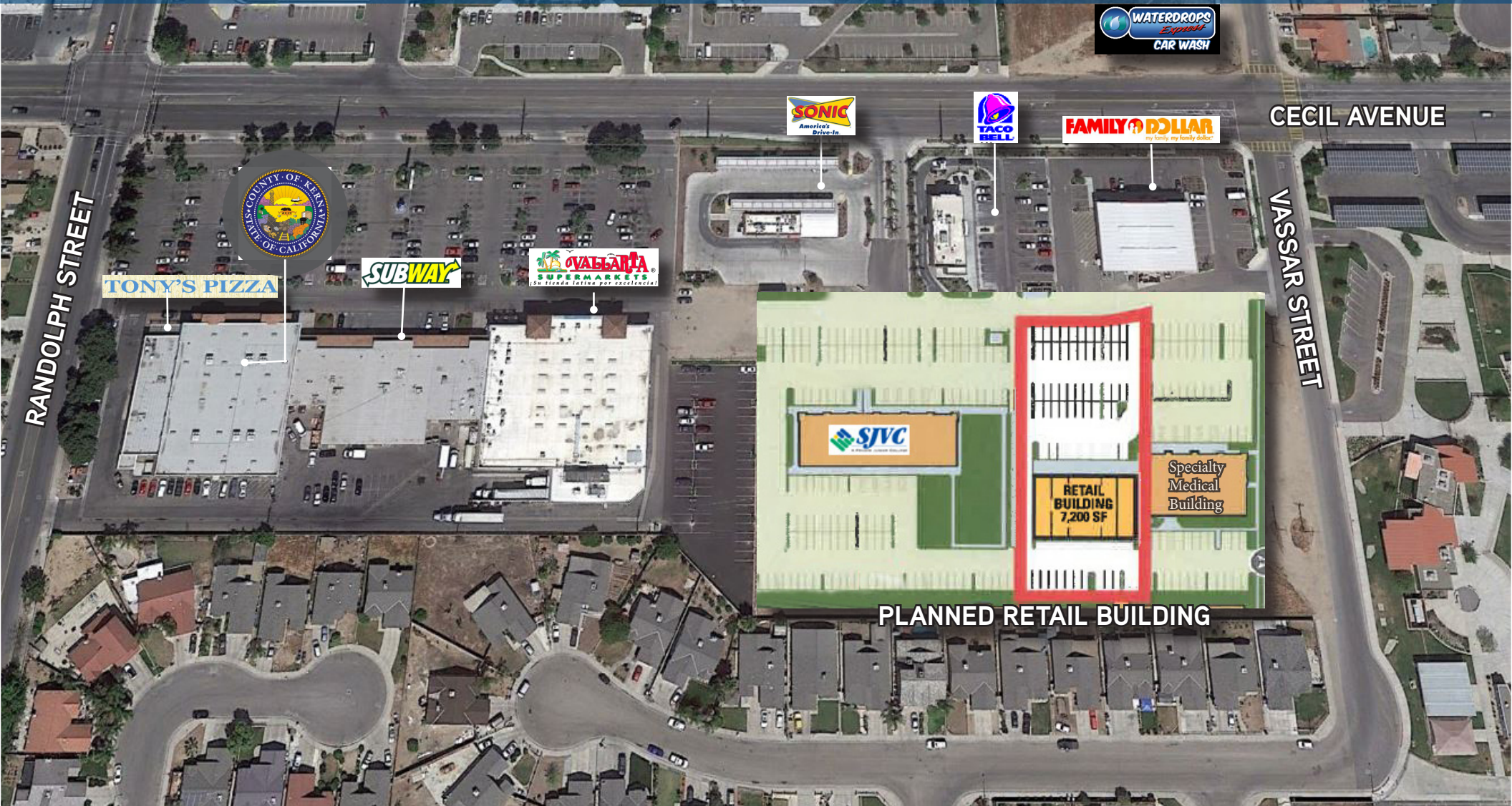


RETAIL BUILDING FOR LEASE

# MADISON SQUARE PLAZA

CECIL AVENUE & VASSAR STREET, DELANO, CA

North Kern Community School



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# MADISON SQUARE PLAZA PROPERTY DESCRIPTION

CECIL AVENUE AND VASSAR STREET, DELANO, CA

## PROPERTY DESCRIPTION:

- Planned multi-tenant retail building
- Approx. 7,200 s.f. retail space available
- Divisible to 1,170 s.f.
- Approx. 0.91 acre lot
- 28,000 AADT

## LOCATION COMMENTS:

- Located along high traffic Cecil Avenue retail corridor
- Surrounded by dense residential
- Situated in the Madison Square Plaza, a neighborhood shopping center
- Anchored by: Vallarta Supermarket, Family Dollar, Taco Bell, Sonic and San Joaquin Valley College

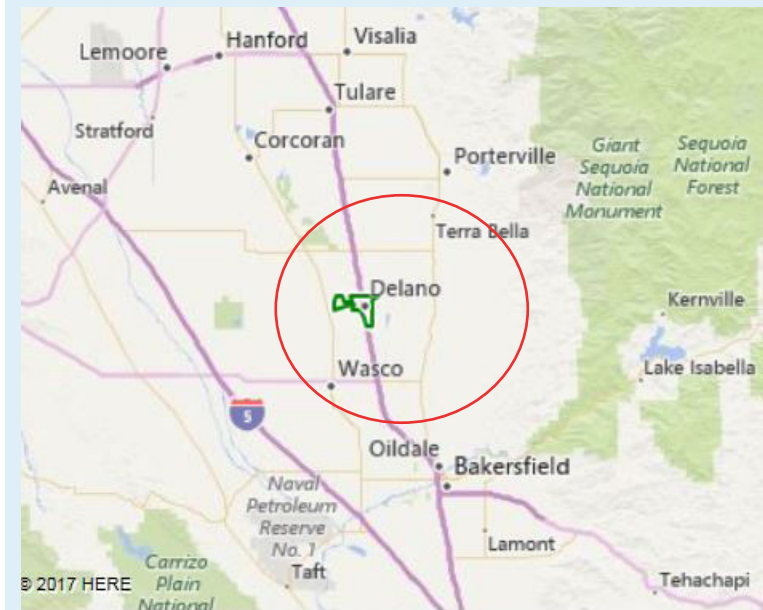
## LEASE RATE:

\$2.10 per SF, NNN

## DEMOGRAPHICS:

Households:	43,468
Total Population:	52,651
Average Daytime Population:	51,064
Housing Units:	10,894
Average Household Income:	\$37,630

\*Source: 2015 city.data.com



# MADISON SQUARE PLAZA SITE PLAN

CECIL AVENUE AND VASSAR STREET, DELANO, CA



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# MADISON SQUARE PLAZA AERIAL MAP

CECIL AVENUE AND VASSAR STREET, DELANO, CA



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