

Casa Mia Shopping Center: Newly Remodeled & Move-In Ready
Retail For Lease | 8339 Elm St San Joaquin , CA 93660



Lease Rate	\$0.85 SF/MONTH
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OFFERING SUMMARY

Building Size:	±18,475 SF
Available SF:	±720 - ±1,955 SF
Lot Size:	±63,598 SF
Number of Units:	1
Year Built:	1980
Renovated:	2023
Zoning:	C-3 Community Commercial
Market:	Fresno
Submarket:	W Outlying Fresno County
APN:	033-270-325

PROPERTY HIGHLIGHTS

- ±720 SF to ±1,955 SF Available: Move-In Ready/Fully Improved
- High Exposure Like-New Convenience Store, Office, & Retail Spaces
- Prime Retail Location on #1 Retail Corridor in San Joaquin
- Recently Renovated 2023 | Well Maintained | Economical Space
- Frontage on Sutter and Colorado Ave Connecting I-5 & Hwy 99
- Surrounded with Ample Parking, Quality Tenants, & Great Exposure
- Well-known Building in High Traffic Area on Major Corridor
- Street Facing Access, Windows & Parking - Great Signage & Exposure
- Great Access & Visibility w/ Unmatched Level of Consumer Traffic
- Easy Access from Surrounding Major Corridors
- \$83,596 Avg. Household Income (10-Mile)

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PROPERTY DESCRIPTION

Prime "Casa Mia" Neighborhood Center well-located on San Joaquin's' busiest #1 Retail destination corridor – Colorado Ave – historically, serving the vast majority of San Joaquin and Mendota residents. Newly remodeled inline spaces of ±720 SF to ±1,955 SF off a high-traffic intersection. Property offers access from both S Sutter Ave and Colorado Avenues with ample parking on-site. Established tenants including Casa Mia Center, and a U-Haul Neighborhood Dealer. The shopping center is uniquely located to service the San Joaquin trade area and surrounding foothill communities. Front and side private parking lot with multiple entrance points, easy access, abundant parking, and direct signage/exposure.

LOCATION DESCRIPTION

Signalized hard corner in close proximity between Colorado Road & Elm Street, located just north of W Colorado Ave, east of S Sutter Ave, south of W South Ave, and west of Annabella Ave. Provides easy access to both Colorado Road exiting San Joaquin towards Tranquility & W Colorado Ave entering San Joaquin. Surrounded by some of the richest and most fertile agricultural land in the Central Valley, San Joaquin is only thirty miles west of Fresno's urban center. Surrounding tenants are Circle K, Family Dollar, United Security Bank, Sj Market, Los Amigos Family Food Center, Maria's Mexican Restaurant, and many others!

With a population slightly over 3600, San Joaquin is the smallest city in Fresno County. Surrounded by some of the richest and most fertile agricultural land in the Central Valley San Joaquin is only thirty miles west of Fresno's urban center.

The City is situated within easy travel distance between two of America's most beautiful cities – Los Angeles to the south and San Francisco in the north. Both cities are easily accessible via Interstate 5, a major California transportation artery.



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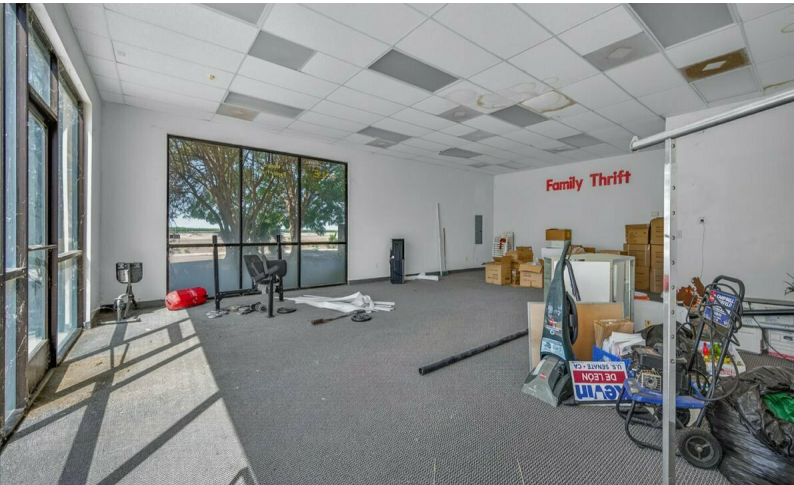
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AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
8339 Elm St, Suite A	Available	910 SF	Modified Gross	\$0.85 SF/month	Fully Renovated / Move-In Ready
8339 Elm St, Suite B	Available	720 SF	Modified Gross	\$0.85 SF/month	Fully Renovated / Move-In Ready
8339 Elm St, Suite D	Available	990 SF	Modified Gross	\$0.85 SF/month	Fully Renovated / Move-In Ready
8339 Elm St, Suite E	Available	965 SF	Modified Gross	\$0.85 SF/month	Fully Renovated / Move-In Ready

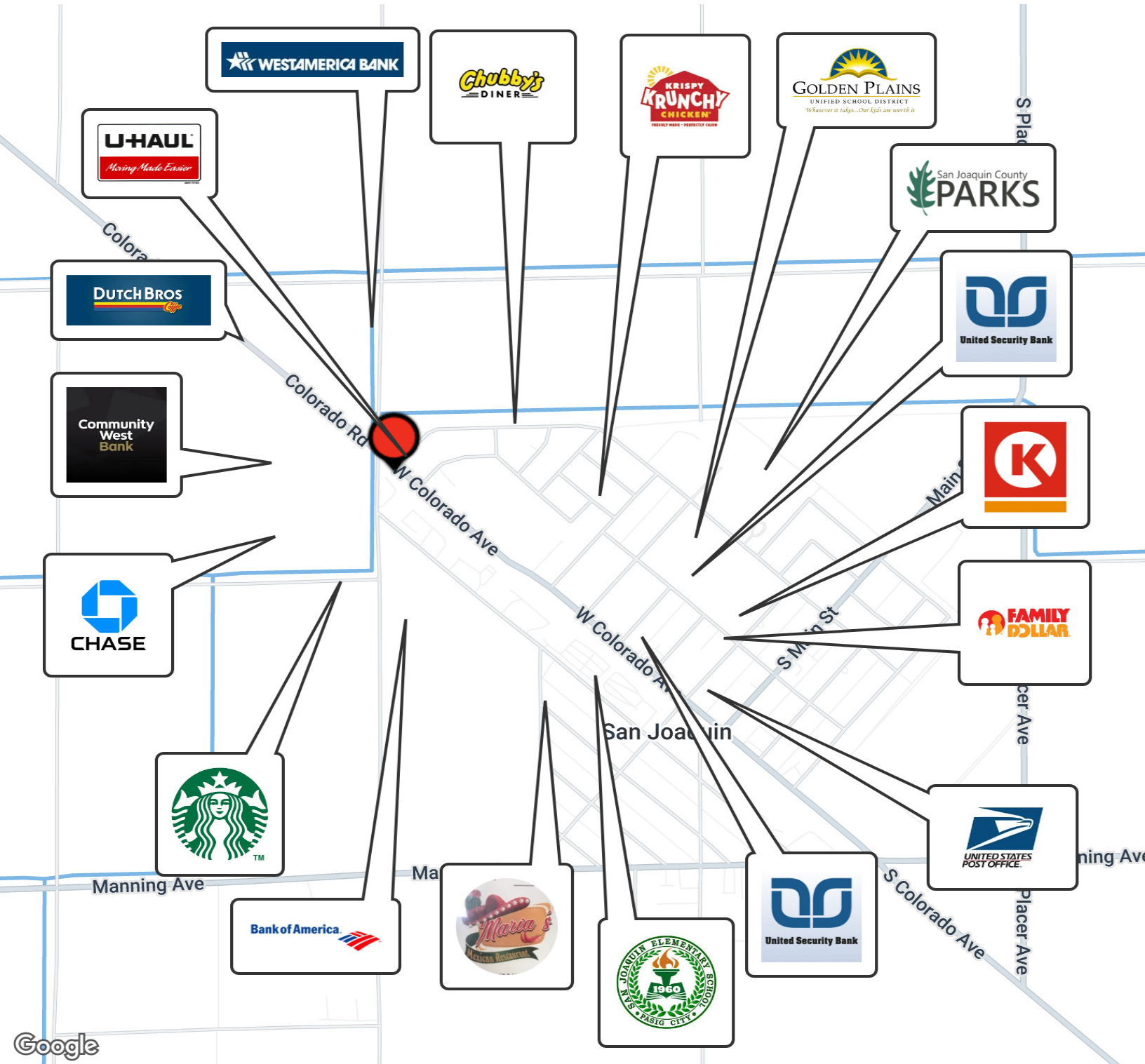
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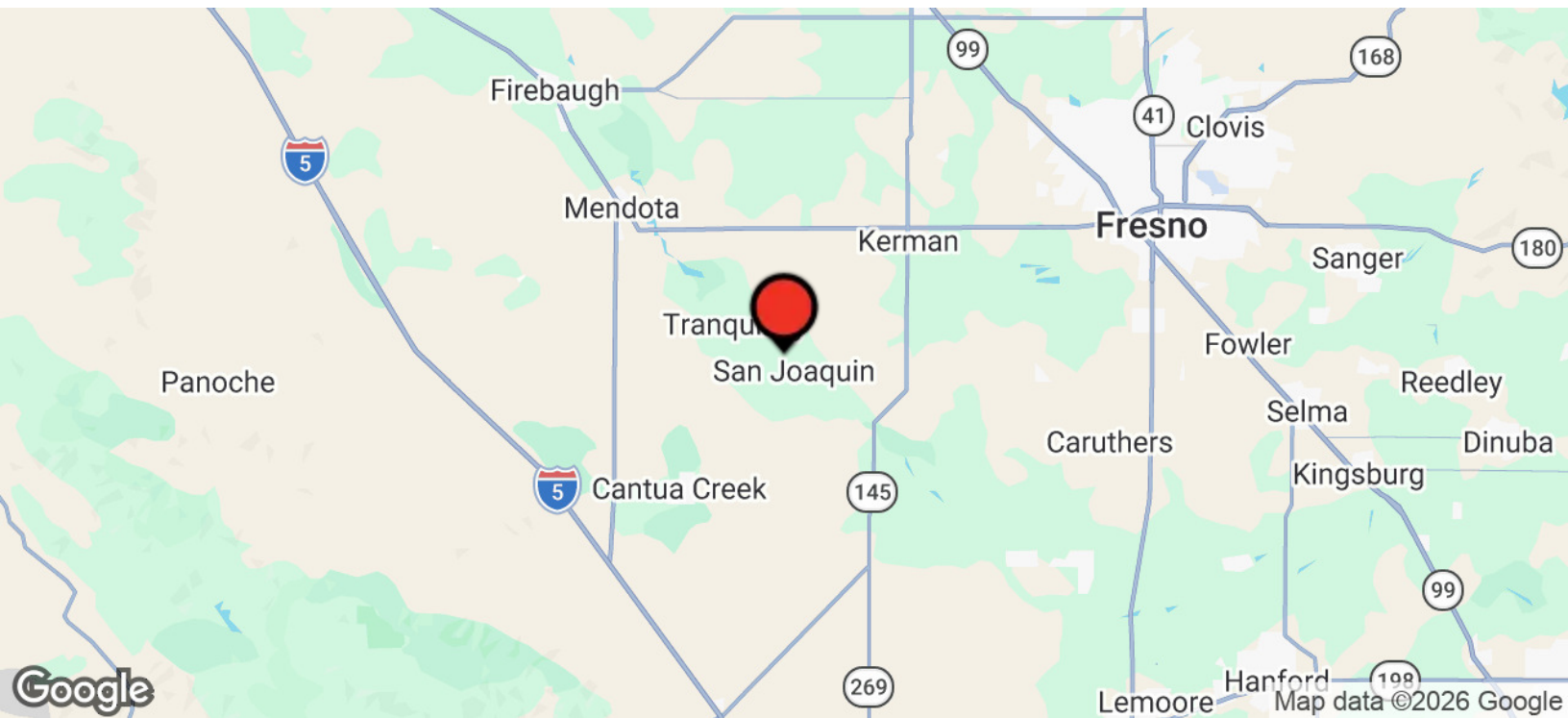
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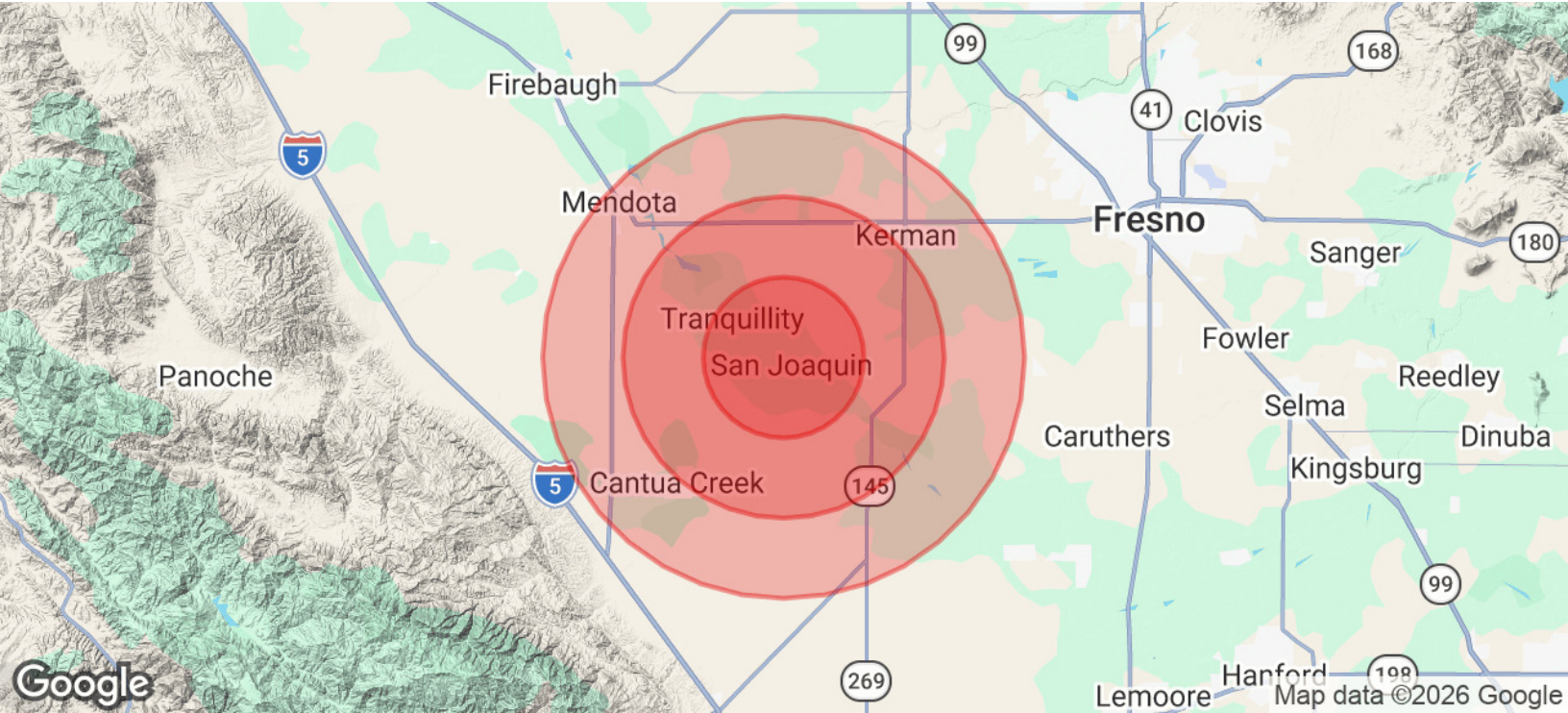
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POPULATION	5 MILES	10 MILES	15 MILES
Total Population	5,086	8,719	36,054
Average Age	27.4	28.8	30.0
Average Age (Male)	28.6	27.3	29.0
Average Age (Female)	26.5	28.8	29.9

HOUSEHOLDS & INCOME	5 MILES	10 MILES	15 MILES
Total Households	1,290	2,247	10,212
# of Persons per HH	3.9	3.9	3.5
Average HH Income	\$72,077	\$84,669	\$76,145
Average House Value	\$251,272	\$320,196	\$306,378

ETHNICITY (%)	5 MILES	10 MILES	15 MILES
Hispanic	92.2%	82.1%	85.2%

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