

DRIVE-THRU WINDOW • 12 VEHICLE PARKING FIELD • 1.94 ACRE LOT

# 3,116 SF COMMERCIAL RETAIL BUILDING FOR LEASE

2833 E. MANNING AVE • FOWLER, CA 93625 • NEXT TO BUSY STATE HWY 99 RAMPS



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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. ©2023 Retail California. All rights reserved.

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# **3,116 SF COMMERCIAL RETAIL BUILDING FOR LEASE**

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#### **Location Description:**

Located in Fowler, CA, this 3,116± SF former restaurant for lease is situated on the northwest corner of Manning Avenue and Golden State Blvd with close proximity to surrounding retail, gasoline, and state-of-the-art industrial businesses such as Maxco Food Packaging. The subject property is just a 16th of a mile from State Hwy 99 on/off-ramps at Manning Ave, immediately north of Selma, CA.

#### **Property Highlights:**

The location has full street-frontage from Manning Avenue and is positioned directly across from Arco gasoline with an am/pm convenience mart. Nearby tenants include The Worship Center Church, Shell Gasoline and C-store with truck filling station island and Ditch Witch.

#### **Land / Building Size & APN:**

3,116± SF Restaurant Building For Lease on a 1.94 ac lot; APN# 345-180-18

**Lease Rate:** Please contact agent for more information.

#### **2023 Demographics:**

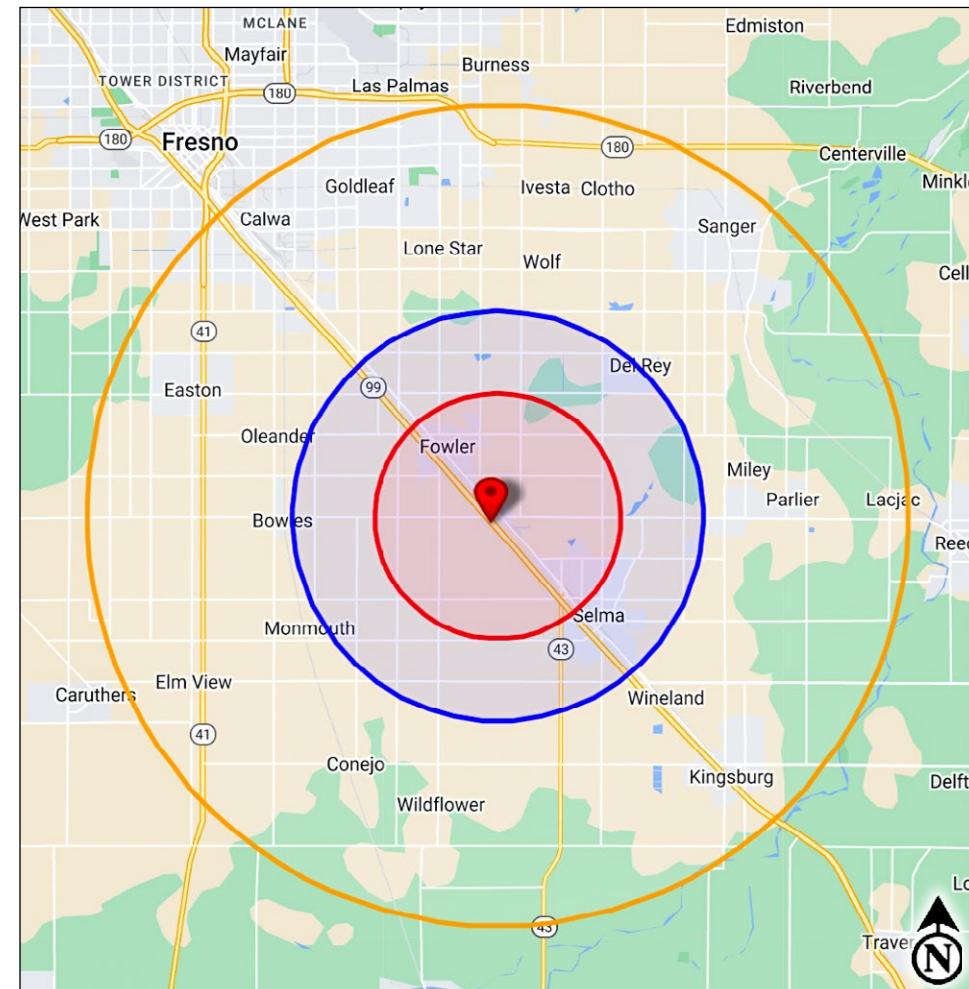
	<b>3 Miles</b>	<b>5 Miles</b>	<b>10 Miles</b>
Total Population:	18,679	41,697	192,811
Total Households:	5,250	11,470	52,908
Avg HH Income:	\$81,543	\$77,043	\$80,387
Total Daytime Pop:	17,248	38,496	177,188

Data Source: Claritas, LLC

#### **2023 Traffic Counts:**

Manning Ave (E/W):	33,635 ADT
State Hwy 99(N/S):	94,898 ADT
Total Traffic:	128,533 Average Daily Traffic

Data Source: Kalibrate TrafficMetrix



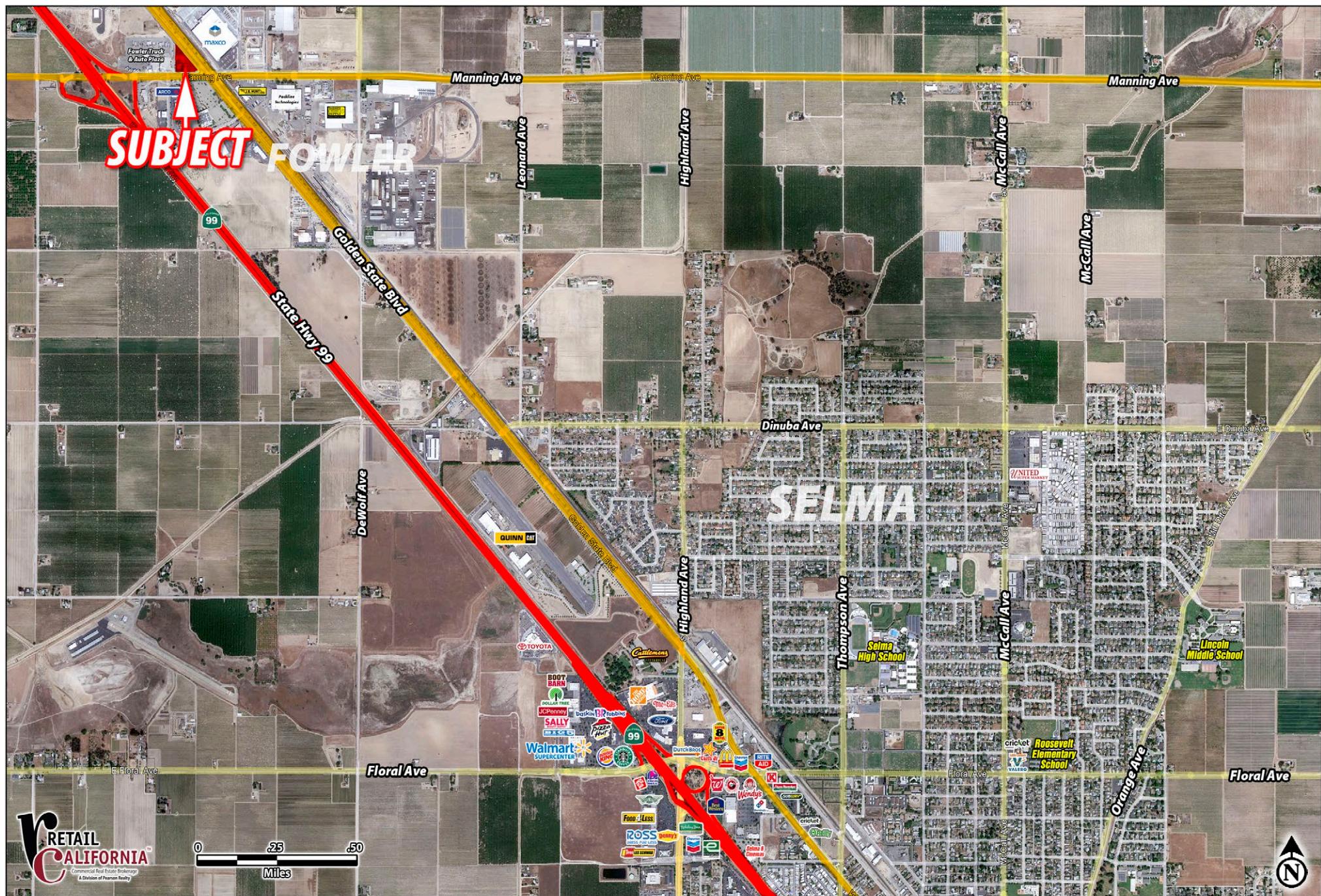
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## SELMA / FOWLER, CA PROXIMITY & RETAIL COMPETITION



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