

ANCHORED BY FAMILY DOLLAR · ADJACENT TO FWY 180 ON/OFF-RAMPS

# C&O SHOPPING CENTER SPACE FOR LEASE

NEC OLIVE & CHESTNUT AVENUES · FRESNO, CA 93727



- 64,048± Avg Vehicles per Day Signalized Intersection
- Close to Fresno Airport & Business/Industrial Parks, Airport Piccadilly, Marriott Fairfield Inn, & Hampton Inn
- Retail, Restaurant, and Junior Anchor Space Available
- State Highway 180 Ramps located a 1/4-mile South
- Join with Family Dollar & Fresno Community Market



## RETAIL CALIFORNIA CRE

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### Location Description:

C&O Shopping Center is located at the NEC of Chestnut & Olive Avenues in Fresno, CA. Several vacancies are now available: A retail endcap space located in the freestanding pad at the hard corner; Jr. Anchor space next to Family Dollar; Restaurant and salon spaces are also available.

### Property Highlights:

The center is anchored by Family Dollar. The signalized intersection experiences high-traffic volumes of over 64,048± cars per day. The location is close to Fresno-Yosemite International Airport, airport hotels, and industrial/business park areas.

### Available Space:

Retail Space: 5,100± SF at 4835 E. Olive (Demisable)

### Lease Rate: Please contact agent for more information.

### 2023 Demographics:

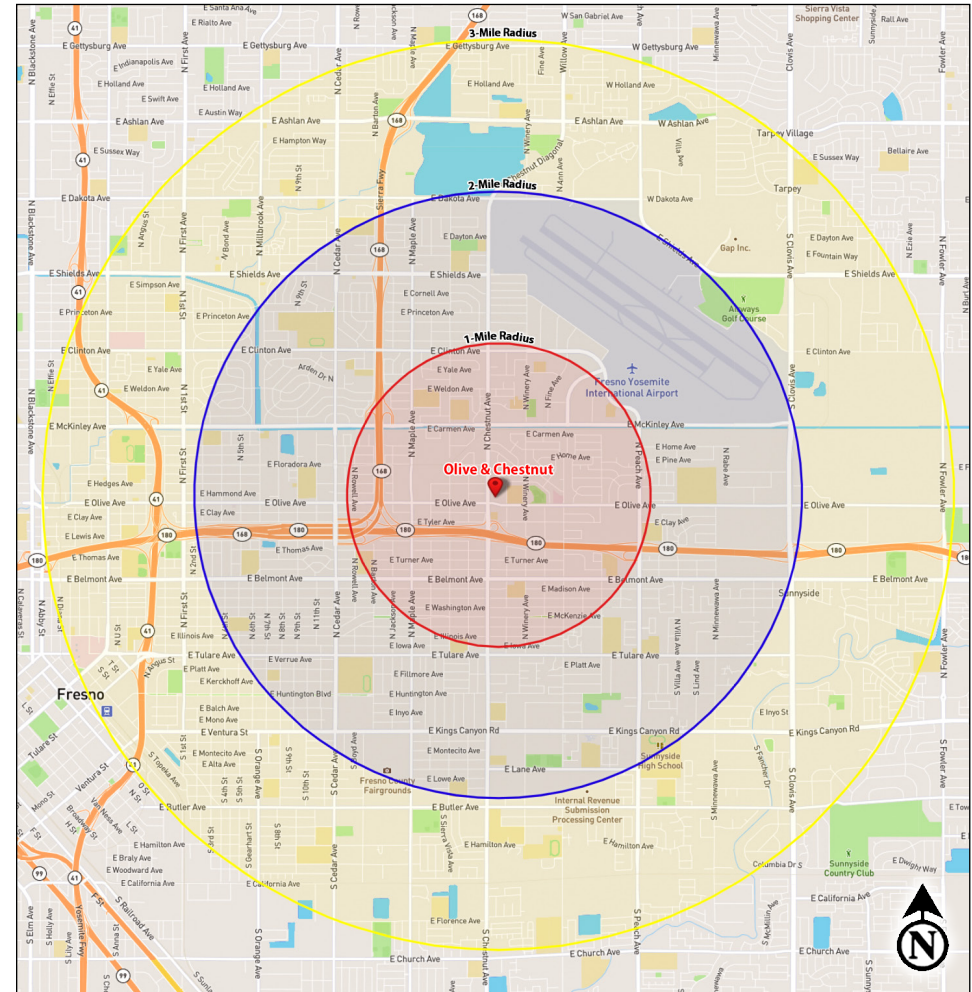
	<u>1 Mile</u>	<u>2 Miles</u>	<u>3 Miles</u>
Total Population:	22,483	83,886	164,783
Total Households:	5,973	22,422	46,668
Avg HH Income:	\$53,880	\$51,525	\$56,069
Total Daytime Pop:	25,593	78,823	162,823

Data Source: Claritas, LLC

### 2023 Traffic Counts:

Chestnut Ave (N/S):	42,745 ADT
Olive Ave (E/W):	21,303 ADT
Intersection Total:	64,048 Average Daily Traffic

Data Source: Kalibrate TrafficMetrix



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Pad Building



Restaurant Space

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