

## RETAIL FOR LEASE

### RETAIL/OFFICE SPACES W/ PARKING & TI'S AVAILABLE

1401 7th St, Sanger, CA 93657



AVAILABLE SF:	1,900 - 4,900 SF
LEASE RATE:	\$0.90 SF/Month (MG)
LOT SIZE:	0.6 Acres
BUILDING SIZE:	18,002 SF
RENOVATED:	2019
ZONING:	C3: Downtown Commercial
MARKET:	Downtown Sanger
SUB MARKET:	Sanger Retail Market
CROSS STREETS:	"N" Street
TRAFFIC COUNT:	17,936

#### PROPERTY FEATURES

- ±3,000 SF & ±1,900 SF Spaces Available
- Includes Private Parking Lot in Downtown!
- Units Can Be Combined or Divided
- Private Restrooms in Spaces
- New Front Facade Facelift Underway
- Large Private Rear Parking Lot
- Tenant Improvements Available
- Great Signage / Frontage on 7th Street and N Street
- Surrounded w/ Ample Front/Rear Parking & Quality Tenants
- Fresh Downstairs Interior ~ Across Street from City Park
- Historic Building in a High Traffic Area w/ 17,936 Cars/Day
- Downtown Retail/Office in Sanger

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559.302.8698



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#### PROPERTY OVERVIEW

±3,000 SF and ±1,900 SF retail/office space available on corner downtown building across the street from the City Park. Move-in ready corner end-cap retail/office spaces with a private parking lot (±50 parking spaces) in Downtown Sanger.

#1411 Unit ±1,900 SF space available, open unit with 1 rear restroom and 1 rear storage room.. Has side alley for easy delivery's.

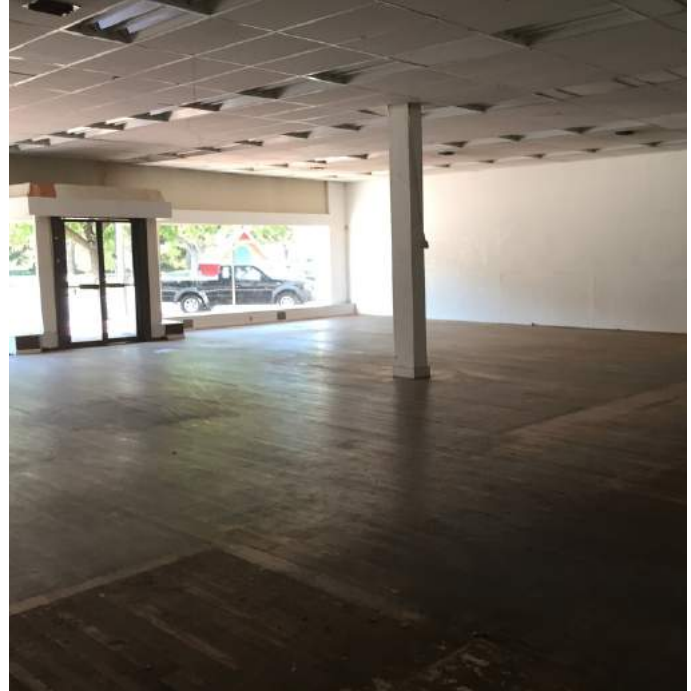
#1417 Unit ±3,000 SF space Former Thrift Store

#1415 Unit ±1,368 SF space formerly used as a photography studio. Open front area, 2 virtual offices, 1 rear restroom and 1 rear storage room.

Landlord is willing to do tenant improvements to suit (all or part).

#### LOCATION OVERVIEW

Densely populated location on the Southwest quadrant of 7th Street and "N" Street between West and Academy Avenues just South of Jensen Avenue in Sanger, CA.



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SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	AVAILABILITY
1401 Seventh St	Street Retail	\$0.69 SF/MONTH	Modified Gross	2,300 - 4,200 SF	Leased
1411 Seventh St	Street Retail	\$0.90 SF/MONTH	Modified Gross	1,900 SF	VACANT
1415 Seventh St	Street Retail	\$0.90 SF/MONTH	Modified Gross	1,368 SF	VACANT
1417 Seventh St	Street Retail	\$0.90 SF/MONTH	Modified Gross	3,000 SF	VACANT

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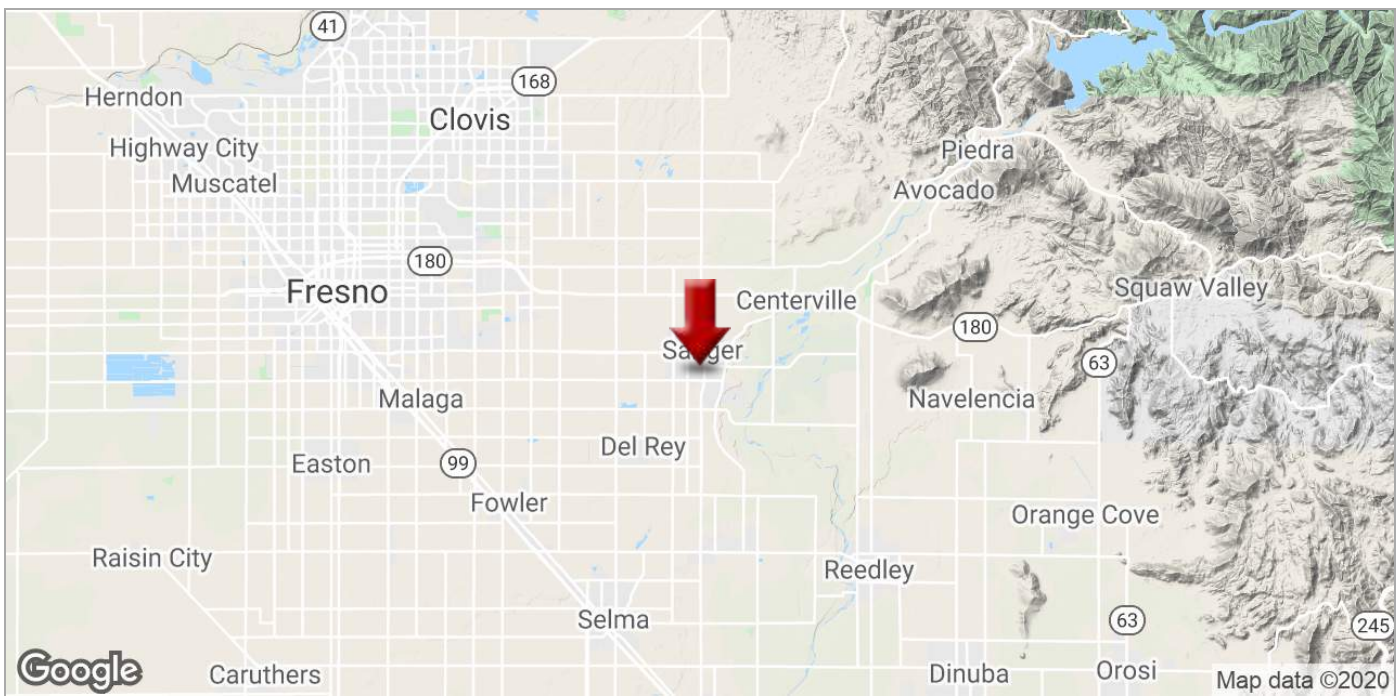
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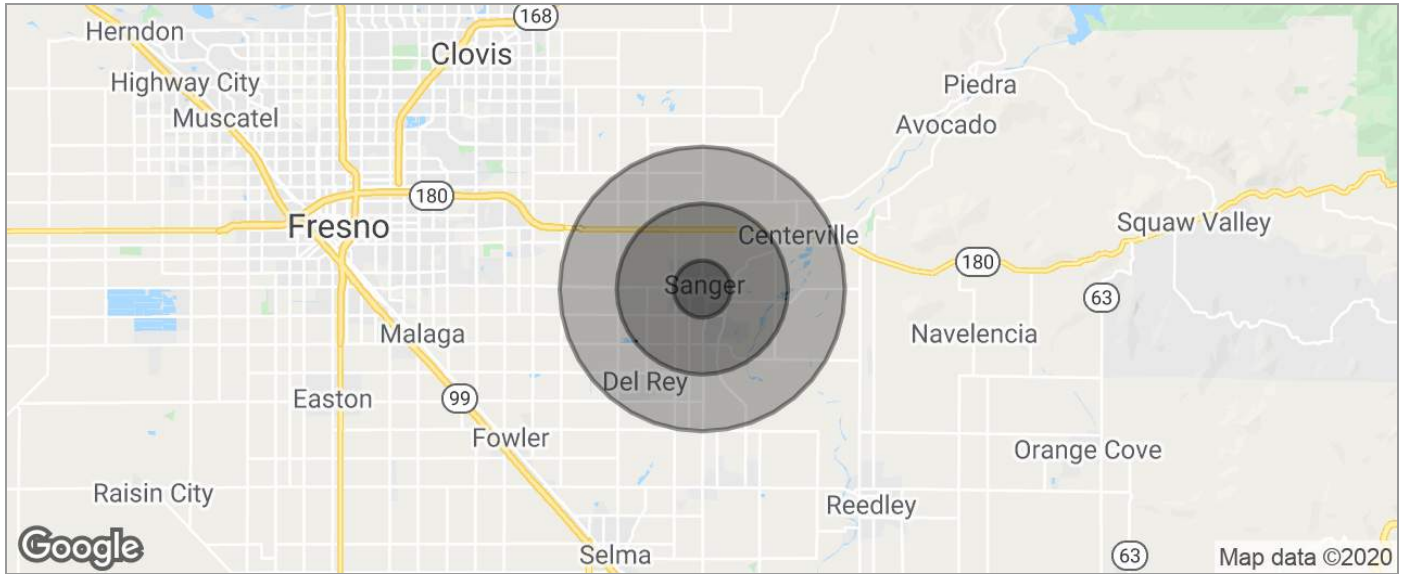
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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	5,303	31,515	40,878
MEDIAN AGE	27.4	27.3	29.1
MEDIAN AGE (MALE)	25.0	24.6	26.8
MEDIAN AGE (FEMALE)	30.8	30.5	32.0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,510	8,739	11,495
# OF PERSONS PER HH	3.5	3.6	3.6
AVERAGE HH INCOME	\$53,396	\$53,665	\$61,154
AVERAGE HOUSE VALUE		\$428,552	\$403,018
RACE	1 MILE	3 MILES	5 MILES
% WHITE	61.4%	63.2%	64.0%
% BLACK	2.1%	2.1%	1.8%
% ASIAN	4.3%	3.9%	4.9%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.2%	0.2%	0.3%
% OTHER	29.4%	28.4%	26.1%
ETHNICITY	1 MILE	3 MILES	5 MILES
% HISPANIC	76.2%	77.0%	71.2%

\* Demographic data derived from 2010 US Census

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