

**PRICE
REDUCTION**

AVAILABLE
FOR SALE

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2000 N SCHNOOR AVE

Madera, CA 93637

Building Size: 8,532 +/- SF

Land Size .73 AC or 31,799 SF +/-

2000 N SCHNOOR AVE

CENTURY 21
Select Real Estate, Inc



FOXGLOVE WAY

PEPPER TREE LN



SUBJECT

\$1,850,000
PSF +/- \$216.31
NOI: +/- \$118,143.15
CAP Rate: +/- 6.4%

SALE 365

Fully Leased Investment Opportunity For Sale In Madera CA

THE PROPERTY

2000 N SCHNOOR AVE MADERA, CA 93637

REGION AVAILABILITY ZONING OPPORTUNITY PRICING



MADERA
CITY OF MADERA
APN: 013-151-034



FULLY LEASED
ASSET



N, AV MADERA
CURRENTLY OCCUPIED BY
A NATIONAL OFFICE AND
AMEDICAL TENANT.



FULLY LEASED OFFICE/RETAIL
INVESTMENT
AMPLE PARKING
NEARBY AMENITIES



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CENTURY 21
Select Real Estate, Inc.

FOR SALE



2000
N SCHNOOR AVE



Future
Development

SALE 365



99



Learn 4 Life Crescent View S



99



2000 N SCHNOOR AVE.
MADERA, CA 93637



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N SCHNOOR AVE



THE BUILDING

The building which was built in 1993 sits on +/- .73 AC of N/Av, Madera land. This one story office building provides 25 surface parking spaces, tremendous exposure onto the

street and is in close proximity to major amenities. The +/- 8,532 square foot building has a combined two tenant synergistic mix both with options to extend if so desired.





THE AREA

Madera, California Located in the Central Valley is a city with a small town feel and population of 66,7000 people. Located 22 miles north of Fresno it is home to award winning wineries and over 1,300 farms. Valley Childrens Healthcare was established 70 years ago and has since grown to one of the largest pediatic healthcare networks in the country. It is ranked among the best childrens hospitals by U.S. News and World Report, this year in seven pediatic specialies. Madera is a gateway to National Parks and Forests. Yosemite National Park is approximately 40 miles away and is one of the most visited national parks in the country. Nearby Sequoia National Park, Inyou National Forest, Sierra National Forest, Minarets Wild Area and the Nelder Grove of giant redwoods are also popular destinations. Known for its pro-business environment, attracting large corporations such as Constellation Wines, Georgia Pacific Corporation, Evapco West, Certatined Corporation, JBT FoodTech and many others. Rich in agriculture with a variety of crops, including almonds, pistachios, milk, grapes, cattle, alfalfa, and more. The countys 2020 agriculture production was valued at \$1.95 billion. Agrotourism is a main attraction for the area, with tourists visiting the well-traveled Madera Wlne Trail, corn mazes, the Pizza Farm, and more.



* not to scale

SALE 365

Investment Opportunity for Sale Surrounded by National Retailers





2000 N SHNOOR AVE.
MADERA, CA 93637



Pak 'n Save Foods



Walmart

LOWE'S

Marshalls

FOOD 4 LESS



Mike's Mini Storage

Tacos El Amigo

Trujillos Meat Market

Matilda Torres High School

Jack G. Desmond Middle School

OVALLETA SUPERMARKETS

O'Reilly AUTO PARTS

dds DISCOUNTS

KFC

CVS

Madera Flea Market

Memorial Stadium

Untitled Placem

99

RD 26

2000 N SHNOOR AVE

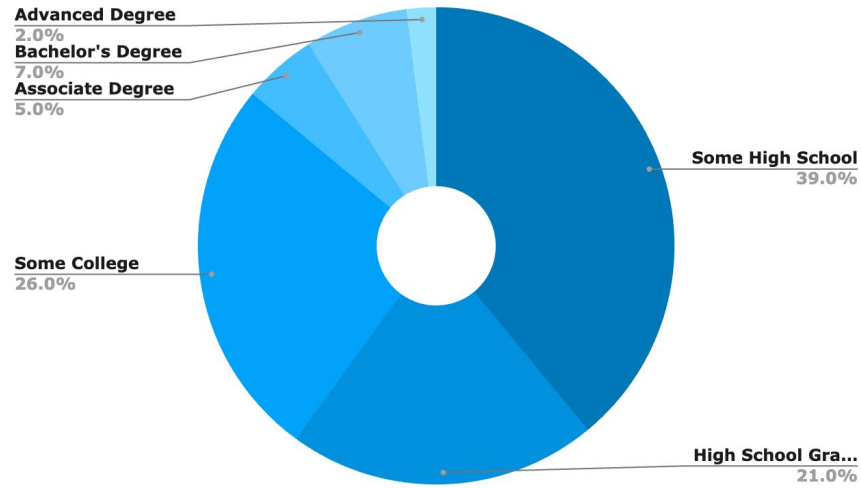
99

SALE 365

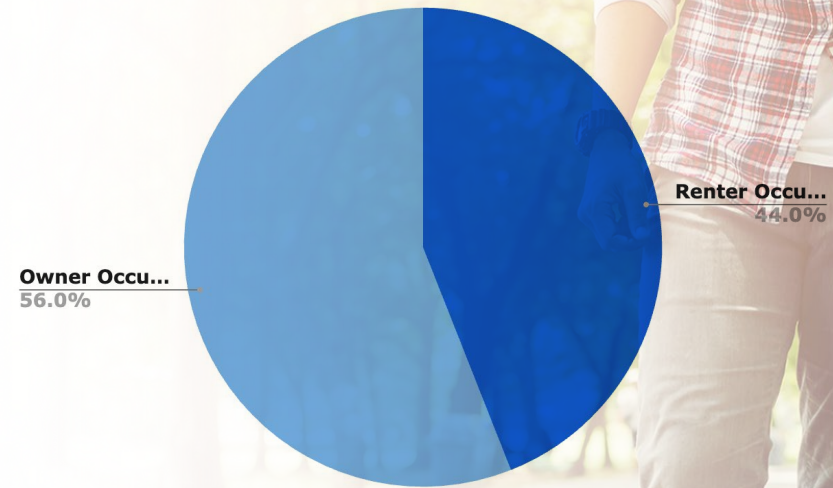
DEMOGRAPHICS

EDUCATION
HOUSING

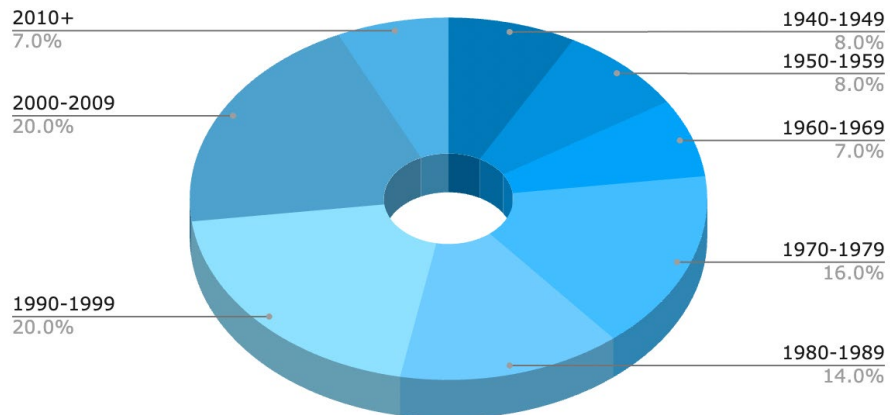
EDUCATIONAL ATTAINMENT



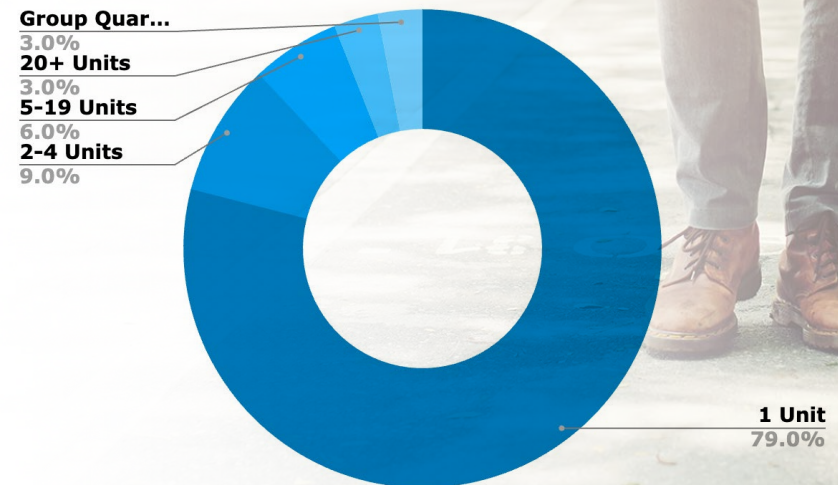
HOUSING OCCUPANCY



HOMES BUILT BY YEAR



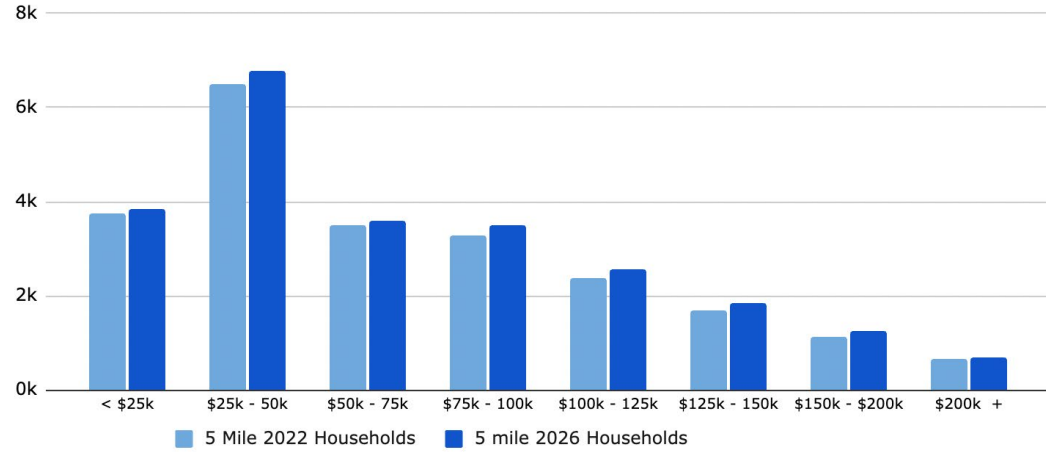
HOUSING TYPE



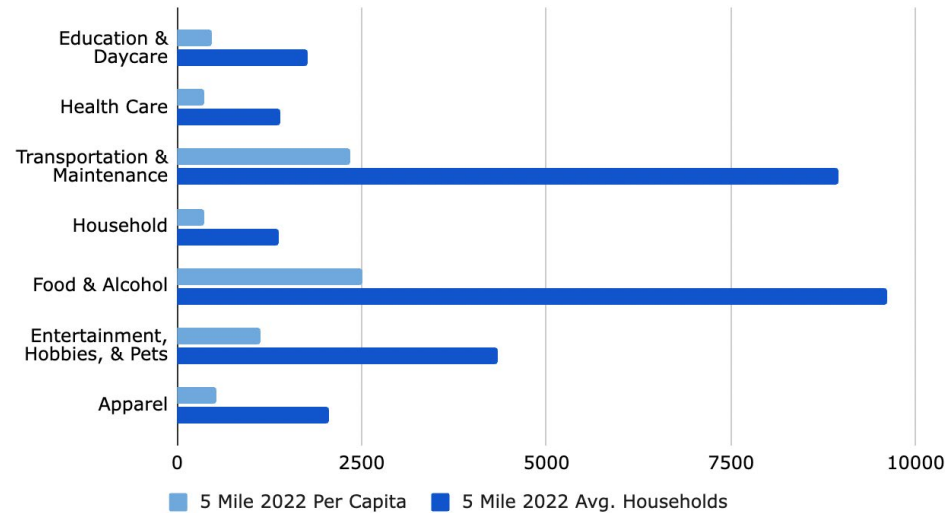
DEMOGRAPHICS

INCOME
POPULATION

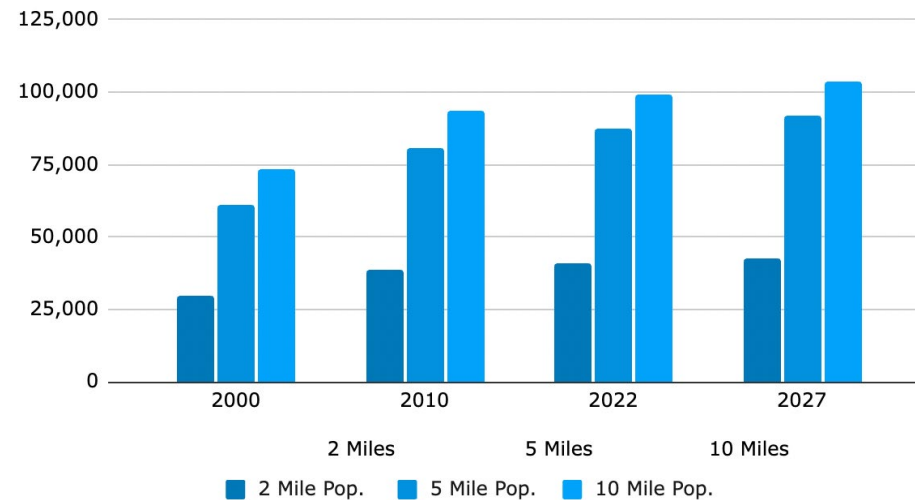
MONTHLY HOUSE HOLD INCOME



PER CAPITA & AVG. HOUSEOLD SPENDING



POPULATION



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Excellent +/- 6.4% CAP Investment Opportunity



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