MARKET UPDATE

POPULATION GROWTH

	1990	2000	2010	2016
California	29,950,111	33,871,648	37,223,900	39,255,883
Madera County	89,014	123,109	150,749	155,349
Fresno County *	671,660	799,407	929,758	984,541
Merced County **	179,812	210,554	255,399	271,579

* COUNTY 15 MIN. SOUTH OF MADERA
** COUNTY 15 MIN. NORTH OF MADERA

COMMERCIAL REAL ESTATE

	Lease Price Per Sq. Ft.	Sales Price
Industrial	$0.30–0.65	$25–75 *
Retail—Shopping Center	$0.75–3.00	
Retail—Downtown	$0.40–0.90	
Office	$0.80–2.00	

* BUILD TO SUIT; DEPENDING ON AMENITIES

LAND SALES PRICE

	Price Per Sq. Ft.
Industrial *	$1.00–3.50
Retail/Commercial *	$2.50–5.50

* IMPROVED

AVERAGE HOME PRICE 2016

$203,900

AVERAGE RENTAL RATES 2015

Apartments (2 BR, 2 BA)	$848
Single Family Homes (3 BR, 2 BA)	$1,231

INDUSTRIAL BASE AND VACANCY

Total Base (Sq. Ft.)	Vacancy (Sp. Ft.)	Vacancy Rate
6,945,394	22,794	0.033%

MADERA COUNTY EDC ECONOMIC DEVELOPMENT COMMISSION

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MADERA COUNTY EDC ECONOMIC DEVELOPMENT COMMISSION

Madera County Economic Development Commission
2425 W. Cleveland Avenue, Suite 101, Madera, CA 93637

MADERA COUNTY EDC ECONOMIC DEVELOPMENT COMMISSION

Madera County ...
where nature's treasures, friendly people, and commerce connect.

Real Estate Update 2017

MADERA COUNTY

PLEASE VISIT US ON THE WEB AT
www.maderacountyedc.com

NEW & EXPANDING INDUSTRY 2015–2016

NEW BUSINESS

Company	Type of Business	Total Sq.Ft.	Employees
Deerpoint Group	Manufacturing	65,000	70
Grocery Outlet	Commercial	15,000	35
Les Schwab	Commercial	10,000	15
Tractor Supply	Commercial	19,031	15

MAJOR EXPANSIONS

Innovative Rotational Molding	Manufacturing	34,000	15
Granite Mountain	Industrial	2,500	15

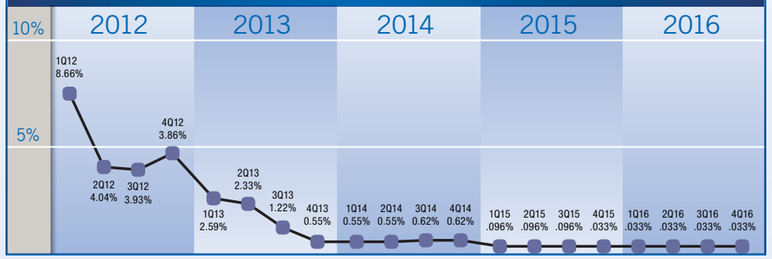
TOP NON-MANUFACTURING EMPLOYMENT

Company Name	Product or Service	Employment
Children's Hospital Central CA	Medical Services	2,500
State of California	State Government Services	2,400
Madera Unified School District	Education	2,139
Chukchansi Gold Resort & Casino	Tribal Gaming Facility	1,500
County of Madera	County Government Services	1,188
Madera Community Hospital	Medical Services	936
U.S. Government	Federal Government Services	300
City of Madera	City Government Services	310
Sierra Tel Communication Groups	Telecommunications	256
Span Construction & Engineering	Construction	150

TOP MANUFACTURERS

Company Name	Product or Service	Employment
Constellation Wines	Wine	400
Ardagh Group	Glass Bottles	350
Baltimore Aircoil Company	Cooling Systems	242
Certainteed Corporation	Fiberglass Insulation	154
JBT FoodTech	Food Processing Machinery	143
Evapco West	Cooling Units	140
Warnock Food Products	Snack Food	130
Georgia-Pacific Corp.	Corrugated Boxes	125
Oldcastle Enclosure Solutions	Concrete Vaults	100
Azteca Milling	Corn Milling	100

INDUSTRIAL VACANCY RATE



YOSEMITE VALLEY

WHY IS MADERA COUNTY THE "PERFECT LOCATION"?

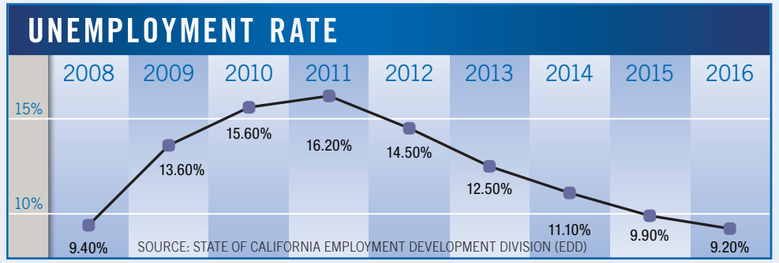
TOP 9 REASONS:

- Logistical accessibility, located in the center of California with easy access to state Hwy 99 and a short distance from Interstate 5.
- A skilled workforce with a strong work ethic.
- Affordable housing.
- Streamlined government that moves projects quickly through a fast-track process.
- Available land ranging from 1 acre sites to 300 acres.
- Madera County's "Market Area" is an estimated 200,000 people.
- A solid educational system, from kindergarten through university levels.
- The county is on the verge of a housing boom. 18,000 homes have county approval in the Rio Mesa area.
- A "play where you work" atmosphere with some of the best outdoor recreational areas in the world.

INDUSTRY FACTS:

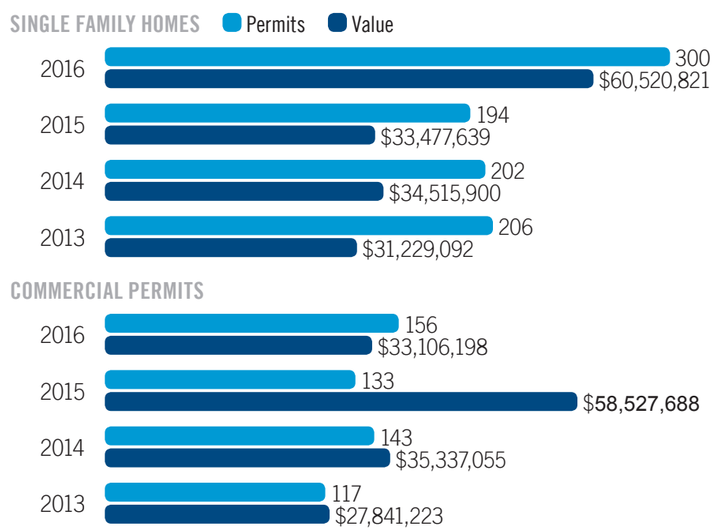
- Agriculture is Madera County's #1 industry. The gross value of Madera County agricultural commodities is over $2 billion. The top three crops are almonds, grapes, and milk.
- Madera County's location in the world's most productive agricultural region makes it a natural choice for food processing and ag-related manufacturers.
- Madera County is home to nearly 100 manufacturing companies.
- Madera County's industrial base is over seven million square feet.
- The two largest manufacturers in Madera County are:
  - Constellation Brands, bottling 10 million cases of wine annually, and
  - Ardagh Group, a one-million-square-foot glass plant that uses 800 tons of melted glass per day to produce wine bottles.

UNEMPLOYMENT RATE



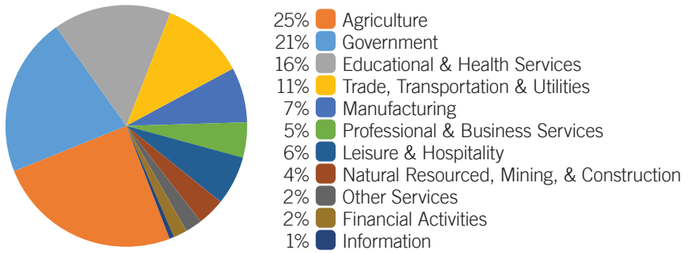
SOURCE: STATE OF CALIFORNIA EMPLOYMENT DEVELOPMENT DIVISION (EDD)

BUILDING PERMIT ACTIVITY (COUNTY-WIDE)



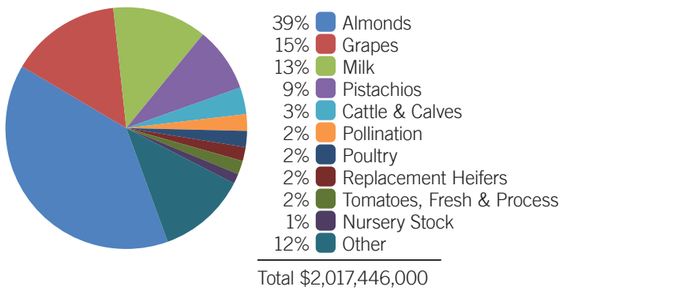
SOURCE: CONSTRUCTION MONITOR

EMPLOYMENT BY INDUSTRY 2016



SOURCE: STATE OF CALIFORNIA EMPLOYMENT DEVELOPMENT DIVISION (EDD). GOVERNMENT EMPLOYMENT STATISTICS INCLUDE THE 2,300 EST. EMPLOYEES AT TWO STATE PRISONS AND DUE TO ITS SOVEREIGN NATION STATUS, CHUKCHANSI GOLD RESORT AND CASINO'S 1,500 EST. EMPLOYEES.

CROP PRODUCTION 2015



SOURCE: MADERA COUNTY DEPARTMENT OF AGRICULTURE