

High Exposure Investor/ Owner User Opportunity in Fresno, CA
 Retail For Lease | 1232 San Joaquin St Fresno, CA 93706



**CENTRAL CA
 COMMERCIAL**



Lease Rate	\$1.20 SF/MONTH
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OFFERING SUMMARY

Building Size:	±1,248 SF
Lot Size:	±0.62 Acres
Number of Units:	1
Market:	Fresno
Submarket:	SW Fresno
Cross Streets:	E Stanislaus St/ San Joaquin St
Traffic Count:	±92,000
APN:	465-125-09

PROPERTY HIGHLIGHTS

- ±1,248 SF Free Standing Building Available Off CA-99
- TI's Available | Landlord Has Vast Experience In Quickly Remodeling Properties
- Large Lot (±27,007 SF) w/ Private Alley Access
- High Traffic Flows | Direct Exposure Of Over 90,000 People Daily
- Superior Location w/ Limited Competition | Strategic Trade Area
- 0.2 mi to CA-99 | 1.0 mi to CA-180 | 1.7 mi to CA-41
- (1) Roll Up Door, Large Open Area, & Private Restroom
- Paved & Fenced Yard | Easy Access from Surrounding Major Corridors
- Highly Visible | Ample Parking
- Located Near Professional Offices, Banks, Restaurants & Shopping

Jared Ennis
 Executive Vice President
 CalDRE #01945284
 jared@centralcacommercial.com
 559.705.1000

Kevin Land
 Executive Managing Director
 CalDRE #01516541
 kevin@centralcacommercial.com
 559.705.1000

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PROPERTY DESCRIPTION

±1,248 SF Free Standing Building Available Off CA-99, TI's Available | Landlord Has Vast Experience In Quickly Remodeling Properties, Large Lot (±27,007 SF) w/ Private Alley Access, High Traffic Flows | Direct Exposure Of Over 90,000 People Daily, Superior Location w/ Limited Competition | Strategic Trade Area, 0.2 mi to CA-99 | 1.0 mi to CA-180 | 1.7 mi to CA-41, (1) Roll Up Door, Large Open Area, & Private Restroom, Paved & Fenced Yard | Easy Access from Surrounding Major Corridors, Highly Visible | Ample Parking, Located Near Professional Offices, Banks, Restaurants & Shopping.



LOCATION DESCRIPTION

Strategically located off the interchange of CA State Highway 99 & Stanislaus St in Fresno, CA. Location is 1 intersection north of the most recent West Side growth point of town, surrounded by a large housing tracts and commercial developments. Property benefits directly from the CA 99 Highway, with traffic passing in front of this property. Easy north/south Hwy 99 access & will benefit from this large, expanding commercial/residential market. 1.0 Mi to CA-180 and 1.7 Mi to CA-41.



Fresno is the fifth-largest city in California and is the largest city in the Central Valley with 972,297 metro residents. Lying at the foot of the Sierra Nevada Mountain Range which includes Yosemite, Kings Canyon and Sequoia National Parks, Fresno is known as the "Gateway to Yosemite". 11% population growth from 2016 to 2026. Fresno is approximately 200 miles north of Los Angeles and 170 miles south of the Sacramento. Fresno is connected by two major freeways servicing the West Coast; Interstate 5 and Freeway 99.



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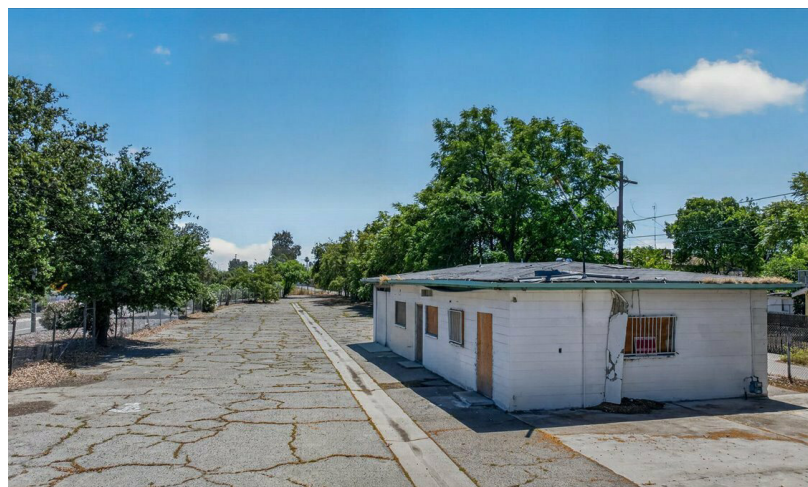
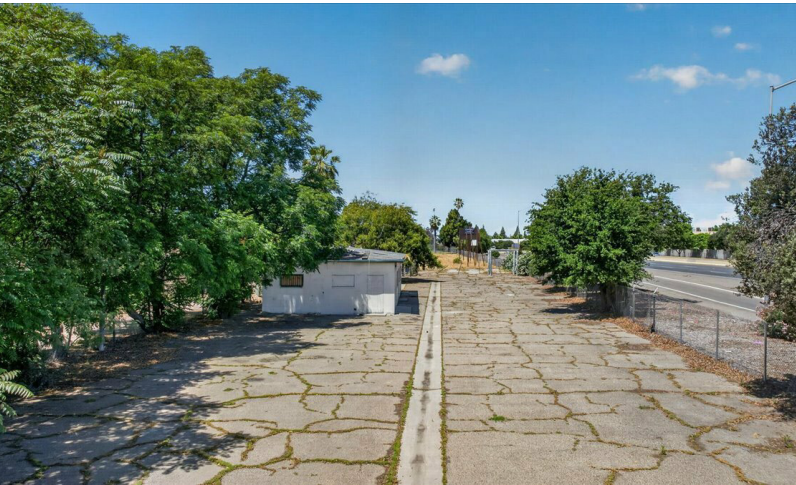
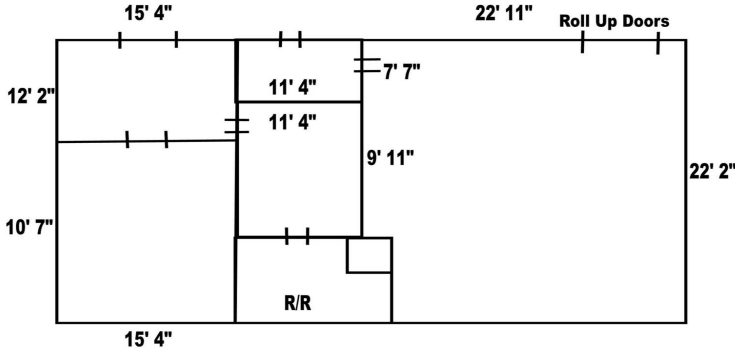
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LEASE INFORMATION

Lease Type:	MG
Total Space:	1,248 SF

Lease Term:	Negotiable
Lease Rate:	\$1.20 SF/month

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
1232 San Joaquin St	Available	1,248 SF	Modified Gross	\$1.20 SF/month	TI's Available

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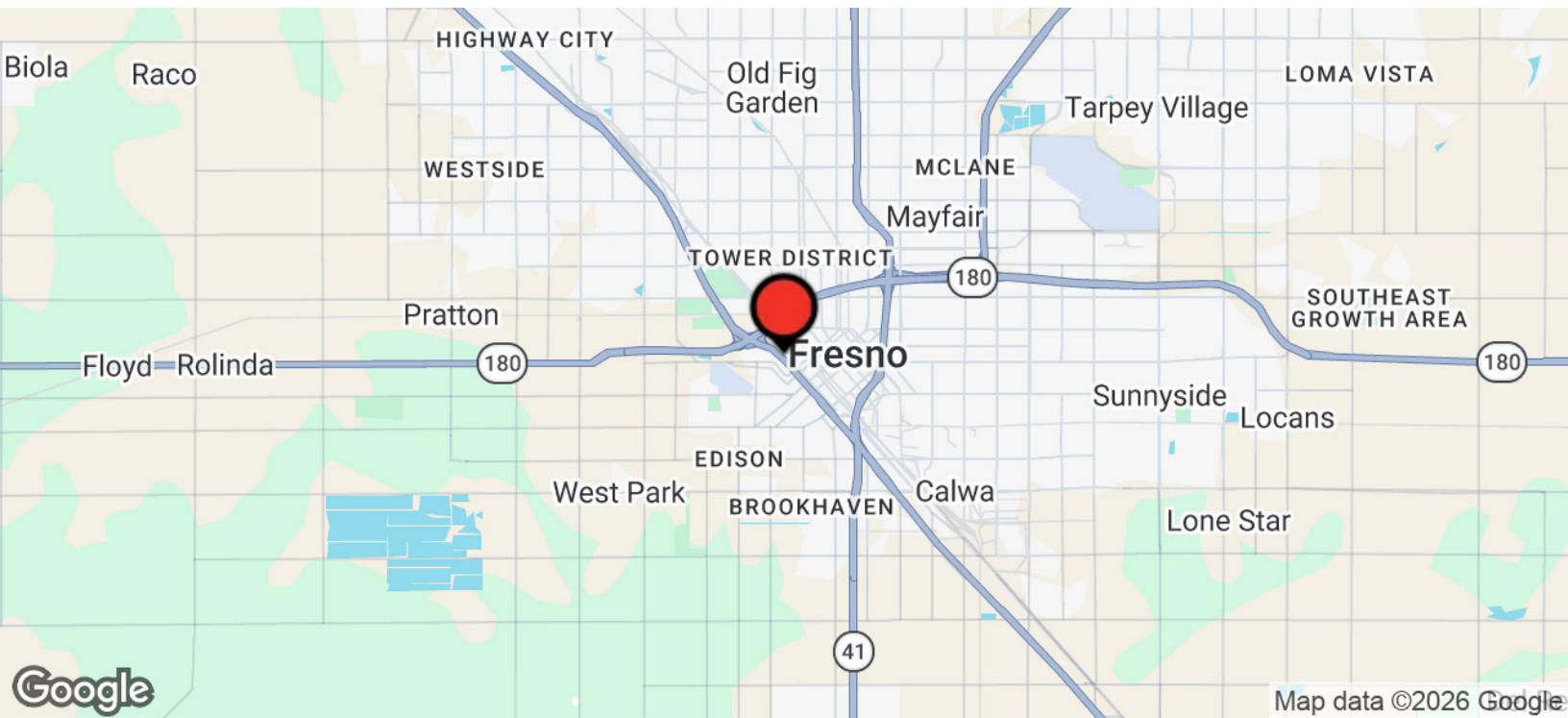
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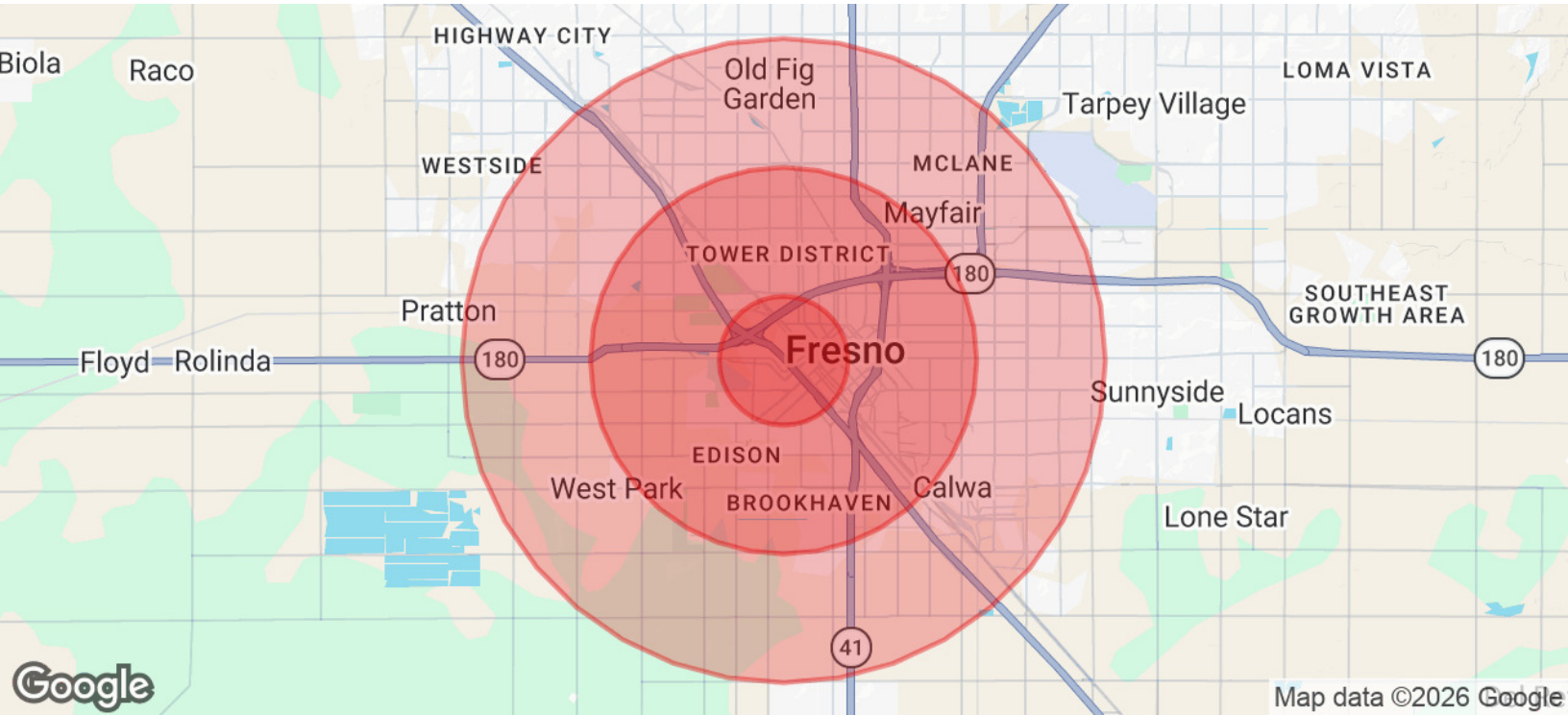
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	14,255	115,585	292,774
Average Age	32.0	31.1	31.5
Average Age (Male)	30.3	30.5	30.8
Average Age (Female)	35.8	32.1	32.5

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,436	36,538	91,765
# of Persons per HH	3.2	3.2	3.2
Average HH Income	\$48,805	\$60,733	\$68,281
Average House Value	\$149,126	\$237,284	\$266,607

ETHNICITY (%)	1 MILE	3 MILES	5 MILES
Hispanic	64.5%	68.1%	63.4%

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