

FREESTANDING FORMER 99 CENTS ONLY ACROSS FROM WALMART SUPERCENTER

18,900± SF BUILDING FOR SALE

2680 E. JENSEN AVE · SANGER, CA 93657



- Excellent Street Visibility and Access
- Located on Sanger's Primary Retail Corridor
- Mature & Dense Residential Around Location

- 22,426± Average Daily Traffic Intersection
- 31,550± Average Daytime Population in 5-Mile Radius
- Excellent cotenancy that includes Grocery Outlet and Wal-Mart



RETAIL CALIFORNIA CRE

A division of Pearson Realty

7480 North Palm Avenue, Suite 101

Fresno, CA 92711

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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 is 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:

The subject property is a former 99 Cents Only of approximately 18,900 square feet located at the northwest corner of Jensen Avenue and Bethel Avenue. The property is located at the end cap of the shopping center allowing for unrestricted view corridors from the primary retail arterials in town.

Property Highlights:

Tenants include Walmart Supercenter, Grocery Outlet, Chipotle, O'Reilly Auto Parts, Panda Express, Mountain Mike's Pizza, Walgreens and many others.

Available Space: 18,900± SF

Asking Price: \$2,750,000

Lease Rate: Please contact agent for more information.

2024 Demographics:

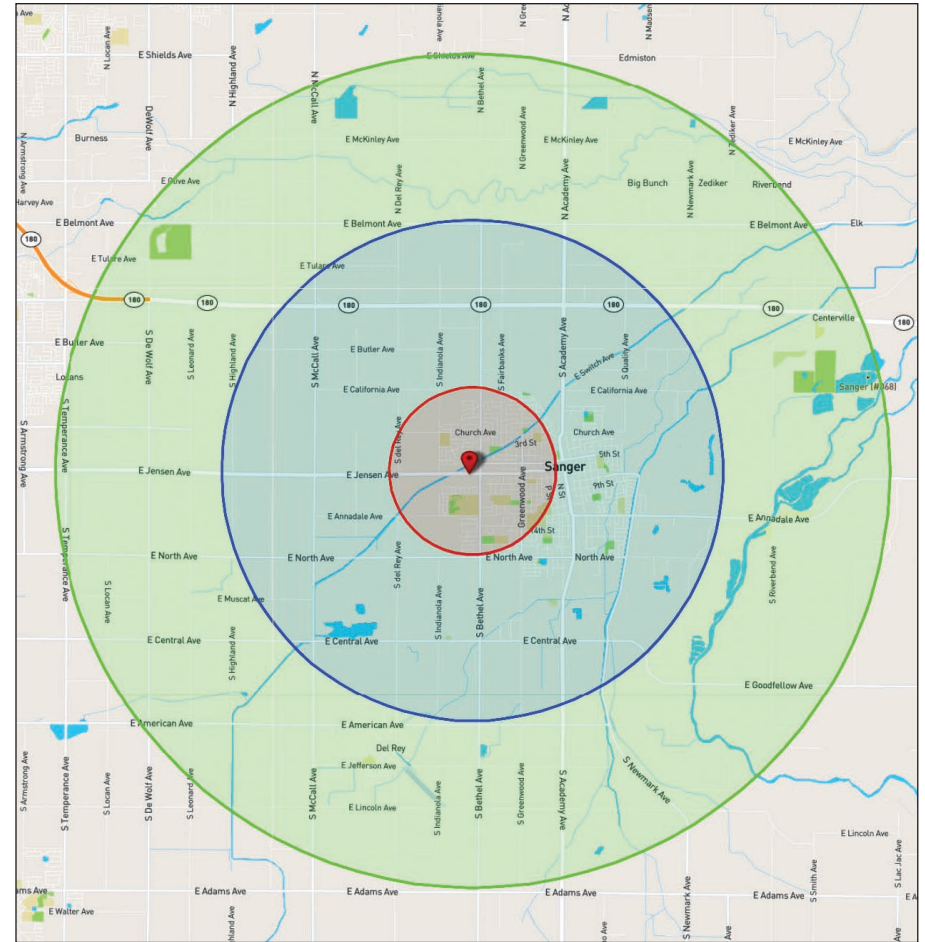
	<u>1 Mile</u>	<u>3 Miles</u>	<u>5 Miles</u>
Total Population:	13,437	29,915	36,643
Total Households:	3,981	8,167	10,098
Avg. HH Income:	\$85,150	\$79,954	\$85,237
Total Daytime Pop:	10,516	26,081	31,550

Data Source: Claritas, LLC; STI

2024 Traffic Counts:

Jensen Avenue:	12,694 ADT
Bethel Avenue:	<u>9,732</u> ADT
Total:	22,426 Avg Daily Traffic

Data Source: Kalibrate TrafficMetrix



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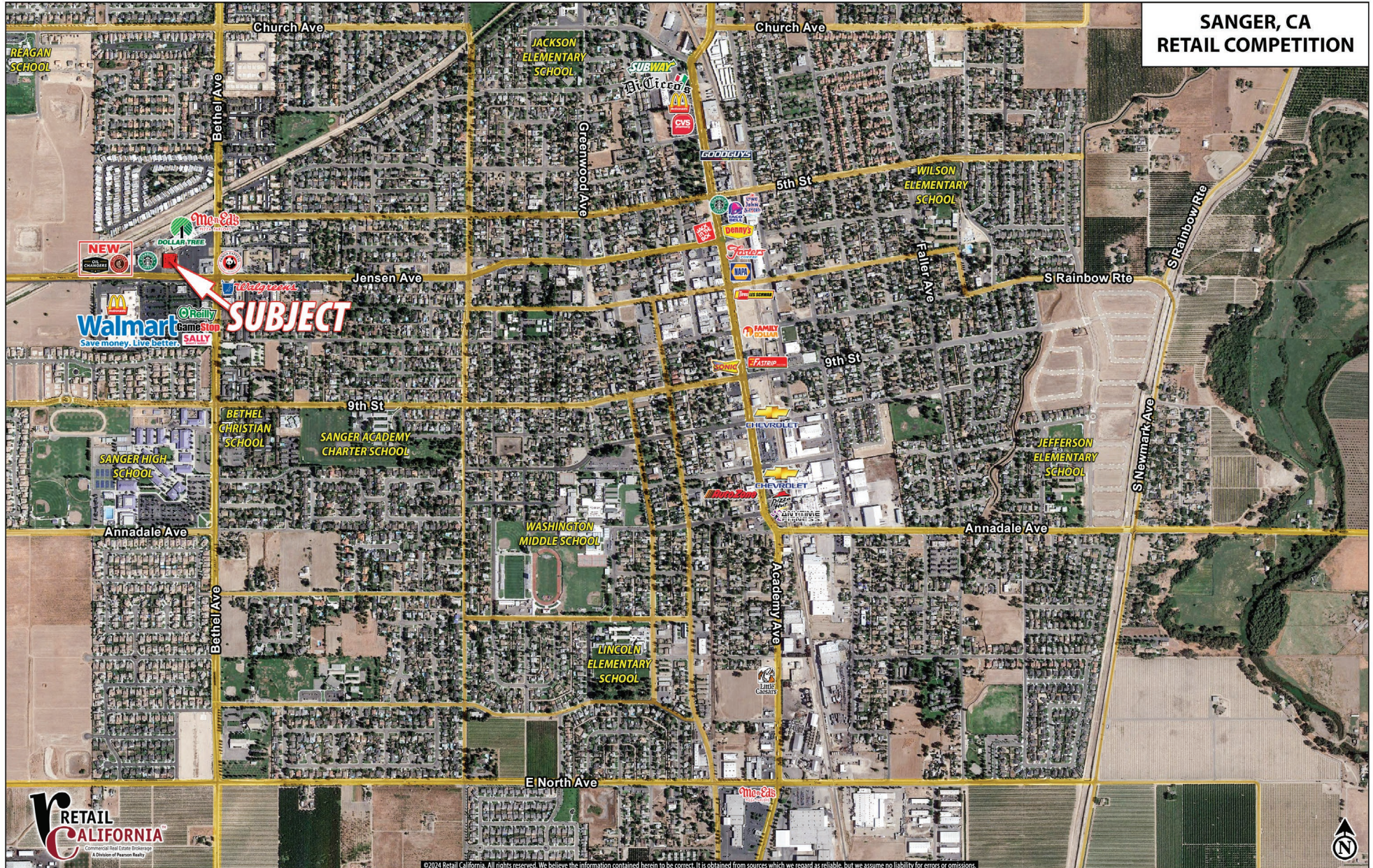


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