



MADERA 20 ACRES

The logo for 'Madera 20 Acres' features the word 'MADERA' in a bold, dark grey sans-serif font above the words '20 ACRES' in a larger, bold, green sans-serif font. The text is positioned to the right of a vertical line that intersects a diagonal line sloping downwards from the top-left. A horizontal line is positioned below the text.

Madera's newest retail hub is situated along Schnoor Avenue, one of the City's major arterials, adjacent to Freeway 99. The site plan includes approximately 200,000 square feet of retail space, ample parking and easy access. Immediate proximity to the highly-trafficked freeway creates incredible exposure and visibility, at over 65,000 cars per day. With a population of 68,000 + in a 3-mile radius, the proposed 20-acre shopping center will capitalize upon the surrounding density. The center is zoned C-2 community commercial retail for the City of Madera and is fully entitled.

The site is located at the epicenter of Madera growth, and cross easements between shopping centers anchored by The Home Depot and Wal-Mart will draw a strong consumer base. Freeway access to the site is provided by Avenue 16 and Cleveland Avenue.

The center is surrounded by a dense residential population and thriving daytime traffic. Combined, they create the perfect venue for this retail destination. Neighboring tenants include: Lowe's, Home Depot, Wal-Mart, Marshalls, Gamestop, Walgreens, The Children's Place, Baskin Robbins, Big 5 Sporting Goods, Petco, Panda Express, Dollar Tree, Cool Hand Luke's Steakhouse, Starbucks, IHOP, Save Mart, Subway, McDonalds, Office Depot, Food 4 Less and Taco Bell, among others.

PROPERTY FEATURES



Prime Features

- Over 120,000 Cars Per Day
- Anchor, Pad and Shop Space
- Freeway Pylon Signage
- Built-to-Suit Opportunities
- Prime Freeway 99 Visibility
- Growing Demand For Retail
- Ample Parking Available
- Within West Madera Growth Area
- Located between Home Depot and Walmart Shopping Centers



Welcome to Madera, California

Madera has been named the 6th fastest growing City in California and is surrounded by new home developments that are currently in planning and development. According to a recent report by the California Department of Finance, Eastern Madera County's explosive growth is ranked the third fastest growing County in the state.

Located in the San Joaquin Valley, Madera is a principal city in the MSA that includes all cities within Madera county and the City of Fresno. Highway 99 connects Madera to neighboring destinations, which has resulted in the region's explosive growth.

For more information, visit ZinkinDevelopment.com

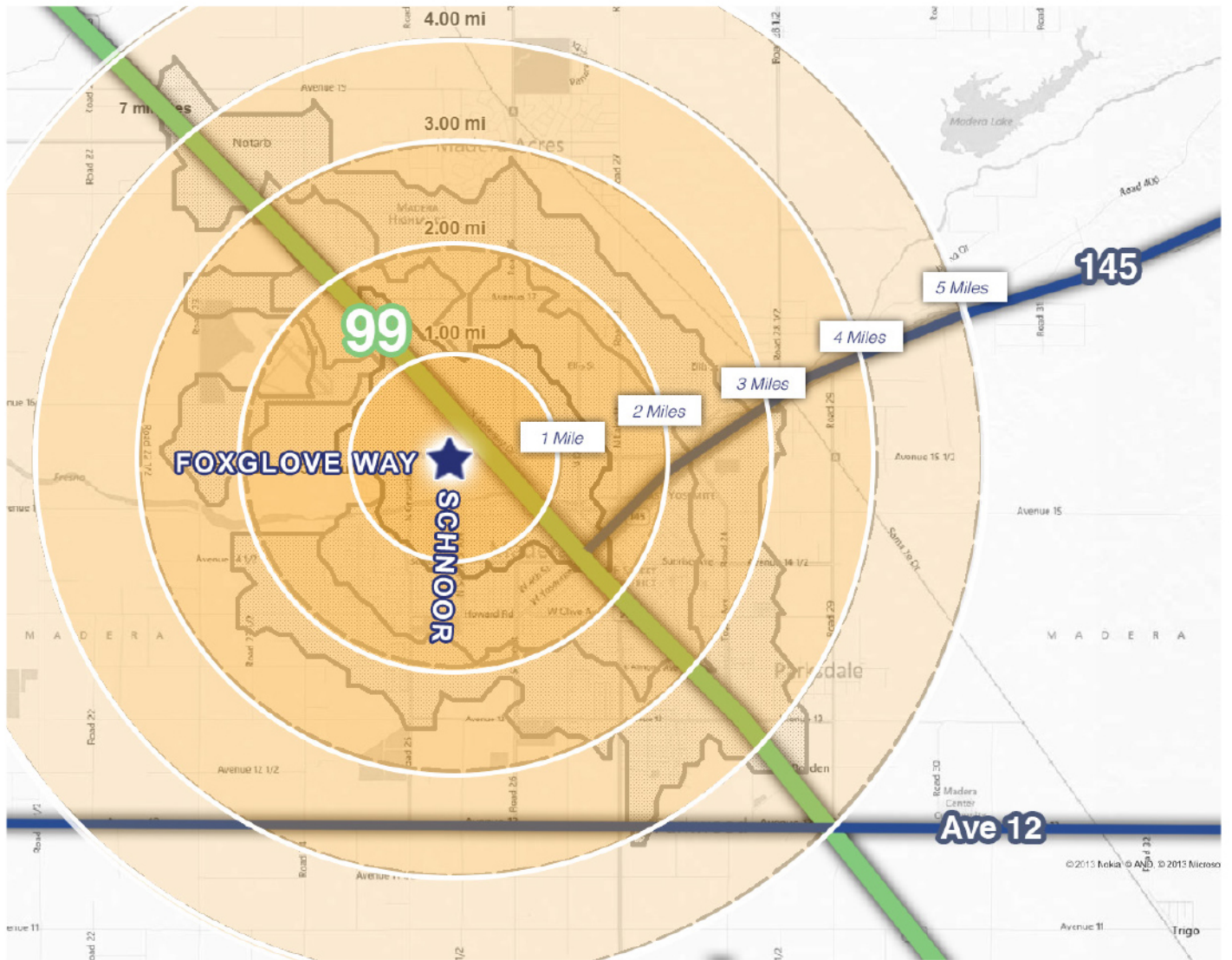
SITE PLAN

Subject to change without notice.



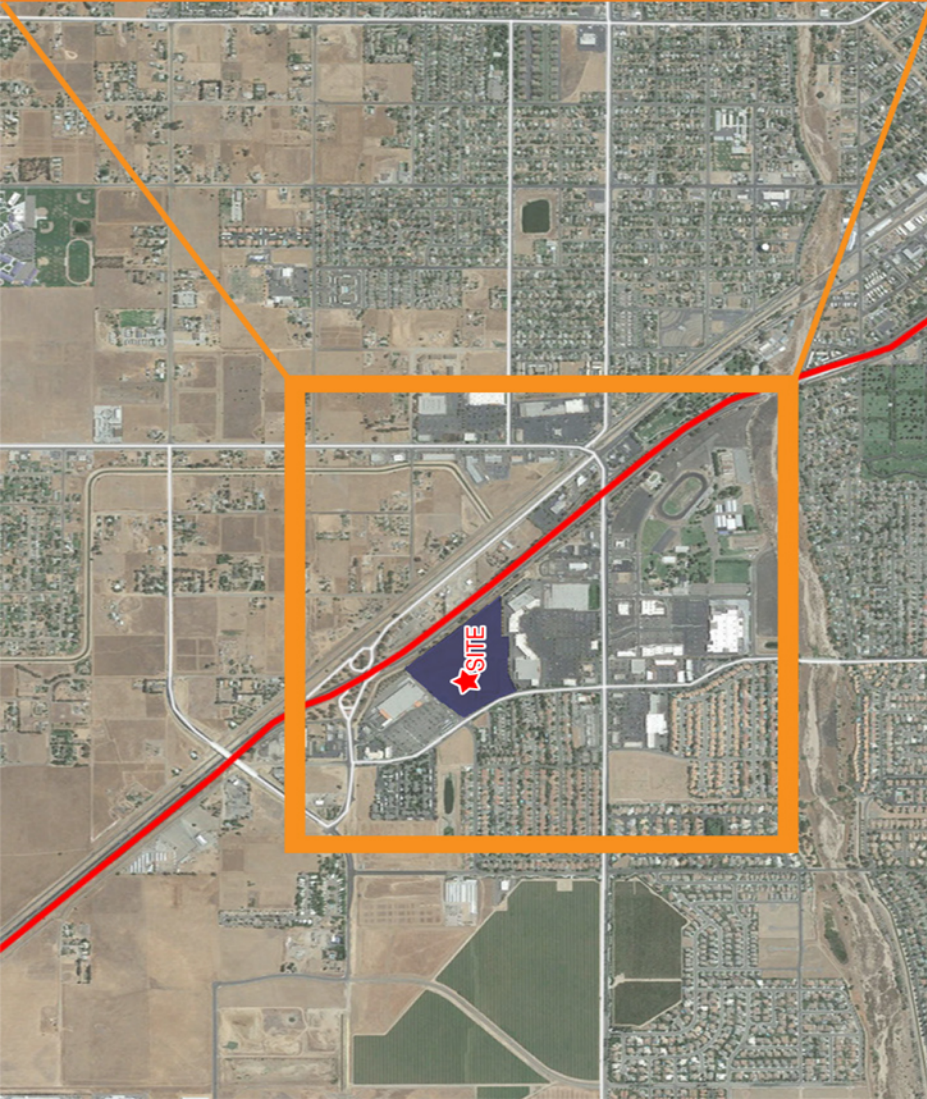
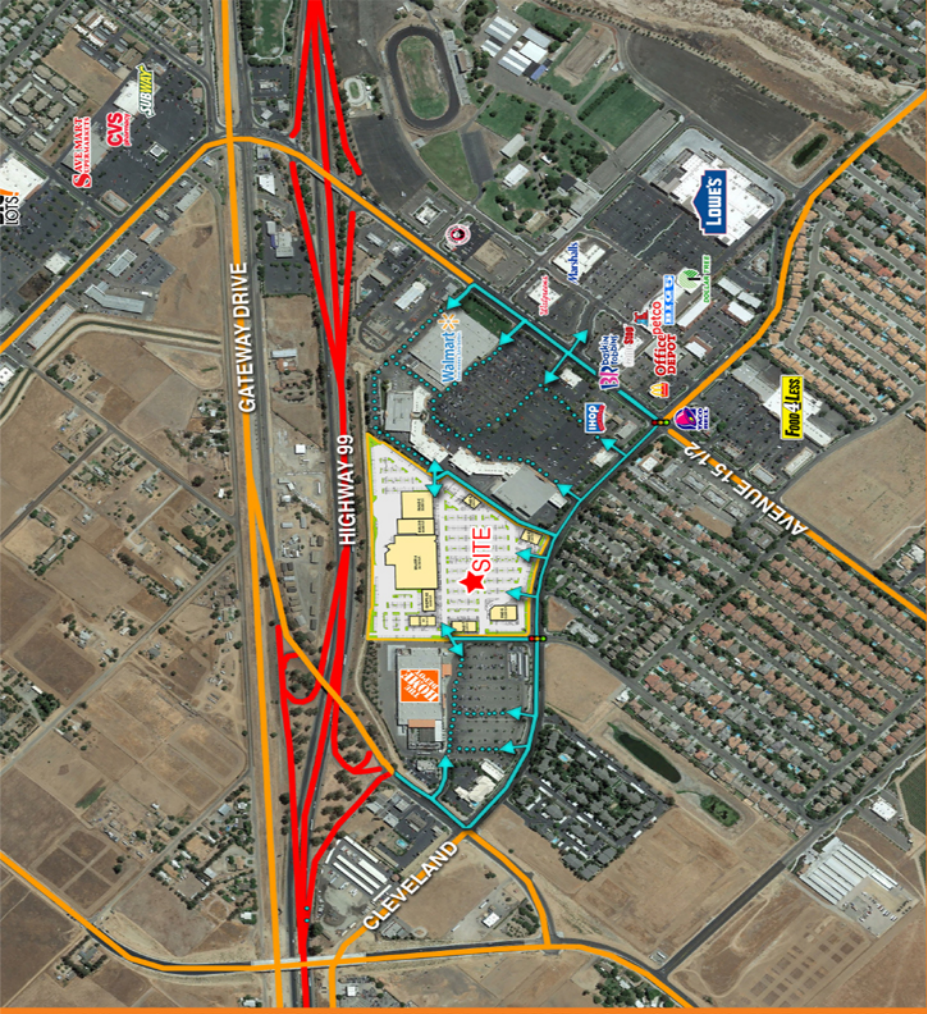
This information is given with the understanding that all negotiations relating to the purchase, renting, or leasing of the property described herein shall be conducted through this office. The information included here, while not guaranteed, has been secured from sources we believe to be reliable. Each prospective tenant and/or its broker are encouraged to have his C.P.A. and/or financial advisor make an independent projection.

For the most accurate merchandising site plan, please visit www.ZinkinDevelopment.com



Demographics

	1 Mile	3 Mile	5 Mile	10 Mile	5 Minute	10 Minute	15 Minute
Population							
2010 Total Population	18,632	129,015	257,777	643,079	75,414	84,225	111,387
2014 Total Population	18,855	131,549	264,220	661,212	76,907	86,109	114,180
2019 Est. Population	19,197	137,481	273,358	690,031	80,626	90,035	119,667
Total Daytime Population	16,593	114,817	291,623	689,993	73,743	83,388	113,013
Average Household Size	3.3	3.8	3.5	3.1	3.9	3.9	3.8
Households							
2010 Total Households	5,664	34,695	74,261	207,247	19,371	21,746	27,695
2014 Total Households	5,579	34,511	74,264	207,490	19,215	21,637	27,656
2019 Est. Households	5,677	36,005	76,609	215,752	20,545	23,073	29,598
Income							
2014 Avg HH Income	\$43,728	\$48,424	\$47,934	\$63,243	\$57,736	\$59,465	\$61,923
Ethnicity							
White or Caucasian	39.9%	38.4%	43.4%	53.9%	51.2%	51.9%	53.6%
Black or African American	10.2%	6.7%	7.4%	6.5%	3.3%	3.3%	4.9%
Hispanic	54.3%	60.1%	56.0%	46.0%	75.7%	74.7%	67.1%
Non-Hispanic	45.7%	39.9%	44.0%	54.0%	24.3%	25.3%	32.9%





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DEVELOPMENT

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