

## RETAIL FOR LEASE

# BRAND NEW RETAIL/OFFICE BUILDING FOR LEASE

1855 Sylvia Street, Selma, CA 93662



**AVAILABLE SF:** 1,200 - 4,830 SF

**LEASE RATE:** \$1.25 - 1.50 SF/Month (NNN)

**CONDITION:** Tenant Improvements Available

**LOT SIZE:** 0.85 Acres

**APN:** 388-161-23

**BUILDING SIZE:** 8,970 SF

**ZONING:** C-H (Highway Commercial) / R-2  
(Multi-Family)

**CROSS STREETS:** 2nd Street & Sylvia

### PROPERTY FEATURES

- ±1,380 To ±4,140 SF Of Ground Floor Retail Shop Space
- ±1,200 To ±4,830 SF Of Professional/Medical Office Upstairs
- Brand New Build-to-Suit Building Off CA-99
- Located off Major CA-99 On/Off Ramps with 58,627 Cars Per Day
- In High Traffic Area Surrounded W/ New Housing Developments
- Second Street Frontage - Main Corridor to Downtown Selma
- Zoned Commercial - City Expressed 50/50 Sales Tax Advantage
- Great Signage / 275' Second Street Frontage and 175' Deep

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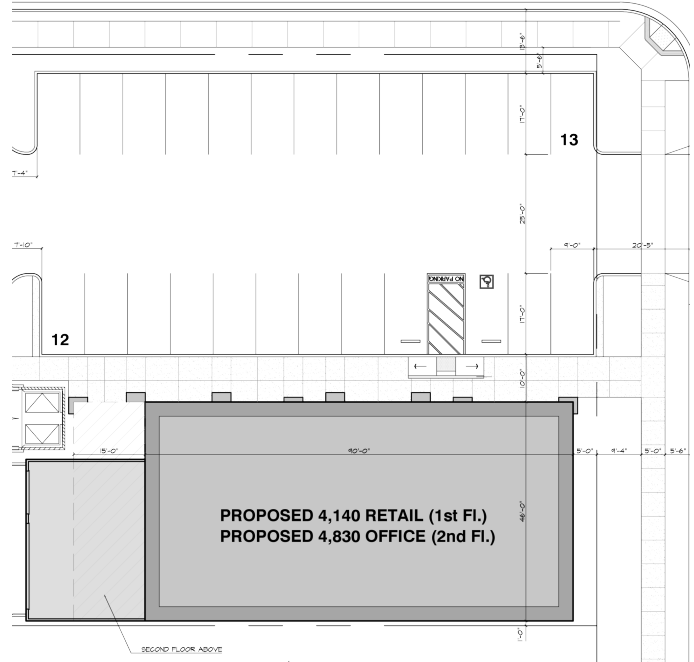


### PROPERTY OVERVIEW

Brand New High-Exposure Office/Retail Building off Highway 99 in Selma, CA. Suitable for ±1,380 to ±4,140 SF of retail shop space on the ground floor and ±1,200 to ±4,830 SF of professional/medical office upstairs (with ADA access). Ample signage in front of site, multiple access points to the private front parking lot, and spaces delivered with tenant improvements. New housing developments and new arts center are nearby. Selma is the Valleys highest per capita sales tax generator in Fresno County. Property is viewable from State Highway 99 which has over 70,000 cars per day.

### LOCATION OVERVIEW

Located off Highway 99, West of Whitson Street, South of Highland Avenue, and North of McCall Ave in Selma, CA. Has direct access to CA-99 Off/On Ramps and has Second Street frontage which leads directly into the downtown Selma. Second Street is one of Selma's few major corridors and the only corridor that leads into downtown.



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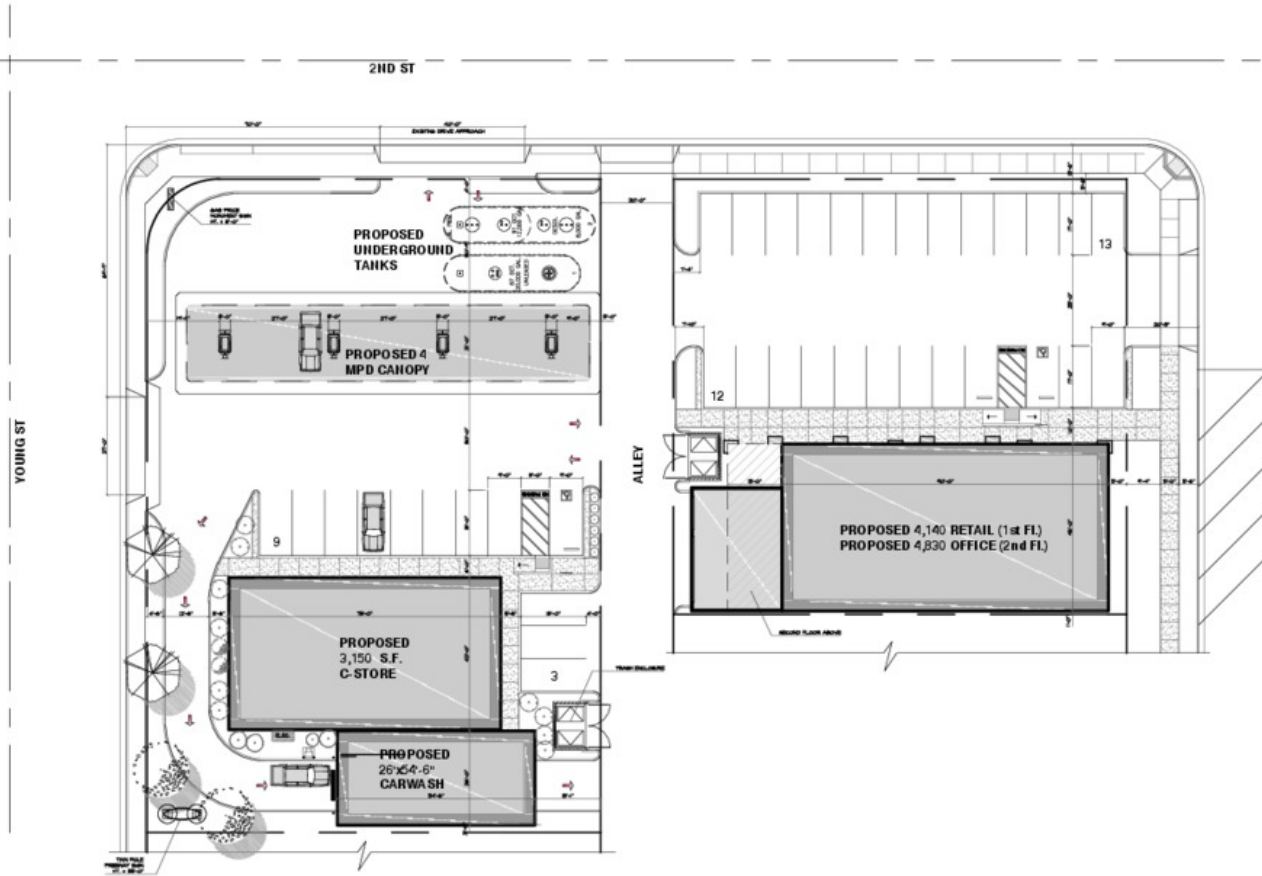
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SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	AVAILABILITY
Ground Floor Retail	Free Standing Building	\$1.50 SF/MONTH	NNN	1,380 - 4,140 SF	VACANT
Second Floor Office	Office Building	\$1.25 SF/MONTH	NNN	1,200 - 4,830 SF	VACANT

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### Competition Map:



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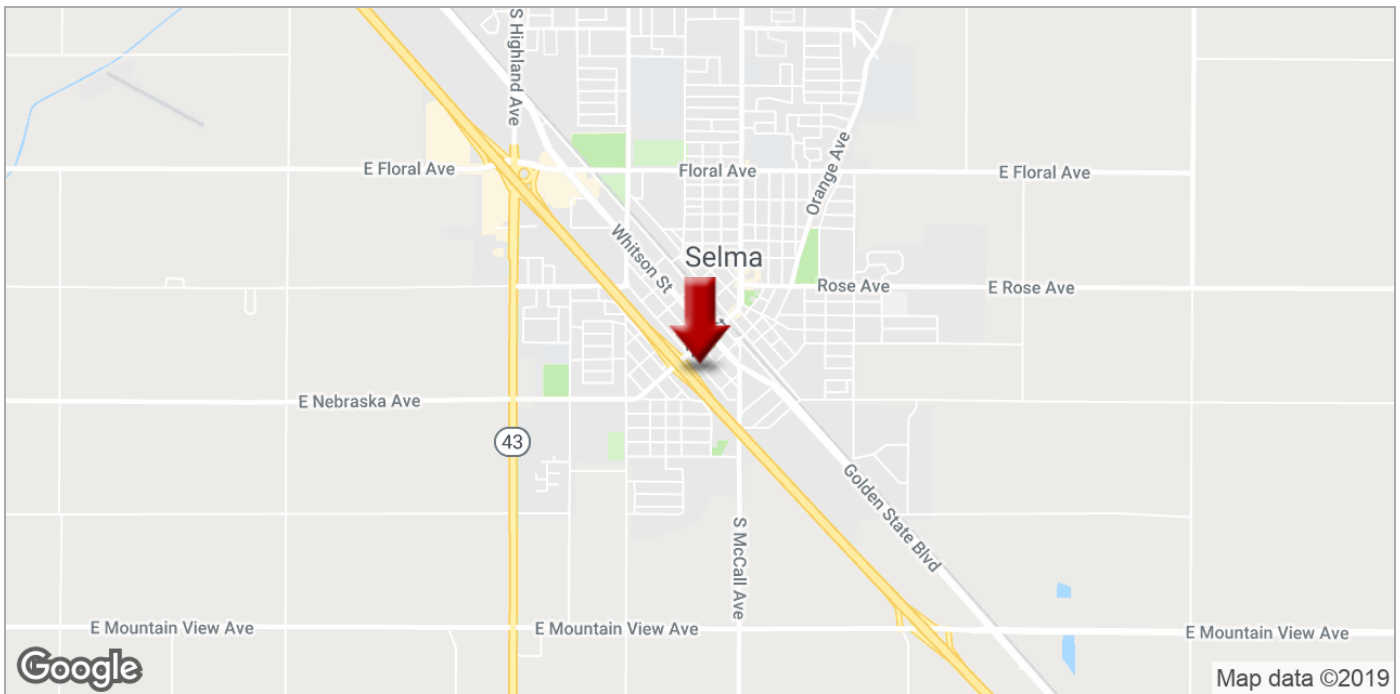
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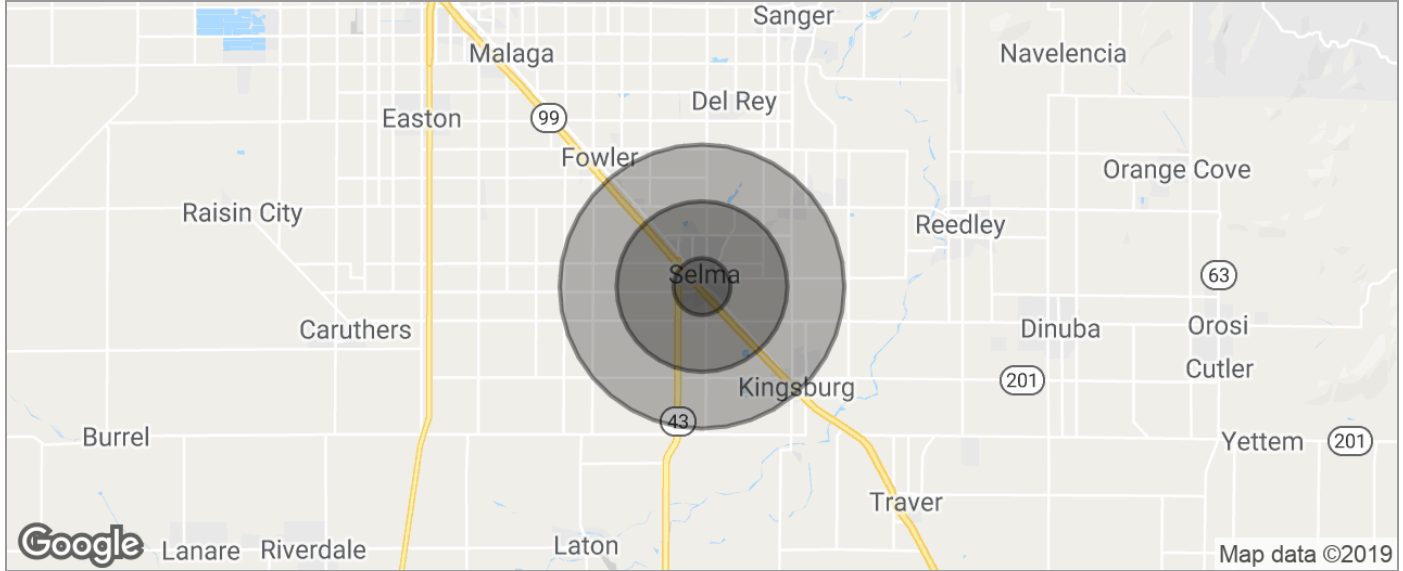
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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	8,114	29,883	46,552
MEDIAN AGE	29.2	29.5	29.6
MEDIAN AGE (MALE)	30.2	28.7	28.8
MEDIAN AGE (FEMALE)	28.8	30.7	30.9
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,349	8,310	12,952
# OF PERSONS PER HH	3.5	3.6	3.6
AVERAGE HH INCOME	\$43,407	\$53,400	\$56,306
AVERAGE HOUSE VALUE	\$252,150	\$256,943	\$265,237
RACE	1 MILE	3 MILES	5 MILES
% WHITE	61.8%	59.4%	61.7%
% BLACK	0.7%	1.7%	1.4%
% ASIAN	4.5%	5.9%	5.5%
% HAWAIIAN	0.0%	0.0%	0.1%
% INDIAN	1.5%	1.4%	1.1%
% OTHER	29.2%	28.5%	26.6%
ETHNICITY	1 MILE	3 MILES	5 MILES
% HISPANIC	78.9%	75.0%	71.8%

\* Demographic data derived from 2010 US Census

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