

DANIEL MUELLER

Executive Director

916 704 9341

1555 River Park Dr. Ste. 109

Sacramento, CA 95815

dmueller@muellercommercial.com

Cal DRE#01829919

ARACELI PLASENCIA

Agent

408 712 4827

araceli.plasencia@c21selectgroup.com

www.araceli-plasencia.c21selectgroup.com

Cal DRE#01749765

CENTURY 21

Select Real Estate, Inc



AVAILABLE
FOR SALE

37303 AVE 12

MADERA, CA 93636

Building: +/- 9,026 SF

Land: 1.01 Acres

Fully Lease Retail Building Located in Madera, CA Available

THE PROPERTY

37303 AVE 12 MADERA, CA 93636

REGION

AVAILABILITY

ZONING

OPPORTUNITY

PRICING



MADERA



Building:
+/- 9,026 SQ FT
Land: 1.01 Acres



COMMERCIAL



INVESTMENT



\$2,300,00
NOI: \$139,056
Cap Rate: 6.00%



The Mueller Group is pleased to present the sale of the 9,026 SF Dollar General at 37303 Avenue 12 in Madera, C. This Investment includes a Triple Net (NNN) Corporate Guranteed Lease with over 10 Years remaining located in an area with limited competition. Providing for a secure investment.

37303

AVE 12

Tenant:
Dollar General

Premises:
Approx. 9,026 SF

Lease Commencement:
02/22/2015

Lease Expiration:
02/28/2030

Lease Terms:
8 Years

Renewal Options:
3X5 Years

Lease Type:
Triple Net (NNN)





Thrive Church

High School

Liberty High School

Webster Elementary School

Nancy Fuller Children's University

Nancy Fuller Children's University

Rick's Taxidermy

Golden Valley Baptist Church

Lucky 7 Market

SLIM DILLY BOGS

Chevron

BRANDT FAMILY FITNESS

RANCHES LIBERTY

37303 AVE 12 MADERA CA 93636



O'Reilly AUTO PARTS

AVE 12

Lee Kitchen



Golden Valley Unified School

RD 38

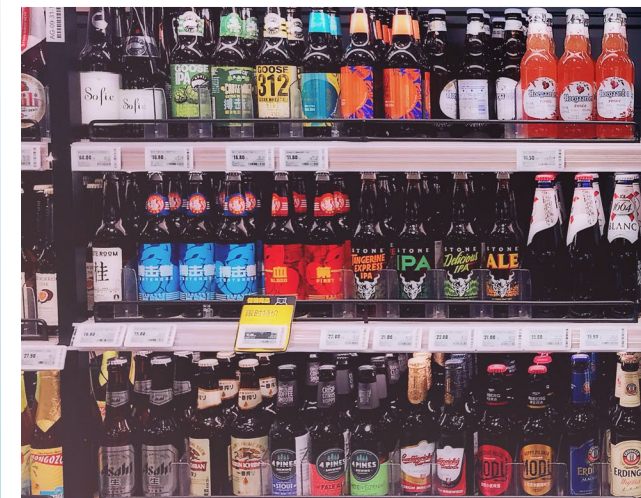
37303
AVE 12



THE BUILDING

Dollar General Corporation is the largest discount retailer in the U.S. by number of stores with over 15,836 stores in 44 states. Limited coemption with the nearest Dollar Store approximately 15 miles away. There are only two other smaller markets in the area providing residents with their groceries and everyday needs. Situated just 5 minutes from Independence Continuation High, Liberty High School, Ranchos Middle School, and Wester Elementary Schools which serve over 2,000 students, faculty, and staff. Residents within a 5-mile radius are making an average household income of over \$105,053. Located less

than 20 minutes from Downtown Fresno and the Fresno Yosemite International Airport, Fresno has a population of over 527,438 people and is the 5th most populous City in California. Madera is a principal City of the Madera-Chowchilla Metropolitan Statistical area, which encompasses all of Madera County and Metropolitan Fresno; it is in California's San Joaquin Valley and is the 3rd largest metropolitan region in Norther California. Nearby tenants include U-Haul, Napa Auto Parts, National Petroleum, Pizza Factory, Ranchos Café, El Rinconcito Mexican Grill, Subway and State Foods Supermarket.







THE AREA

Nestled in the heart of California's Central Valley, Madera emerges as a dynamic and promising investment destination. This vibrant city, with its rich agricultural heritage and strategic location, offers a myriad of opportunities for savvy investors. Here are compelling reasons why purchasing a Dollar General store in Madera is a wise choice:

- 1. Economic Stability and Growth Potential:** Madera's economy is robust and steadily growing. With a strong agricultural base, it's not only an important contributor to California's agricultural sector but also benefits from a diverse economy that includes manufacturing, retail, and healthcare industries. This economic stability provides a solid foundation for any business venture, particularly a trusted brand like Dollar General.
- 2. Strategic Location:** Situated along California's major transportation arteries, including Highway 99, Madera enjoys excellent connectivity to major urban centers like Fresno and beyond. This prime location ensures a steady flow of traffic, making it an ideal spot for a Dollar General store. It's easily accessible for both residents and commuters passing through the region.
- 3. Growing Population and Demographics:** Madera has experienced steady population growth in recent years, a trend that is projected to continue. The city's demographic makeup includes a mix of families, professionals, and retirees, providing a diverse customer base for retail businesses. A Dollar General store, known for its convenience and value, is poised to meet the needs of this expanding community.
- 4. Limited Retail Competition:** Madera, despite its growing population, has a relatively limited retail landscape compared to larger neighboring cities. This presents an opportunity for a Dollar General store to become a go-to destination for everyday essentials and affordable goods, filling a crucial niche in the local market.
- 5. Strong Community Support:** Madera prides itself on its close-knit community and residents' support for local businesses. This supportive environment fosters customer loyalty, ensuring a steady flow of patrons to a Dollar General store. The community's affinity for convenience and value-driven shopping further reinforces the potential success of such an investment.
- 6. Enhanced Services and Job Creation:** By establishing a Dollar General store in Madera, investors contribute to the local economy by creating jobs and providing essential services. This not only benefits the community but also reinforces the positive reputation of the store within the region.
- 7. Resilience to Economic Fluctuations:** Dollar General has demonstrated remarkable resilience even during economic downturns. Its focus on offering affordable, everyday essentials positions it well to weather economic uncertainties. In a community like Madera, where value-conscious shopping is valued, a Dollar General store is likely to thrive.

In conclusion, Madera, California, represents an attractive investment opportunity for a Dollar General store. Its strong economic foundation, strategic location, and supportive community create an ideal environment for a retail venture. By capitalizing on the unique strengths of Madera, investors can position themselves for long-term success and contribute to the continued growth and prosperity of this Central Valley gem.

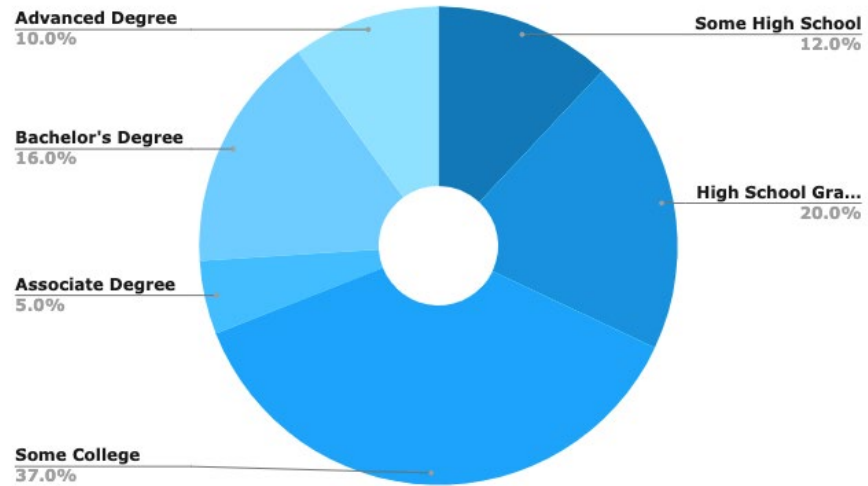




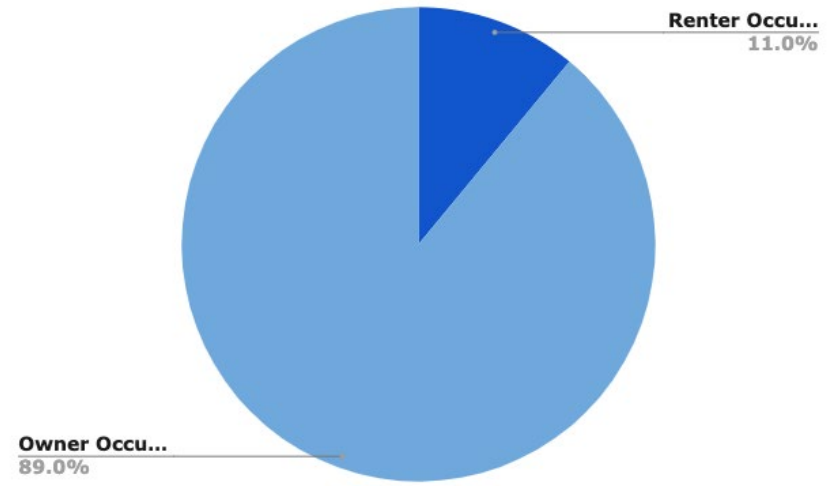
DEMOGRAPHICS

EDUCATION
HOUSING

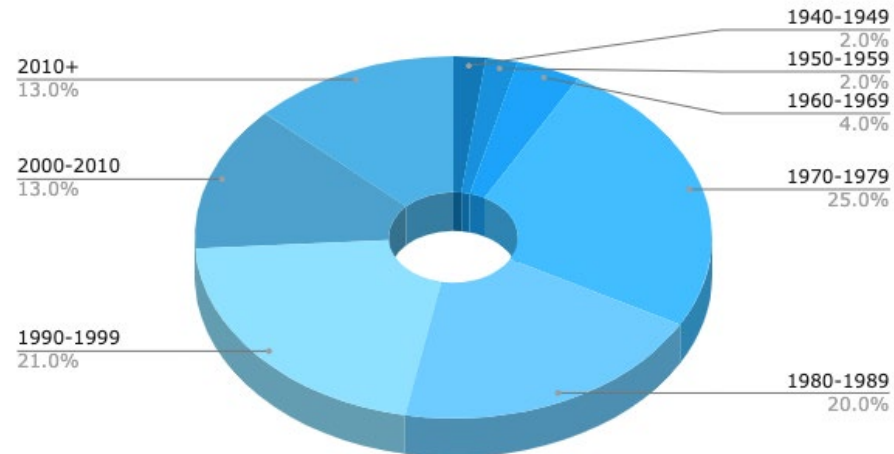
EDUCATIONAL ATTAINMENT



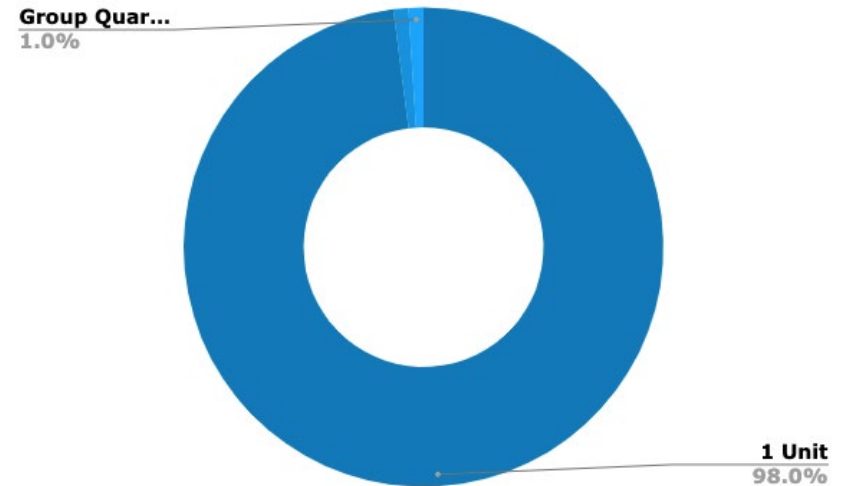
HOUSING OCCUPANCY



HOMES BUILT BY YEAR



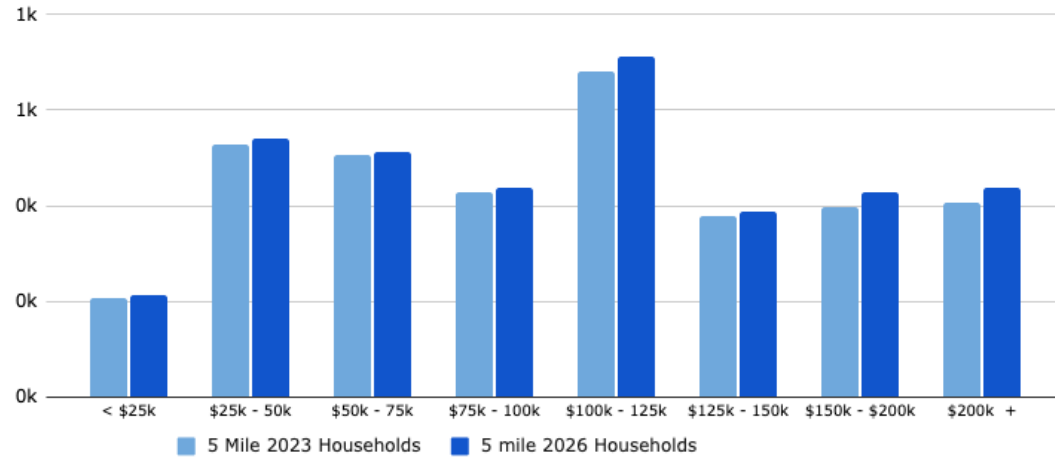
HOUSING TYPE



DEMOGRAPHICS

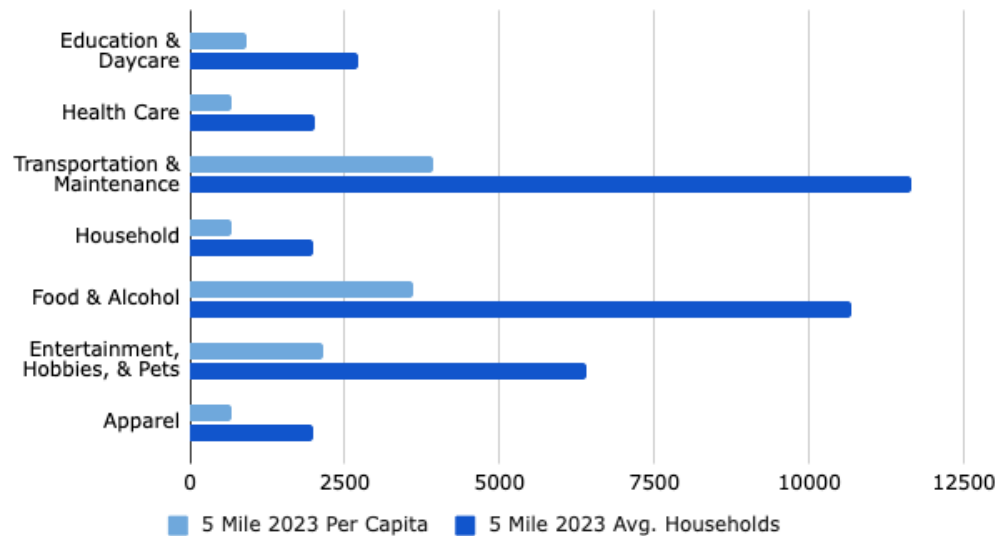
INCOME
POPULATION

MONTHLY HOUSE HOLD INCOME

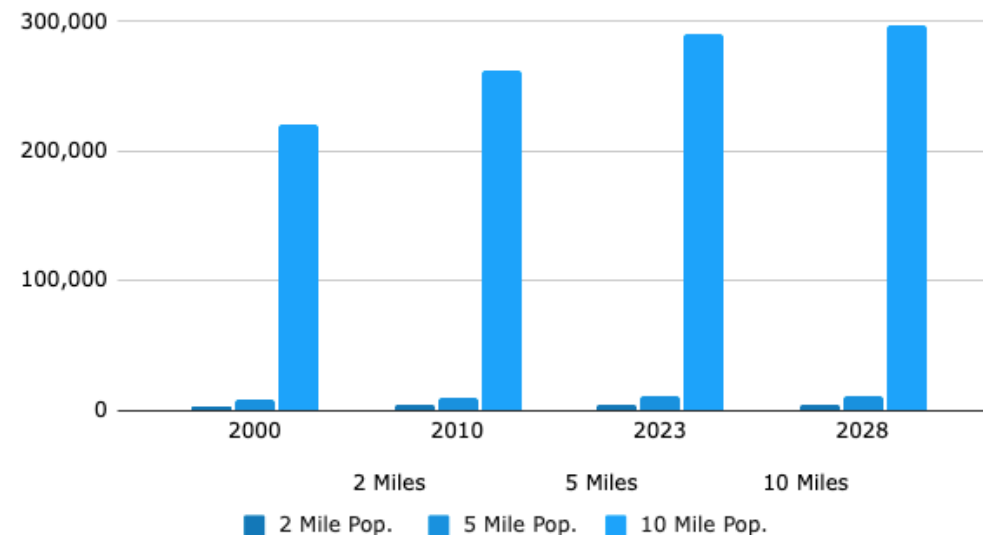


POPULATION	2 Mile Pop.	5 Mile Pop.	10 Mile Pop.
2000	3,333	8,015	220,029
2010	3,502	8,999	262,572
2023	3,857	10,457	291,072
2028	3,961	10,833	297,596

PER CAPITA & AVG. HOUSEHOLD SPENDING



POPULATION



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CENTURY 21

Select Real Estate, Inc



SALE

CENTURY 21

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