

Join AutoZone, Family Dollar, Subway, Little Caesar's & More

DEL RIO PLAZA SHOPPING CENTER RETAIL SPACE FOR LEASE

885 E. Manning Avenue · Parlier, CA 93648



- ★ 21,641 Average Daily Traffic
- ★ Two Main Entrances on Manning

- ★ 1,200± SF Shop Space Available
- ★ Family Dollar, Autozone & Taco Bell

FOR INFORMATION, CONTACT:

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RETAIL CALIFORNIA CRE

A division of Pearson Realty

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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:

Del Rio Plaza Shopping Center is located on Manning Avenue in Parlier, CA at the signalized intersection of Manning & Newmark avenues. The site experiences traffic counts of 21,641± cars per day traveling between Highway 99, Reedley, and eastern Fresno County. The center is anchored by Family Dollar with AutoZone, Taco Bell, Subway and Little Caesar's pizza.

Property Highlights:

The center provides high visibility, prominent signage, and direct access from both Manning and Newmark avenues. Del Rio Plaza is ideal for retail, restaurant, and other service-related uses. The available retail spaces for lease have been recently renovated.

Available Space: 1,200± SF

Lease Rate: Please contact agents Nick Frechou at (559) 447-6266 or Jeff Wolpert at (559) 447-6295.

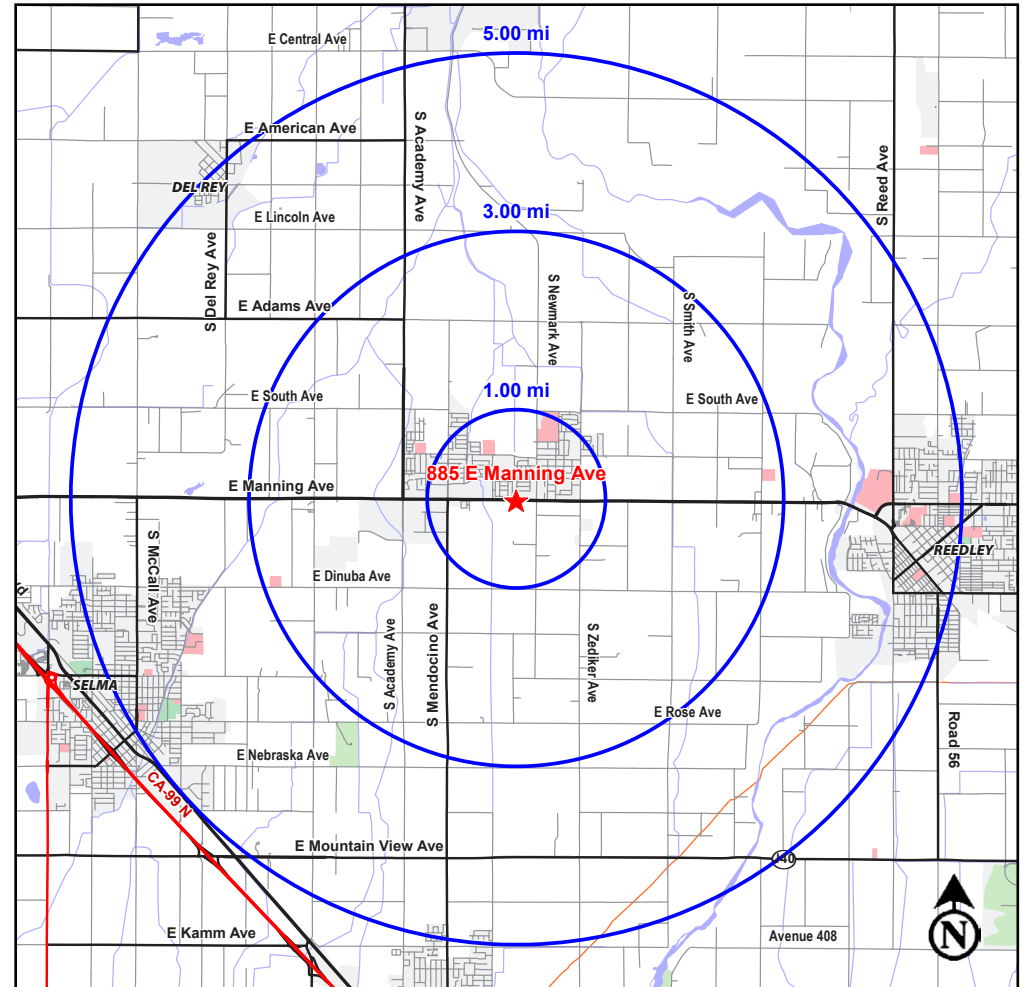
2024 Demographics:

	<u>1 Mile</u>	<u>3 Miles</u>	<u>5 Miles</u>
Total Population:	9,938	16,088	45,075
Total Households:	2,524	4,082	12,877
Avg. HH Income:	\$60,331	\$66,137	\$78,632
Daytime Population:	7058	13,488	55,442

2024 Traffic Counts:

Manning Avenue:	17,788 ADT
Zediker Avenue:	<u>3,853</u> ADT
Total:	21,641 Avg Daily Traffic

Sources: Claritas, LLC; Kalibrate



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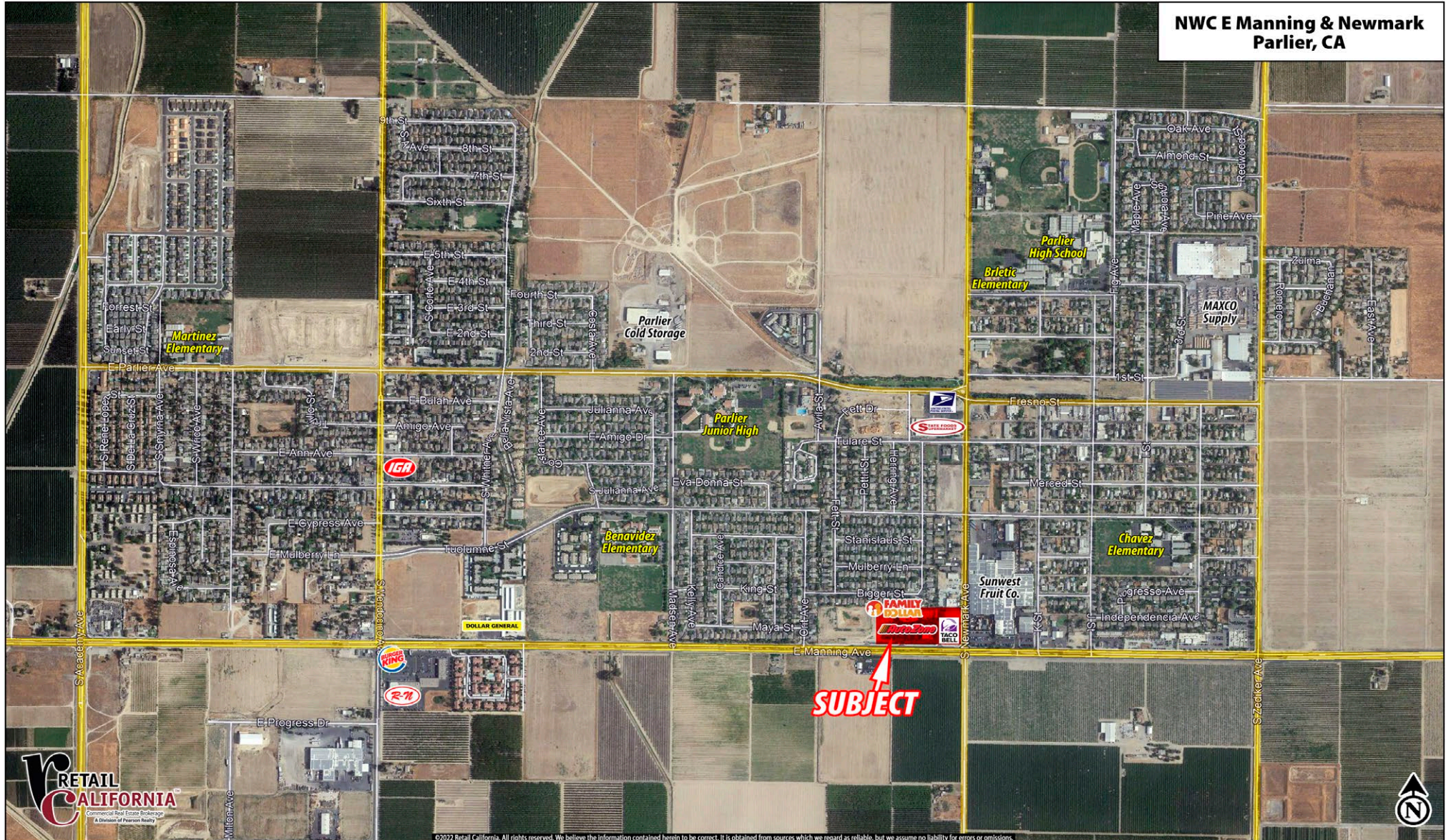


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