

AVAILABLE FOR LEASE
NWC OF JENSEN & BETHEL AVENUES

SANGER PAVILION

SANGER, CA



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SANGER PAVILION

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PROPERTY

INFORMATION

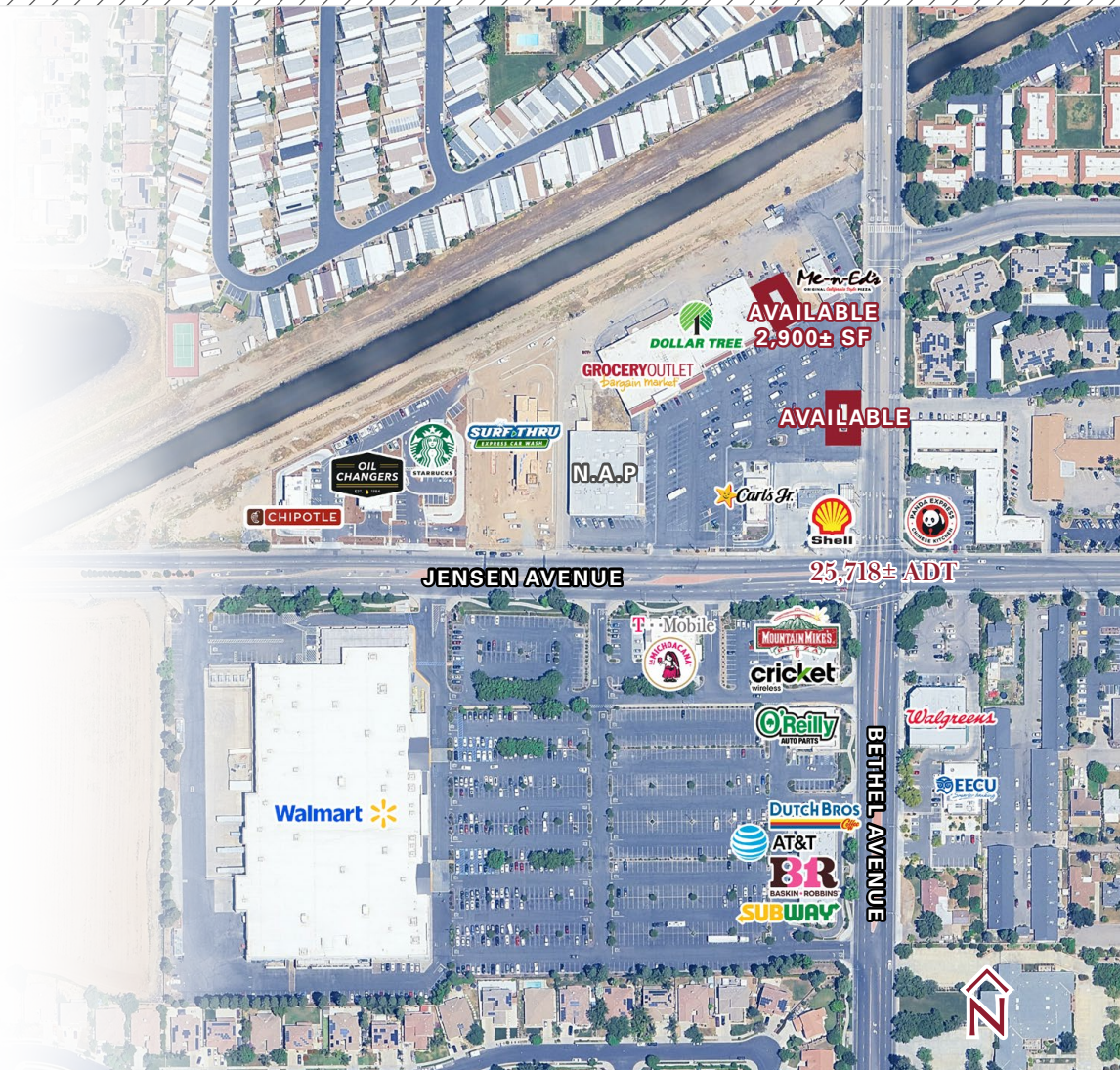
Availability: 2,900± SF
Pad Space

PROPERTY DESCRIPTION

This high-visibility shopping center offers prime retail spaces in a well-established Sanger retail corridor. Anchored by Dollar Tree and Grocery Outlet, the center features ample parking, flexible space configurations, and strong frontage along Jensen Avenue. The mix of tenants creates a vibrant shopping destination, ideal for retail, restaurant, or service-oriented businesses looking to capture consistent community traffic.

HIGHLIGHTS

- Available Space: 2,900± SF, Pad Space
- Hardwood floors, and open layout—ready for immediate use
- Bathrooms: 2 fully functional restrooms
- High Visibility: Excellent frontage along Jensen Avenue
- Parking: Ample customer parking onsite
- Flexible Use: Ideal for retail, professional office, or service-oriented businesses



\$1.25 (PSF/Monthly)
LEASE RATE

NNN
LEASE TYPE

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AREA DEMOGRAPHICS

LOCATION DESCRIPTION

Situated at the northwest corner of Jensen Avenue and Bethel Avenue, the property enjoys excellent exposure to daily traffic and easy access from surrounding neighborhoods. The center is in the heart of Sanger, providing convenient proximity to residential areas, schools, and other key community amenities. Its central location positions tenants to benefit from both local and regional shoppers in a growing retail market.

POPULATION

HOUSEHOLD

DEMOGRAPHICS	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
2030 Projection	13,576	29,255	34,944
2025 Estimate	13,485	29,161	34,759
2030 Projection	4,005	8,359	10,160
2025 Estimate	4,000	8,329	10,075
<i>2025 Est. Average HH Income</i>	\$110,216	\$96,045	\$98,151

Source: Claritas 2025



TRAFFIC COUNTS

25,718± ADT

Jensen Avenue at Bethel Avenue
(Intersection)

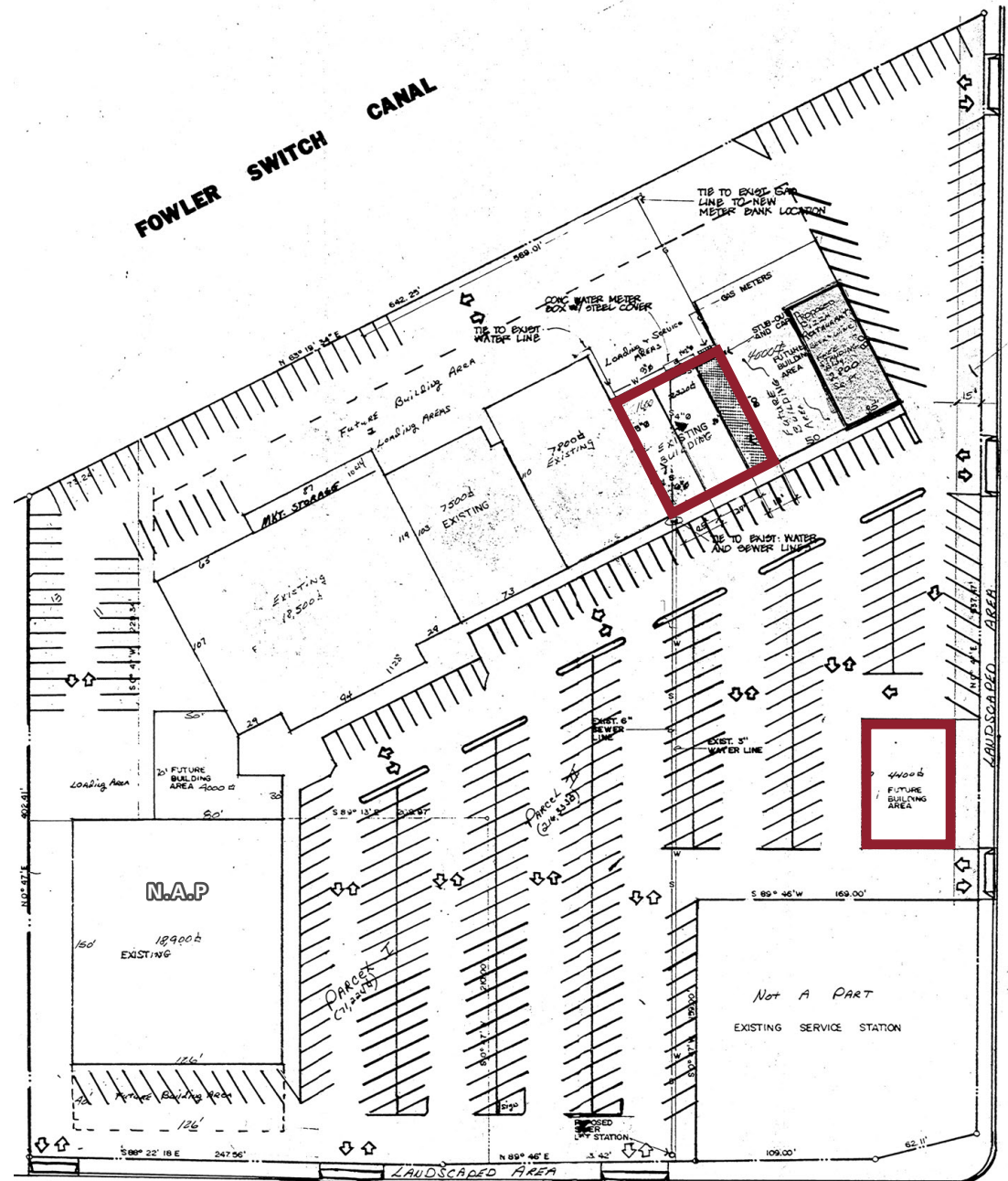
Source: Kalibrate TrafficMetrix 2025

SANGER PAVILION

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SITE PLAN

AND INTERIOR IMAGES



SANGER PAVILION

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AERIAL

MAP



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