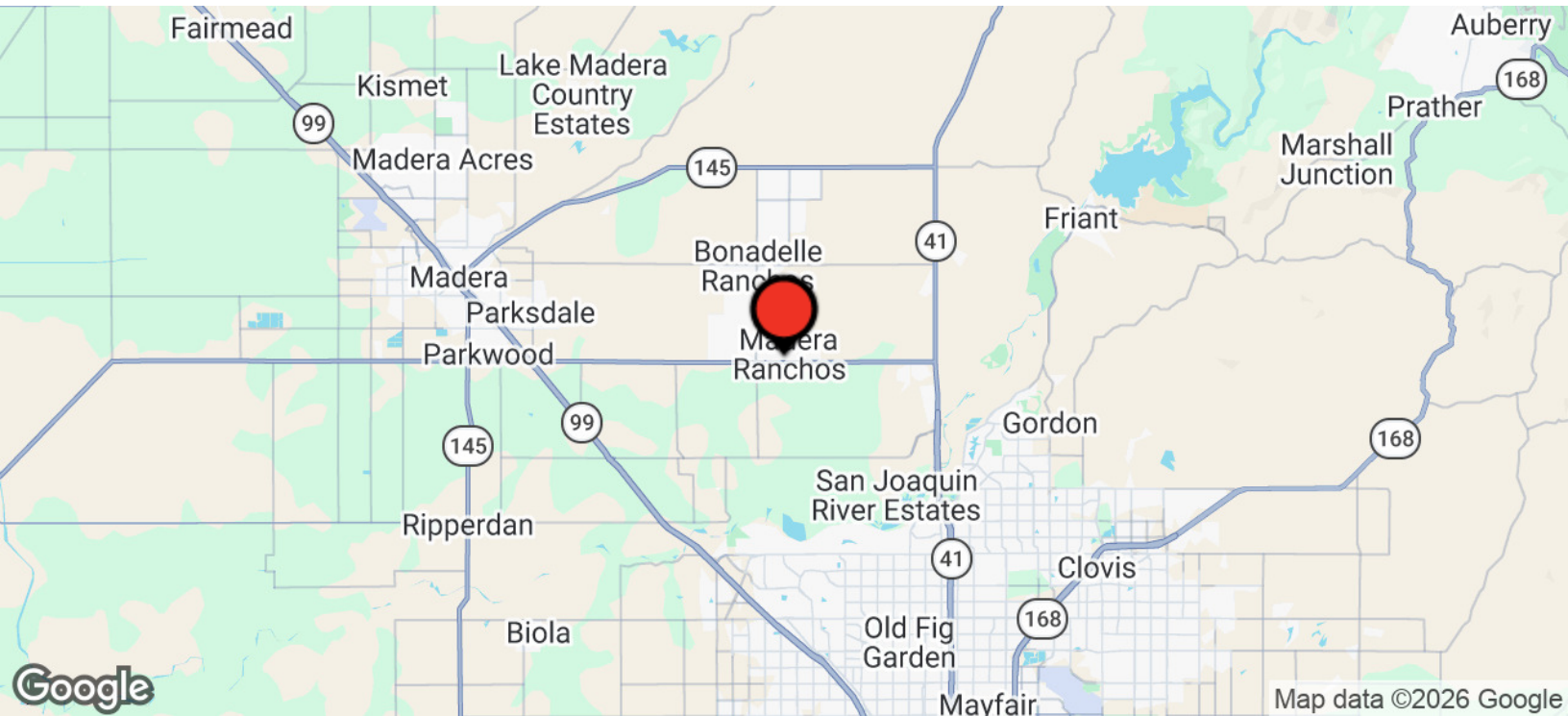
Office For Lease | 36856-36862 Avenue 12 Madera, CA 93636



**CENTRAL CA
COMMERCIAL**



Map data ©2026 Imagery ©2026 Airbus, Maxar Technologies



Map data ©2026 Google

Jared Ennis
Executive Vice President

CalDRE #01945284
jared@centralcacommercial.com
559.705.1000

Kevin Land
Executive Managing Director

CalDRE #01516541
kevin@centralcacommercial.com
559.705.1000

Central CA Commercial
Investments | Industrial | Office
Multifamily | Retail | Land | Specialty
CentralCaCommercial.com

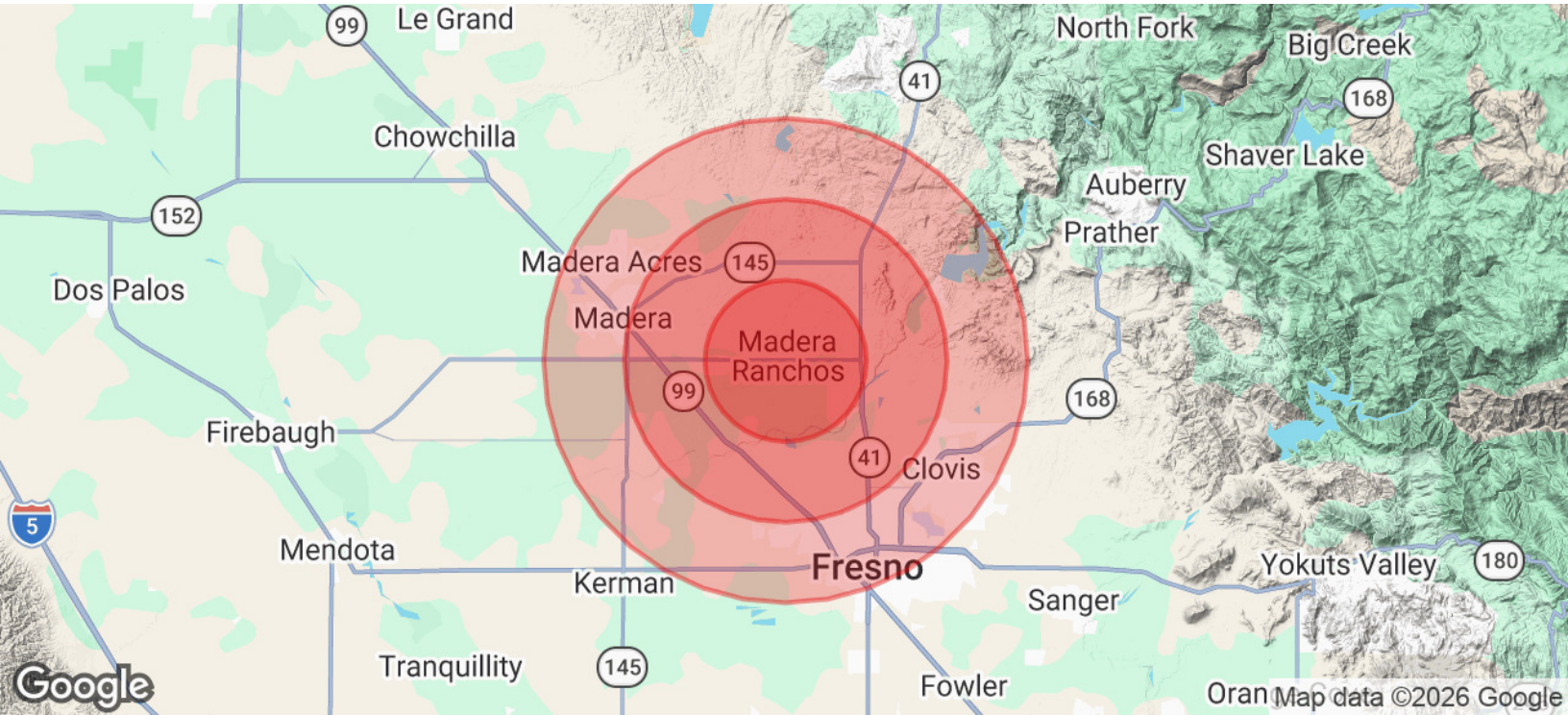
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Brand New Office/Retail Spaces Available April 2026

Office For Lease | 36856-36862 Avenue 12 Madera, CA 93636



CENTRAL CA COMMERCIAL



POPULATION	5 MILES	10 MILES	15 MILES
Total Population	10,578	395,872	692,933
Average Age	41	37	37
Average Age (Male)	41	36	36
Average Age (Female)	42	39	38

HOUSEHOLDS & INCOME	5 MILES	10 MILES	15 MILES
Total Households	3,503	134,690	230,232
# of Persons per HH	3	2.9	3
Average HH Income	\$137,493	\$102,660	\$97,020
Average House Value	\$633,234	\$449,158	\$422,102

ETHNICITY (%)	5 MILES	10 MILES	15 MILES
Hispanic	36.1%	48.6%	52.1%

Jared Ennis
Executive Vice President

CalDRE #01945284
jared@centralcacommercial.com
559.705.1000

Kevin Land
Executive Managing Director

CalDRE #01516541
kevin@centralcacommercial.com
559.705.1000

Central CA Commercial
Investments | Industrial | Office
Multifamily | Retail | Land | Specialty
CentralCaCommercial.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.