

Copper River Plaza

NEC Copper & Maple Avenues in Fresno, CA

**PAD SPACE AVAILABLE
NEXT TO STARBUCKS**



DEPICTIVE IMAGE

For more information, please contact:

Copper River Plaza
2088 E. Copper Ave.
Fresno, CA 93730

Michael Arfsten
559.447.6233
michael@retailcalifornia.com
DRE # 01181635

Michael Kennedy
559.447.6271
mkenedy@retailcalifornia.com
DRE # 01496337

PROPERTY SUMMARY

Copper River Plaza Pad Space

2088 E. Copper Ave., Fresno, CA 93730

NEC Copper & Maple

Location & Description:

Bordered by Friant Road, Copper Avenue, and Maple Avenue in Fresno, CA, Copper River Plaza features a total of 51,585± square feet of mixed retail. To the immediate east is a seven acre office project.

Copper River Plaza is close to the Clovis North Educational Campus and serves a central role to the premier lifestyle communities surrounding it. Immediately north of the center is the Copper River Master Planned Community, comprised of upscale single family neighborhoods with pedestrian-friendly trails that overlook Copper River Country Club's championship golf course.

Zoning: Commercial

Total Land Size: 7± acres

Space Available:

Inline Endcap Space: 2088 E. Copper - 1,001± SF

Pad Lease Rate: \$2.85 psf, NNN

2025 Demographics:	<u>1 Mile</u>	<u>2 Miles</u>	<u>3 Miles</u>
Total Population	11,313	27,819	51,024
Total Households	3,922	10,164	19,086
Avg HH Income	\$189,336	\$170,656	\$163,972
Daytime Pop	9,626	21,422	43,622

Source: Claritas, LLC

2025 Traffic Counts:

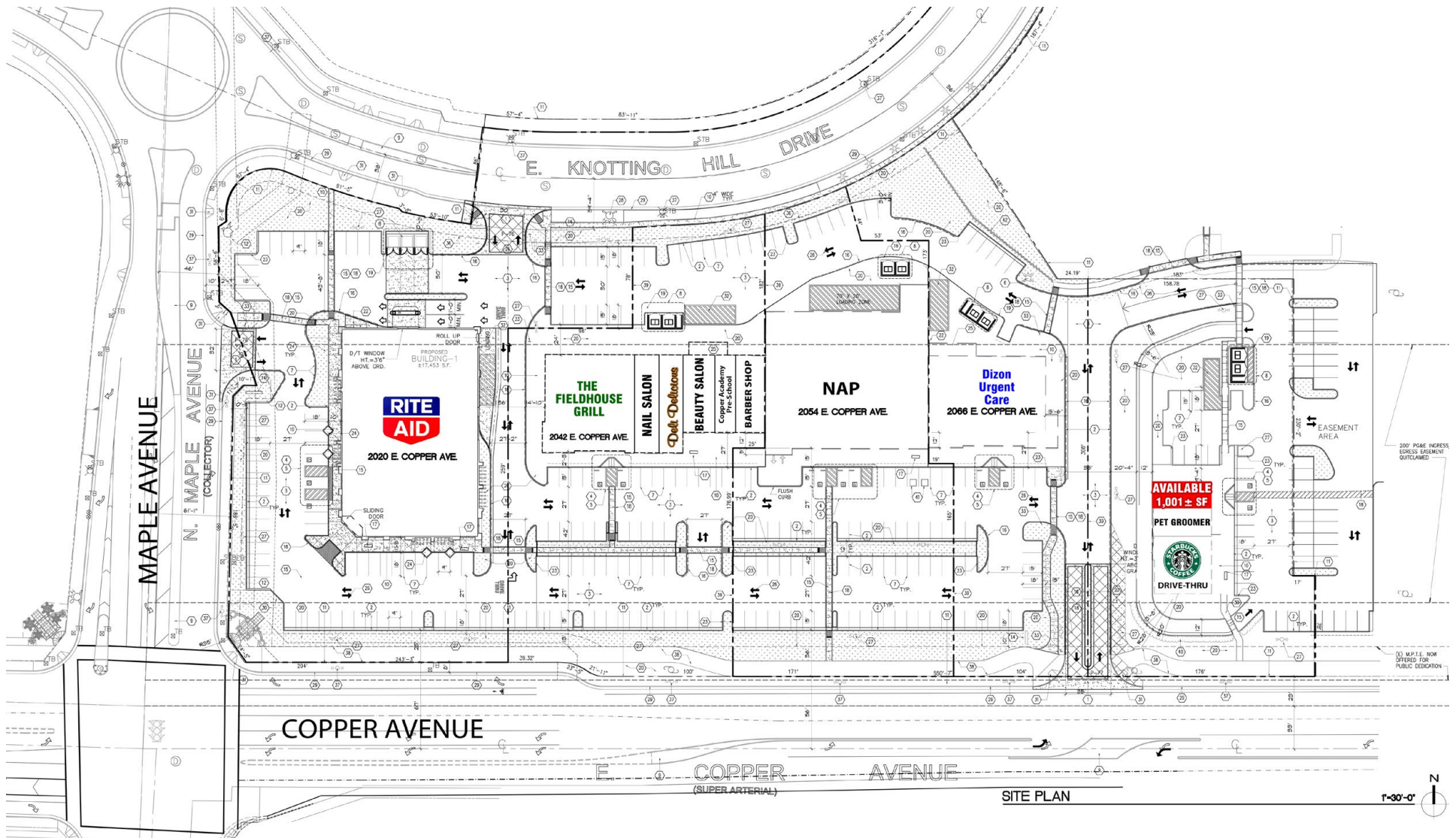
Friant Ave @ Copper:	24,684 ± ADT
Copper Ave @ Maple:	<u>12,571± ADT</u>
TOTAL:	37,255± Avg Daily Traffic

Source: Kalibrate TrafficMetrix



Copper River Plaza Shopping Center Site Plan

NEC Copper & Maple, Fresno, CA 93730



7480 North Palm Avenue, Suite 101 • Fresno, California 93711 • P 559 256-1700 • F 559 256-7238 • www.retailcalifornia.com

This information is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described herein shall be conducted through this office. The information included here, while not guaranteed, has been secured from sources we believe to be reliable. Each investor is encouraged to have a C.P.A. and/or financial advisor make an independent projection. ©2024 Retail California. All rights reserved.

Copper River Plaza - 2078 E. Copper Ave. Pad Space Shared with Starbucks Coffee



BUILDING ELEVATIONS
SCALE: 1/16" = 1'-0"

COPPER AND MAPLE - STARBUCKS SCHEMATICS



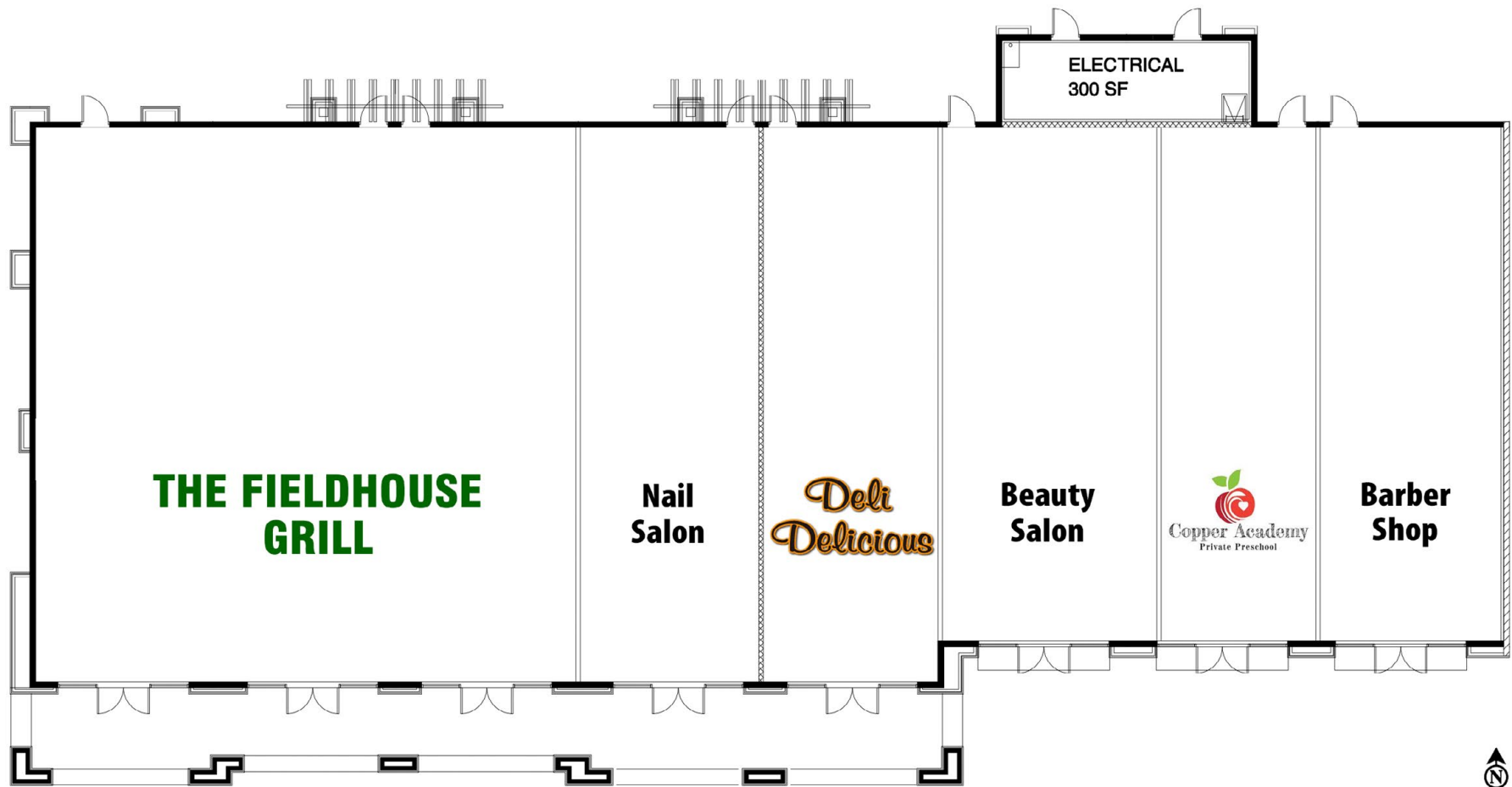
- PROPOSED BLDG. 5 - 3,915 S.F.
- STARBUCKS - 1,850 S.F.
- STARBUCKS OUTDOOR SEATING - 540 S.F.



7480 North Palm Avenue, Suite 101 • Fresno, California 93711 • P 559 256-1700 • F 559 256-7238 • www.retailcalifornia.com

This information is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described herein shall be conducted through this office. The information included here, while not guaranteed, has been secured from sources we believe to be reliable. Each investor is encouraged to have a C.P.A. and/or financial advisor make an independent projection. ©2024 Retail California. All rights reserved.

Copper River Plaza - 2042 E. Copper Ave. All Pads Fully Leased



Copper River Plaza Shopping Center



7480 North Palm Avenue, Suite 101 • Fresno, California 93711 • 📞 559 256-1700 • 📠 559 256-7238 • www.retailcalifornia.com

This information is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described herein shall be conducted through this office. The information included here, while not guaranteed, has been secured from sources we believe to be reliable. Each investor is encouraged to have a C.P.A. and/or financial advisor make an independent projection. ©2024 Retail California. All rights reserved.

North Fresno/Clovis Aerial Proximity



7480 North Palm Avenue, Suite 101 • Fresno, California 93711 • P 559 256-1700 • F 559 256-7238 • www.retailcalifornia.com

This information is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described herein shall be conducted through this office. The information included here, while not guaranteed, has been secured from sources we believe to be reliable. Each investor is encouraged to have a C.P.A. and/or financial advisor make an independent projection. ©2024 Retail California. All rights reserved.



7480 North Palm Avenue, Suite 101 • Fresno, California 93711 • 📞 559 256-1700 • 📠 559 256-7238 • www.retailcalifornia.com

This information is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described herein shall be conducted through this office. The information included here, while not guaranteed, has been secured from sources we believe to be reliable. Each investor is encouraged to have a C.P.A. and/or financial advisor make an independent projection. ©2024 Retail California. All rights reserved.