

RETAIL FOR LEASE

PRIME ROBERTSON BLVD SPACES IN COUNTRY WOOD SHOPPING CENTER AVAILABLE



1702-1780 Robertson Blvd, Chowchilla, CA 93610



Lease Rate

**\$0.65 - 1.25
SF/MONTH**

OFFERING SUMMARY

Building Size:	79,000 SF
NNN's:	\$0.45/SF
Available SF:	2,100 - 18,160 SF
Lot Size:	9.63 Acres
Number of Units:	6
Year Built:	1983
Zoning:	C-2
Market:	Madera-Merced
Submarket:	Chowchilla Retail

PROPERTY HIGHLIGHTS

- Busiest Retail Growth Corridor w/ ±14,031 Cars Per Day
- Close Proximity to Major Traffic Generators & Fwy 99 Ramps
- Great Access & Visibility w/ Unmatched Level of Consumer Traffic
- ±2,100 SF - 18,160 SF Available Surrounded with Quality Tenants
- ±79,000 SF Recently Renovated Center - Ample Private Parking
- Chowchilla Municipal Airport Just 2.5 Miles South
- Dependent Trade Area w/ 28,113 People in 10-Miles
- Great Exposure w/ Robertson Blvd Frontage w/ 5 Curb Cuts
- Landlord Is Willing To Provide Tenant Improvements
- Well-Known Corner Retail Center w/ Parking
- Move-In Spaces Offering Restaurants & Shops
- Under served Retail Neighborhood w/ High Traffic

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PROPERTY DESCRIPTION

The Country Wood Shopping Center is well-located on Chowchilla's busiest retail corridor - Robertson Blvd - historically serving the vast majority of Chowchilla and surrounding residents. There are currently 6 suites available ranging from 2,100 SF - 18,160 SF of end-cap and inline retail shop and pad spaces. The center is in close proximity to Freeway 99 and surrounded by the town's housing. Dollar General Market is a tremendous draw and well supports the tenants along with Dollar Tree, Subway, and AutoZone. The property is central to the two-mile CA-233 Corridor known as Robertson Blvd that the city of Chowchilla has identified for long term planning and reinvestment. This shopping center also provides a mix of national, regional and local tenants including.

LOCATION DESCRIPTION

This property is well located Located in the Central Valley on Robertson just between HWY 99 and HWY 152. Country Wood Shopping Center is an excellent neighborhood shopping center on the west side of the city of Chowchilla built in 1980. The shopping center is surrounded by many national and regional retailers, and boast high traffic counts. The property offers excellent ingress/egress with five separate access points/curb cuts on Robertson Drive, Meyer Road, and Washington Road with great visibility on Robertson Boulevard.



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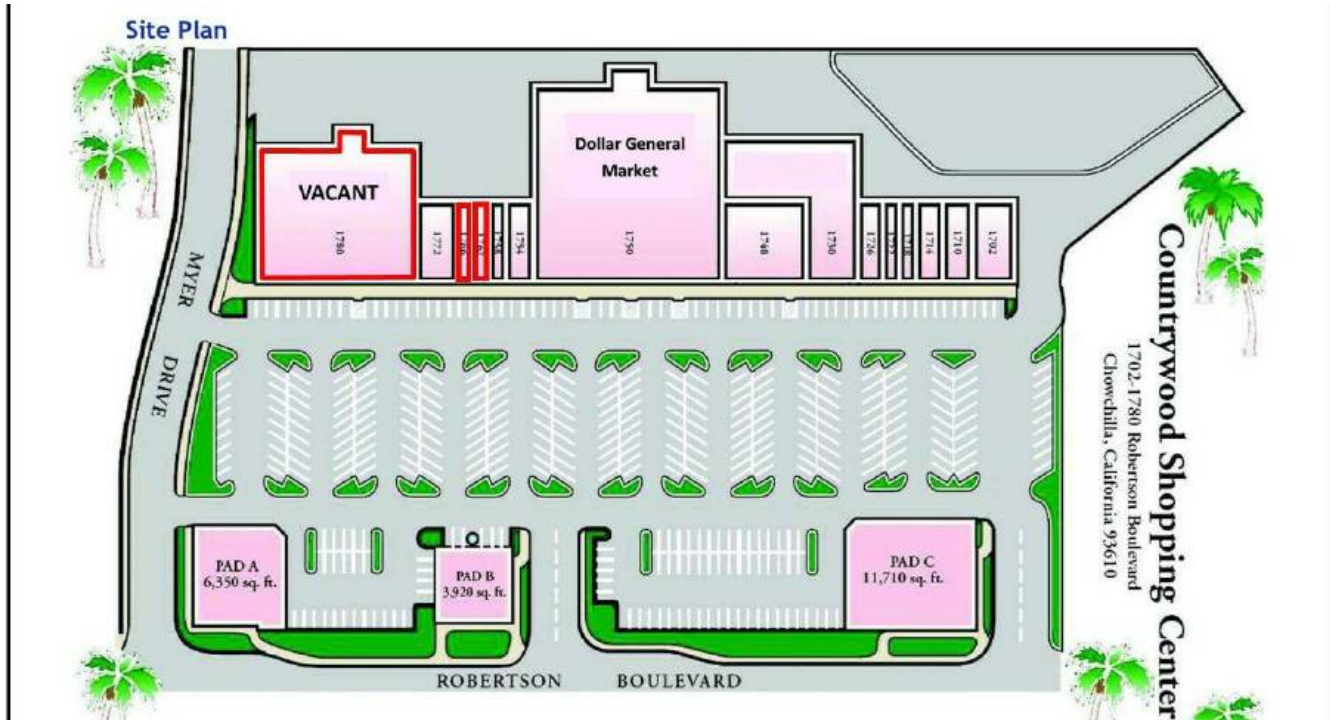
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AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
1764 - 1766 Robertson Blvd	Available	2,100 SF	\$0.45/Per SF	\$1.25 SF/month	70x15 wide open retail space with a rear office with rear restroom
1780 Robertson Blvd	Available	18,160 SF	\$0.45/Per SF	\$0.65 SF/month	Wide Open Retail Space

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1710 Robertson Blvd



1726 Robertson Blvd



1730 Robertson Blvd



1748 Robertson Blvd



1754 Robertson Blvd



1762 Robertson Blvd

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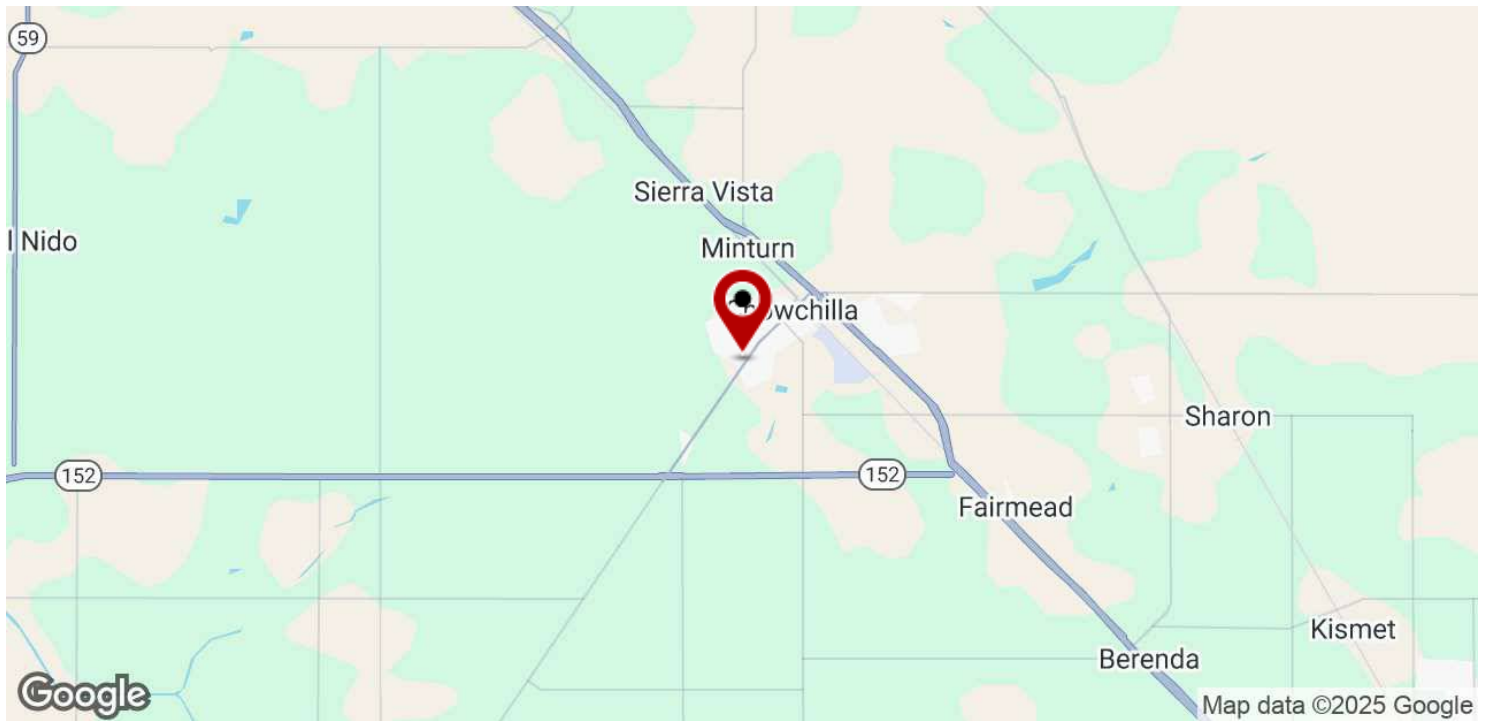
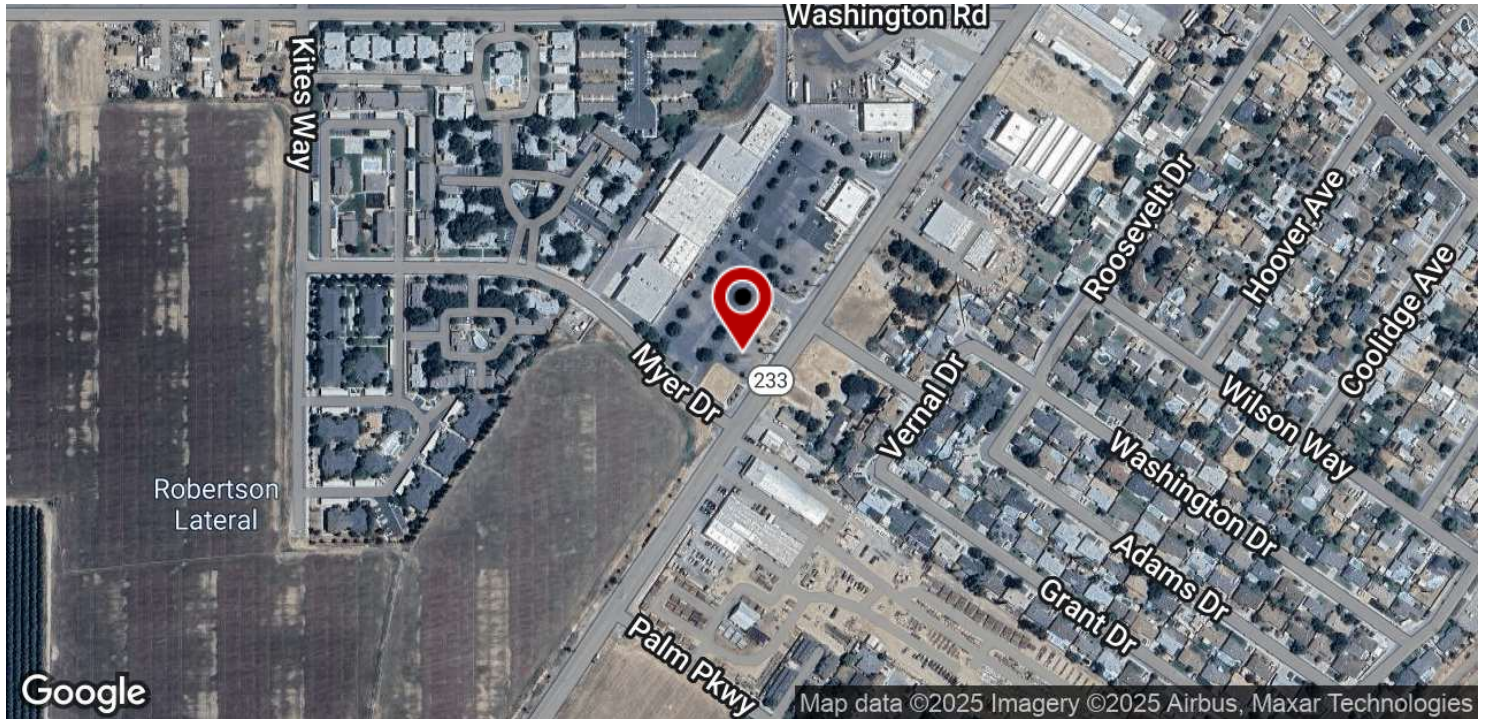
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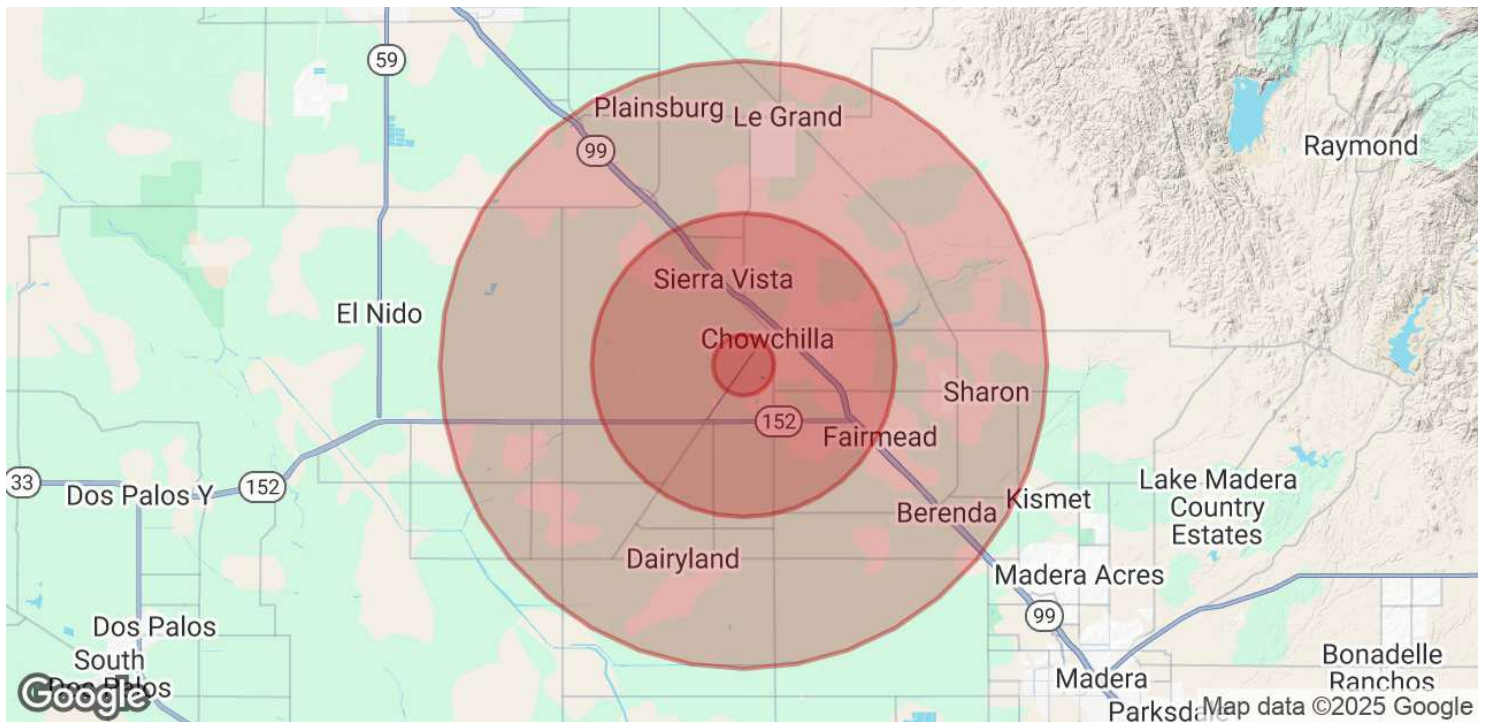
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	3,930	13,701	28,113
Average Age	31.0	31.4	32.5
Average Age (Male)	30.5	30.9	31.7
Average Age (Female)	32.4	32.5	33.2
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	1,194	4,037	6,762
# of Persons per HH	3.3	3.4	4.2
Average HH Income	\$45,233	\$51,571	\$59,761
Average House Value	\$396,281	\$366,476	\$369,599
ETHNICITY (%)	1 MILE	5 MILES	10 MILES
Hispanic	41.4%	41.2%	43.2%

2020 American Community Survey (ACS)

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