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RE/MAX SUCCESS - KIRK ATAMIAN

501 North E St, Suite H

Madera, CA 93638

FOR SALE

RETAIL PROPERTY

# 6TH E YOSEMITE

6 EAST YOSEMITE AVENUE | MADERA, CA 93638



## SUBJECT PROPERTY

6 E Yosemite Ave, Madera, CA 93638

PRESENTED BY:

**KIRK ATAMIAN**

Commercial Specialist

559.246.0000

CalDRE #02127378

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Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

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# PROPERTY SUMMARY



## PROPERTY DESCRIPTION

Excellent opportunity to own a ±6,700 SF retail building at the high-visibility corner of East Yosemite Avenue and North 6th Street in Madera. Offered at \$699,000, this property is ideally positioned along a major commercial corridor with strong daily traffic and convenient access to Highway 99. The site offers outstanding frontage, easy access, and strong exposure to both local and commuter traffic. Surrounded by established businesses and growing residential development, this property is well-suited for an owner-user or investor looking to capitalize on a prime retail location.

## PROPERTY HIGHLIGHTS

- 6,700 SF building divided into 3 different suites
- Prime Madera location
- Ideal for value added property
- Long-term tenants
- Great frontage visibility

## FOR SALE RETAIL PROPERTY

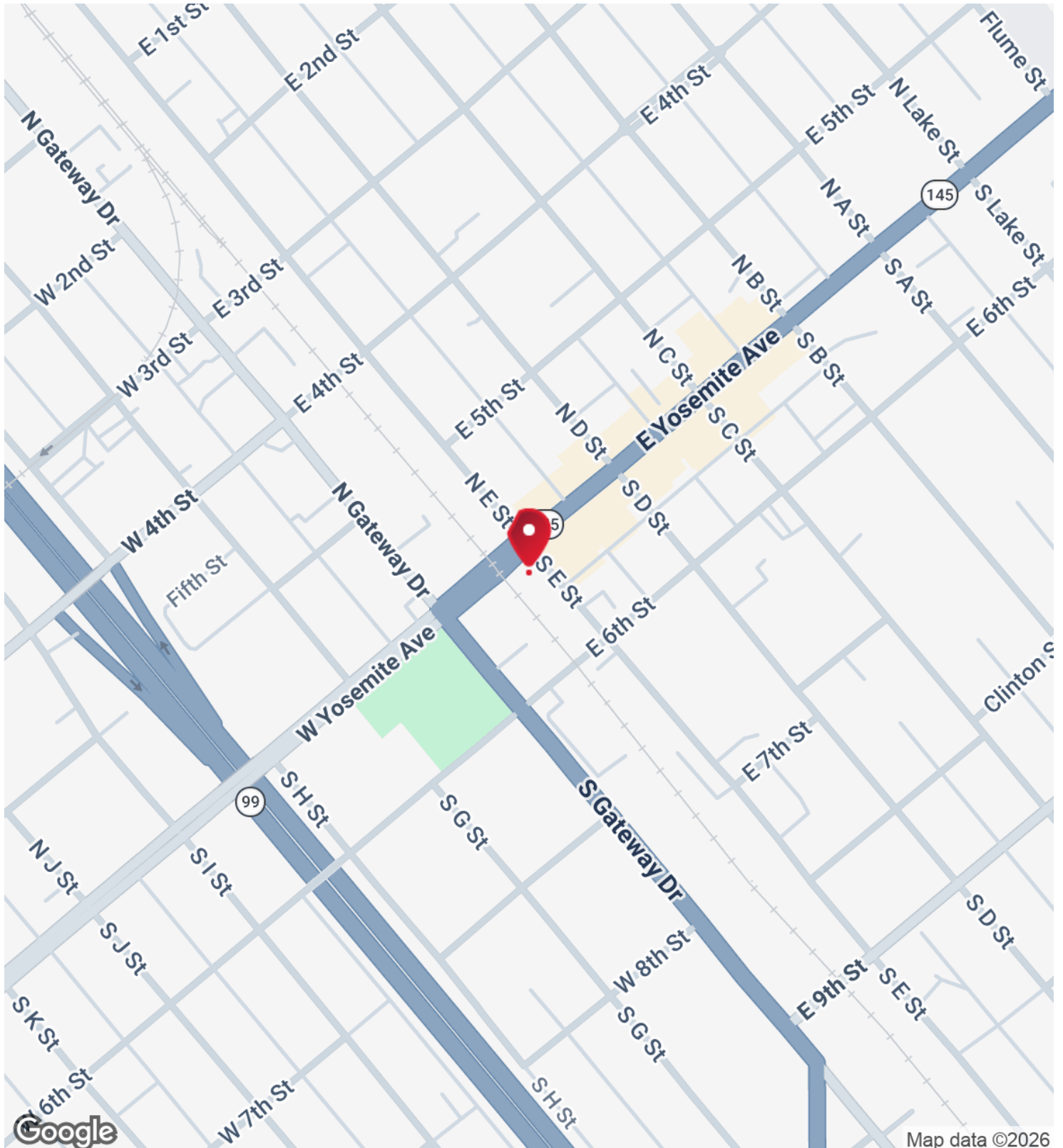
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## OFFERING SUMMARY

|                |           |
|----------------|-----------|
| Sale Price:    | \$699,000 |
| Building Size: | 6,700 SF  |

| DEMOGRAPHICS      | 0.25 MILES | 0.5 MILES | 1 MILE   |
|-------------------|------------|-----------|----------|
| Total Households  | 157        | 1,376     | 5,686    |
| Total Population  | 683        | 5,184     | 20,923   |
| Average HH Income | \$46,728   | \$50,921  | \$73,119 |

# LOCATION MAP



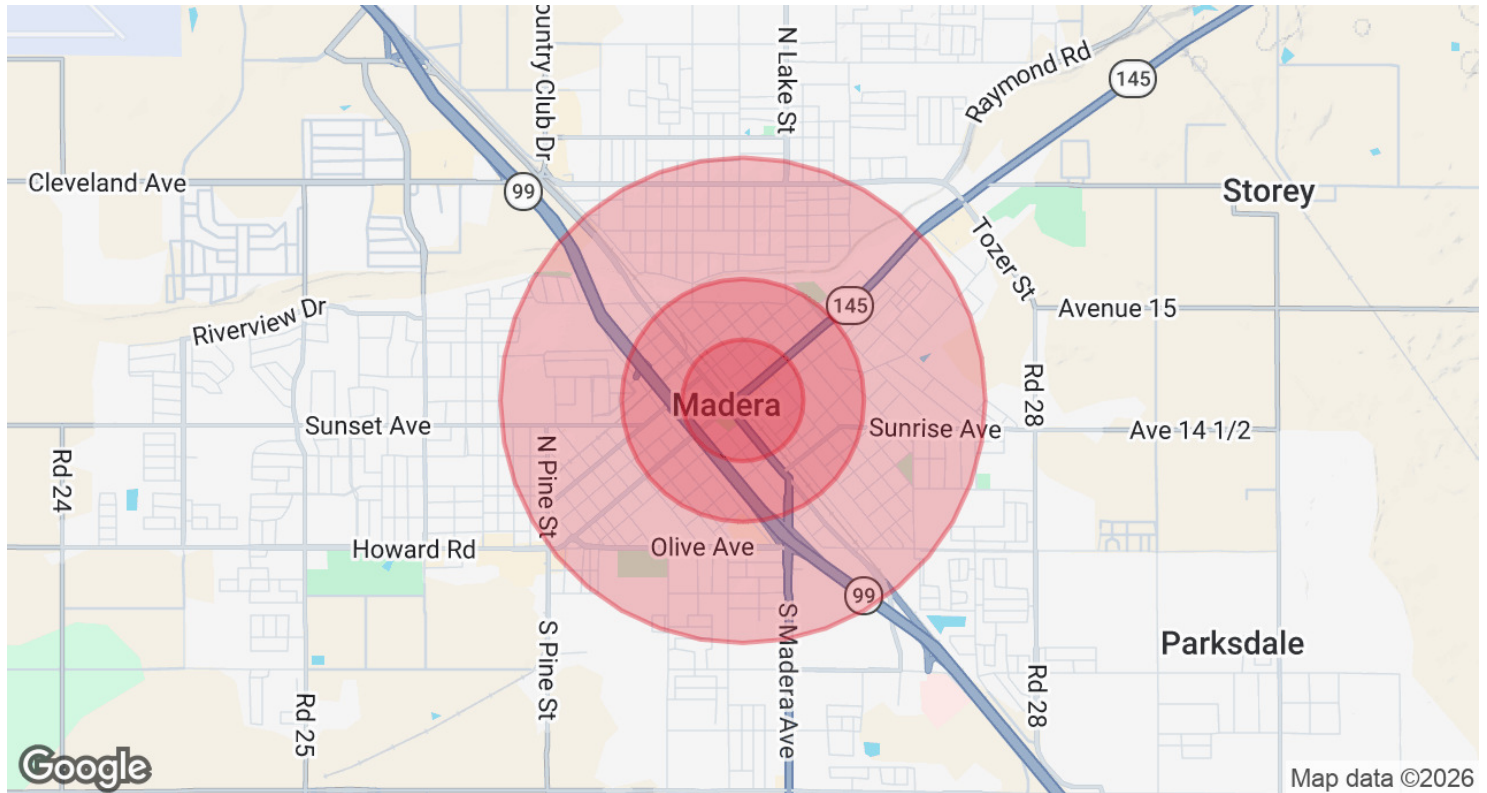
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# DEMOGRAPHICS MAP & REPORT



## POPULATION

### 0.25 MILES

### 0.5 MILES

### 1 MILE

|                      |      |       |        |
|----------------------|------|-------|--------|
| Total Population     | 683  | 5,184 | 20,923 |
| Average Age          | 28.3 | 29.1  | 30.5   |
| Average Age (Male)   | 26.6 | 24.8  | 29.3   |
| Average Age (Female) | 19.5 | 29.6  | 31.9   |

## HOUSEHOLDS & INCOME

### 0.25 MILES

### 0.5 MILES

### 1 MILE

|                     |          |           |           |
|---------------------|----------|-----------|-----------|
| Total Households    | 157      | 1,376     | 5,686     |
| # of Persons per HH | 4.4      | 3.8       | 3.7       |
| Average HH Income   | \$46,728 | \$50,921  | \$73,119  |
| Average House Value | \$67,295 | \$204,042 | \$283,149 |

2023 American Community Survey (ACS)

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# //ADVISOR BIO



## KIRK ATAMIAN

Commercial Specialist

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CalDRE #02127378

## PROFESSIONAL BACKGROUND

The information in this brochure has been obtained from sources deemed reliable; however, Kirk Atamian and RE/MAX Commercial/Success make no representations or warranties — express or implied — as to the accuracy or completeness of the information herein. All property descriptions, square footage, financial figures, lease rates, and projections are approximate, for illustrative purposes only, and subject to change or withdrawal without notice. Prospective tenants are advised to independently verify all information to their own satisfaction prior to executing any agreement.

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E. & O.E. — Errors and Omissions Excepted

Kirk is renowned as a high-touch broker, celebrated for his extensive market knowledge and his unwavering dedication to his clients and their interests. His success story is largely woven from the fabric of positive referrals, testament to his tireless efforts on behalf of his clients and the respect he garners. Kirk, along with his team of detail-oriented professionals, is well-versed in cutting-edge technologies that can revolutionize targeted marketing and streamline the closing of deals.

Kirk's roots run deep in the Valley. Having graduated from Madera High School, where he actively participated in wrestling and football, he transitioned into entrepreneurship, owning and managing several small businesses in and around Madera. His role as chairman of the Madera Chamber of Commerce was pivotal in representing business interests and played a significant part in facilitating the development of the North Fork casino along Highway 99.

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