

NEC ELM ST & COLORADO AVE

# CASA MIA CENTER MULTI-TENANT RETAIL SPACE FOR LEASE

8339 W ELM ST · SAN JOAQUIN, CA 93660-9656



FOR INFORMATION, CONTACT:

**Nick Frechou, Senior V.P.**

**+1 (559) 447-6266**

**Nick@retailcalifornia.com**

CA RE Lic. #01887999

**Shane Sousa, Sales Assoc.**

**+1 (559) 447-6221**

**Shane@retailcalifornia.com**

CA RE Lic. #02152527

**RETAIL CALIFORNIA CRE**

A division of Pearson Realty

**7480 North Palm Avenue, Suite 101**

**Fresno, CA 92711**

**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.

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### Property Description:

Situated in the heart of San Joaquin, CA Casa Mia Shopping Center & Mini-storage enjoys high corner visibility and convenient street level access. The property is perfect for retail or office users and located on the northern side of the City of San Joaquin. Behind the center and available space for lease is Casa Mia Mini-Storage which also provides U-Haul Truck rental services.

### Property Highlights:

3,966± SF of Retail/Office space is available for lease at 8339 W. Elm Street. The property provides modern amenities and is ready to accommodate a variety of business needs.

**Available Space:** Suite A: 1,000± SF; Suite B: 966± SF; Suite D: 1,000± SF; Suite E: 1,000± SF

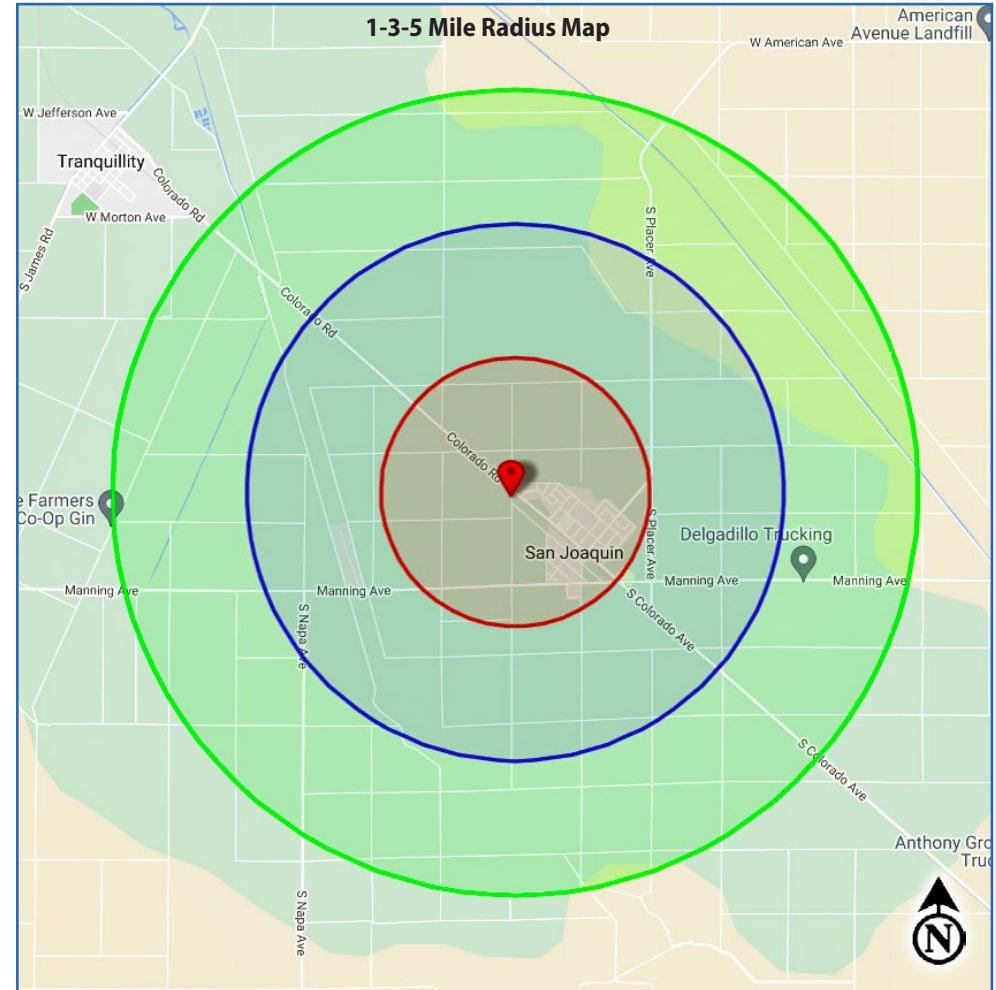
### 2024 Demographics:

	1 Mile	3 Miles	5 Miles
Total Population:	3,840	3,909	4,014
Total Households:	947	968	999
Avg. HH Income:	\$55,073	\$55,455	\$56,079
Total Daytime Pop:	19,696	26,710	42,099

### 2024 Traffic Counts:

Colorado Ave:	3,076 ADT
Manning Ave:	3,235 ADT
Total Intersection Traffic:	6,311 ADT

Source: Claritas LLC; Kalibrate TrafficMetrix



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NOTE ---  
This map is for Assessment purposes only.  
It is not to be construed as portraying  
legal ownership or divisions of land for  
purposes of zoning or subdivision law.

SUBDIVIDED LAND IN POR. SEC. 23, T.15 S., R.16 E., M.D.B. & M.

Tax Rate Area  
10-000

033-27



Casa Mia Estates III, Tract No. 4871 - Plat Bk. 70, Pgs. 94-95  
Casa Mia Estates IV, Tract No. 4893 - Plat Bk. 73, Pgs. 38-39

Assessor's Map Bk. 033 - Pg. 27  
County of Fresno, Calif.

NOTE - Assessor's Block Numbers Shown in Ellipses.  
Assessor's Parcel Numbers Shown in Circles.

09-02-08