

**FOR LEASE > AVAILABLE RETAIL SPACE**  
**1,400sf/1,574sf/1,652sf/2,497sf/4,000sf**

**COMMERCIAL WEST  
ASSOCIATES**

## **WASHINGTON SQUARE SHOPPING CENTER**

**SWC OF E. CHAMPLAIN DRIVE AND PERRIN AVE., FRESNO, CA**



### **ANCHORED BY:**



**SAVE MART  
SUPERMARKETS**

**CVS  
pharmacy**

- Prime Retail Shop Space Available
- High Income Area
- Major National & Strong Local Anchor Tenants
- Located at major signalized intersection
- Heavily populated trade area



**FOR MORE INFORMATION PLEASE CONTACT:**

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The information contained herein has been either given to us by the owner of the property or obtained from sources that we deemed reliable. We have no reason to doubt its accuracy but we do not guarantee it. The prospective buyer, renter or lessee should verify all information contained herein. This statement with the information contained herein is presented with the understanding that all negotiations relating to the purchase, rental or lease of the property described above shall be conducted through this office.

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# WASHINGTON SQUARE SHOPPING CENTER

SWC OF E. CHAMPLAIN DRIVE AND PERRIN AVE., FRESNO, CA



## PROPERTY SUMMARY

**LOCATION:** Southwest Corner of Champlain Drive and Perrin Ave., Fresno, Ca

**AVAILABLE:** 4,000 Sq. Ft. 2,497 Sq. Ft. 1,652 Sq. Ft. 1,574 Sq. Ft. 1,400 Sq. Ft.  
(See Site Plan)

**LEASE RATE:** Call Agent for Details

**PARKING:** Abundant Parking

**MAJOR CO-TENANTS:** \* Save Mart \* CVS Pharmacy \* Union Bank \* Taco Bell \* Salazar's  
\* Little Caesars \* Supercuts \* Campagnia \* HuckleBerrys  
\* Waterhouse Veterinary Hospital

**TRAFFIC COUNTS:** 31,112 +/- Cars Per Day (CHAMPLAIN DRIVE & PERRIN AVE. INTERSECTION)

DEMOGRAPHICS:	Miles	Population	Avg. HH Income
	1	15,816	\$ 105,455
	2	82,414	\$ 95,839
	3	172,565	\$ 81,731

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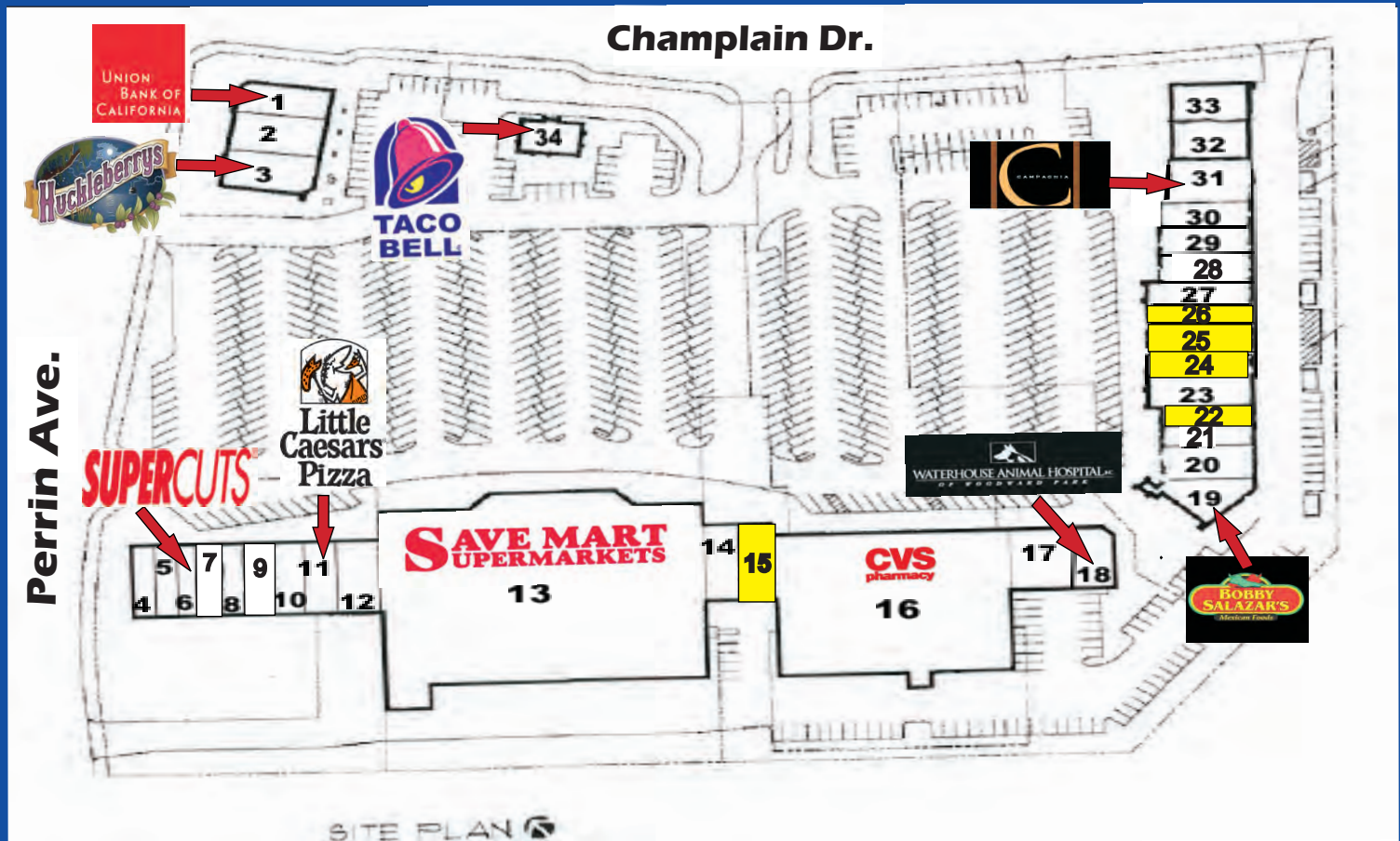
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- |                         |                                     |                            |                             |
|-------------------------|-------------------------------------|----------------------------|-----------------------------|
| 1. Union Bank           | 11. Little Caesar's Pizza           | 21. Yellow Mug             | 31. Campagnia               |
| 2. One-Hour Martinizing | 12. Wine Barrel                     | 22. Vacant 1,400 sf.       | 32. PokiLand Sushi Bowl     |
| 3. Huckleberry's        | 13. Save Mart Supermarket           | 23. So Relaxing Station    | 33. Pacific Dental Services |
| 4. The Diamond Gallery  | 14. Horizon Insurance               | 24. Vacant 1,652 sf.       | 34. Taco Bell               |
| 5. China Bistro         | 15. Vacant 2,497 sf.                | 25. Vacant 4,000 sf.       |                             |
| 6. SuperCuts            | 16. CVS Pharmacy                    | 26. Vacant 1,574 sf.       |                             |
| 7. Cali Smoke Shop      | 17. Waterhouse Veterinary           | 27. Jugo Salad & Juice Bar |                             |
| 8. Postal Express       | 18. Waterhouse Veterinary Expansion | 28. Wonderful Threading    |                             |
| 9. Nerds on Call        | 19. Salazar's Mexican Restaurant    | 29. Seasons Nails & Spa    |                             |
| 10. Judy's Donuts       | 20. Fresno Hall of Fame             | 30. Campagnia              |                             |

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