



FOR LEASE

Champlain & Perrin
Lifestyle Center



Lewis Smith
559.447.6235
lsmith@retailcalifornia.com
DRE # 01214178

Mike Kennedy
559.447.6271
mkennedy@retailcalifornia.com
DRE # 01496337

Nick Frechou
559.447.6266
nick@retailcalifornia.com
DRE # 01887999

NEC Champlain & Perrin
in Fresno, California
Excellent Retail & Office
Space Locations Now
Available!



**RETAIL
CALIFORNIA**
PEARSON COMMERCIAL

Location, demographics and site plan information are supplied by sources believed to be reliable, however, Retail California and Pearson Realty does not guarantee its accuracy and makes no warranty or representation as to its veracity. It is presented here with the possibility of errors, omissions, or other conditions. We include projections, opinions, assumptions or estimates for example only, and these may not represent current or future performance of the property. Each investor is encouraged to have his C.P.A. and/or financial advisor make an independent projection. ©2023 Retail California CRE, a division of Pearson Realty.



Champlain & Perrin Lifestyle Center

NEC Champlain & Perrin Ave., Fresno, California

General Overview

- The Champlain & Perrin Lifestyle Center offers 28,000± square feet with a unique mix of shops catering to the surrounding upscale community. The exterior design is characterized by aesthetically pleasing architecture, pedestrian-friendly plazas, and ample parking.
- The center is prominently anchored by Citibank with State Farm Insurance, Edward Jones Investors, Ryan Real Estate, Champlain Spa & Nails, Quote Fizz Marketing, and Central California Blood Center.
- Neighboring tenants at the subject intersection are Save Mart, CVS Pharmacy, Union Bank, Jia Salon & Spa, Inspire Fitness, Blue Moon Yoga, True Rest Float Spa, Supercuts, Cycle Path Bicycles, Kumon Learning Center, AR Workshop, Miller's Dry Cleaners, Creative Nails, and Woodward Park Regional Library.
- Nearby restaurants include Sequoia Brewing Co., Five, Campagne, Namikaze, Huckleberry's, Taco Bell, Deli Delicious, Little Caesar's, Domino's Pizza, Bobby Salazar's, Campagnia Bistro, and Pokiland.

Champlain & Perrin Lifestyle Center

NEC Champlain & Perrin Ave., Fresno, California

Fact Sheet

Location

The center is located at the northeast corner of Champlain and Perrin Avenues in north Fresno's affluent Woodward Park and San Joaquin River Bluffs area. This location is one of the highest income areas in Fresno and positioned at a very high-traffic intersection.

Total Building Area

28,000± sq. ft.

Available Space

1,250± sq. ft.

2023 Demographic Summary

	<u>1 Mile</u>	<u>3 Miles</u>	<u>5 Miles</u>
Total Population	16,454	87,643	180,158
Total Households	6,651	32,385	67,477
Avg. HH Income	\$141,411	\$133,222	\$113,388
Total Daytime Pop	13,222	93,995	227,119

Source: Claritas, LLC; SII

2023 Traffic Counts

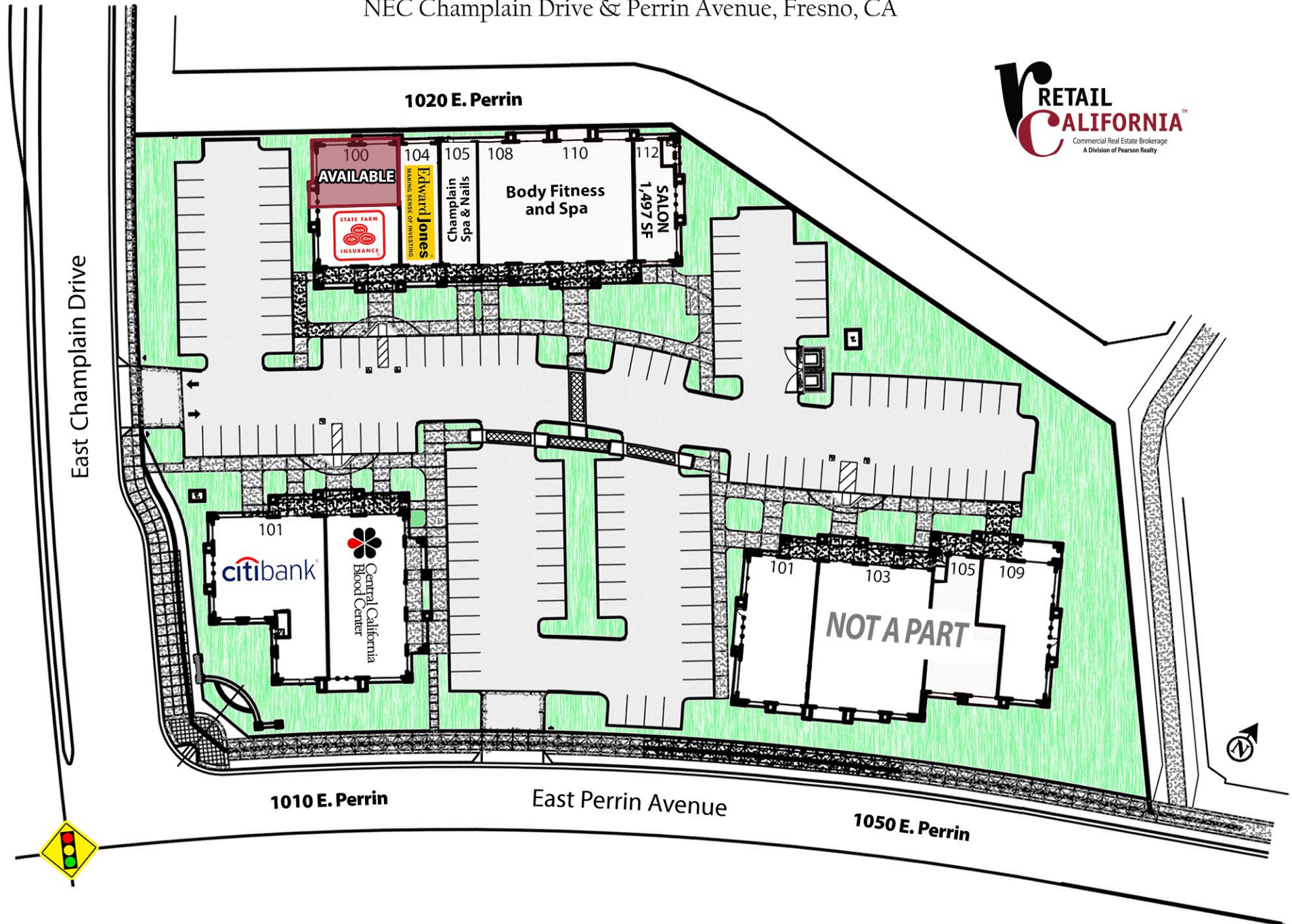
Champlain at Perrin:	24,264 ADT
Perrin at Champlain:	26,683 ADT
Total:	50,947 Avg Daily Traffic

Source: Kalibrate



Champlain & Perrin Lifestyle Center

NEC Champlain Drive & Perrin Avenue, Fresno, CA





Perrin Center

NEC Champlain Drive & Perrin Ave
in Fresno, CA

Woodward Park
Public Library

KinderCare

verizon

State Farm

Edward Jones

Citibank

Huntington
LEARNING CENTER

Perrin Ave

26,735 ADT

24,675 ADT
Champlain Ave

SUPERCUTS

Little Caesars

SAVE MART
SUPERMARKETS

CVS
pharmacy

Waterhouse
Animal Hospital

BOBBY SALAZAR'S

Yellow Mug

CAMPAGNIA

POKILAND

BEAOND

5
LIVE

Vampire Penguin

Delt Delicious

SEQUOIA BREWING CO.
BAR & GRILL

AR

Namikaze

Float Spa

Blue Moon
YOGA

KUMON

Massage Envy
SPA

ALUISI

Piazza del Fiore

SEC Champlain Drive & Perrin Ave.

**PERRIN CENTER
NEC CHAMPLAIN & PERRIN
FRESNO, CA**

Copper River Country Club
±2,600 Homes



SUBJECT

City of Clovis
Northwest Urban Center
±1,200 Acres

