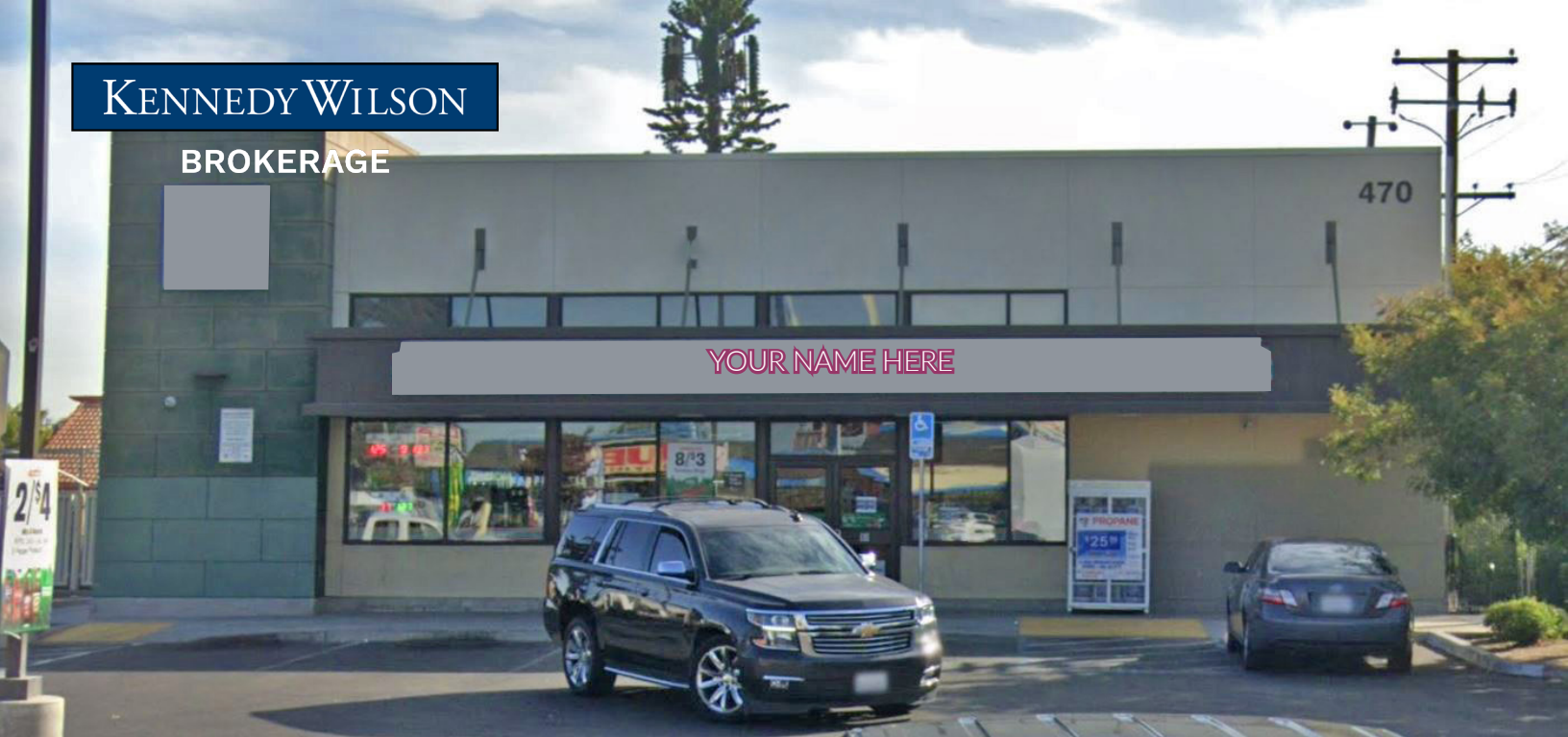


KENNEDY WILSON

BROKERAGE



Retail Space for Sublease

470 N. CHESTNUT AVENUE | FRESNO, CA 93727

AVAILABLE

Size: ±3,000 SF
Rent: \$1.75 PSF/Mo., NNN
Term Through: November 30, 2028

PROPERTY HIGHLIGHTS

- Great location on one of the busiest thoroughfares in Fresno at N. Chestnut Ave. and Belmont Ave.
- Property is central and less than 5 miles to all of the main freeways; Hwy 99, 180, 168, and 41
- Property is located less than 5 miles to Fresno Yosemite Int. Airport, downtown Fresno and numerous industrial parks and retail centers
- Strong traffic counts with ±11,185 CPD on N. Chestnut Ave.

Prospective tenants are hereby advised that all uses are subject to City approval

NEIGHBORING TENANTS



JAIMIE MARCHAND
jmarchand@kennedywilson.com
DRE #01904001

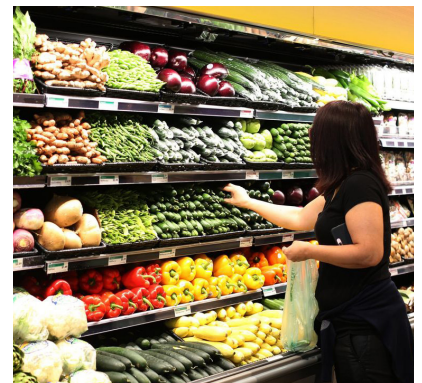
DONNA CLARK
dclark@kennedywilson.com
DRE #01134266

For more information: (833) 262-3190

KENNEDYWILSONSERVICES.COM

DEMOGRAPHICS

| | 1 Mile | 3 Mile | 5 Miles |
|--|-----------------|-----------------|-----------------|
| POPULATION | | | |
| 2023 Estimated Population | 25,104 | 90,741 | 361,120 |
| 2028 Projected Population | 25,440 | 91,853 | 368,935 |
| 2010 Census Population | 23,825 | 86,655 | 325,807 |
| Projected Annual Growth 2010 to 2023 | 5.46% | 4.33% | 10.84% |
| Historical Annual Growth 2023 to 2028 | 1.34% | 1.23% | 2.16% |
| HOUSEHOLDS | | | |
| 2023 Estimated Households | 6,340 | 24,498 | 109,854 |
| 2028 Projected Households | 6,424 | 24,784 | 112,293 |
| 2010 Census Households | 6,012 | 23,481 | 98,840 |
| Projected Annual Growth 2010 to 2023 | 5.46% | 4.33% | 11.14% |
| Historical Annual Growth 2023 to 2028 | 1.32% | 1.17% | 2.22% |
| RACE & ETHNICITY | | | |
| 2023 Estimated White | 17,785 | 62,770 | 251,715 |
| 2023 Estimated Black or African American | 1,516 | 6,731 | 29,159 |
| 2023 Estimated Asian or Pacific Islander | 4,054 | 14,315 | 53,089 |
| 2023 Estimated American Indian or Native Alaskan | 1,042 | 4,190 | 14,117 |
| 2023 Estimated Other Races | 644 | 2,499 | 11,807 |
| 2023 Estimated Hispanic | 18,288 | 63,543 | 212,488 |
| INCOME | | | |
| 2023 Estimated Average Household Income | \$44,308 | \$48,475 | \$61,747 |
| 2023 Estimated Median Household Income | \$32,190 | \$33,575 | \$43,427 |



LOCATION

