



# FOR LEASE

Champlain & Perrin Lifestyle Center



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NEC Champlain & Perrin  
in Fresno, California

Excellent Retail & Office  
Space Locations Now  
Available!



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## Champlain & Perrin Lifestyle Center

NEC Champlain & Perrin Ave., Fresno, California

### General Overview

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- The Champlain & Perrin Lifestyle Center offers 28,000± square feet with a unique mix of shops catering to the surrounding upscale community. The exterior design is characterized by aesthetically pleasing architecture, pedestrian-friendly plazas, and ample parking.
- The center is prominently anchored by Citibank with State Farm Insurance, Edward Jones Investors, Ryan Real Estate, Champlain Spa & Nails, Quote Fizz Marketing, and Central California Blood Center.
- Neighboring tenants at the subject intersection are Save Mart, CVS Pharmacy, Union Bank, Jia Salon & Spa, Inspire Fitness, Blue Moon Yoga, True Rest Float Spa, Supercuts, Cycle Path Bicycles, Kumon Learning Center, AR Workshop, Miller's Dry Cleaners, Creative Nails, and Woodward Park Regional Library.
- Nearby restaurants include Sequoia Brewing Co., Five, Campagne, Namikaze, Huckleberry's, Taco Bell, Deli Delicious, Little Caesar's, Domino's Pizza, Bobby Salazar's, Campagna Bistro, and Pokiland.

# Champlain & Perrin Lifestyle Center

NEC Champlain & Perrin Ave., Fresno, California

## Fact Sheet

### Location

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The center is located at the northeast corner of Champlain and Perrin Avenues in north Fresno's affluent Woodward Park and San Joaquin River Bluffs area. This location is one of the highest income areas in Fresno and positioned at a very high-traffic intersection.

### Total Building Area

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28,000± sq. ft.

### Available Space

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4,749± SF (demisable to 3,337± SF and 1,412± SF)

### 2025 Demographic Summary

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	<u>1 Mile</u>	<u>3 Miles</u>	<u>5 Miles</u>
Total Population	15,219	85,851	180,876
Total Households	6,405	32,970	69,657
Avg. HH Income	\$146,543	\$140,828	\$123,590
Total Daytime Pop	13,266	103,065	245,601

Source: Claritas, LLC; STI

### 2025 Traffic Counts

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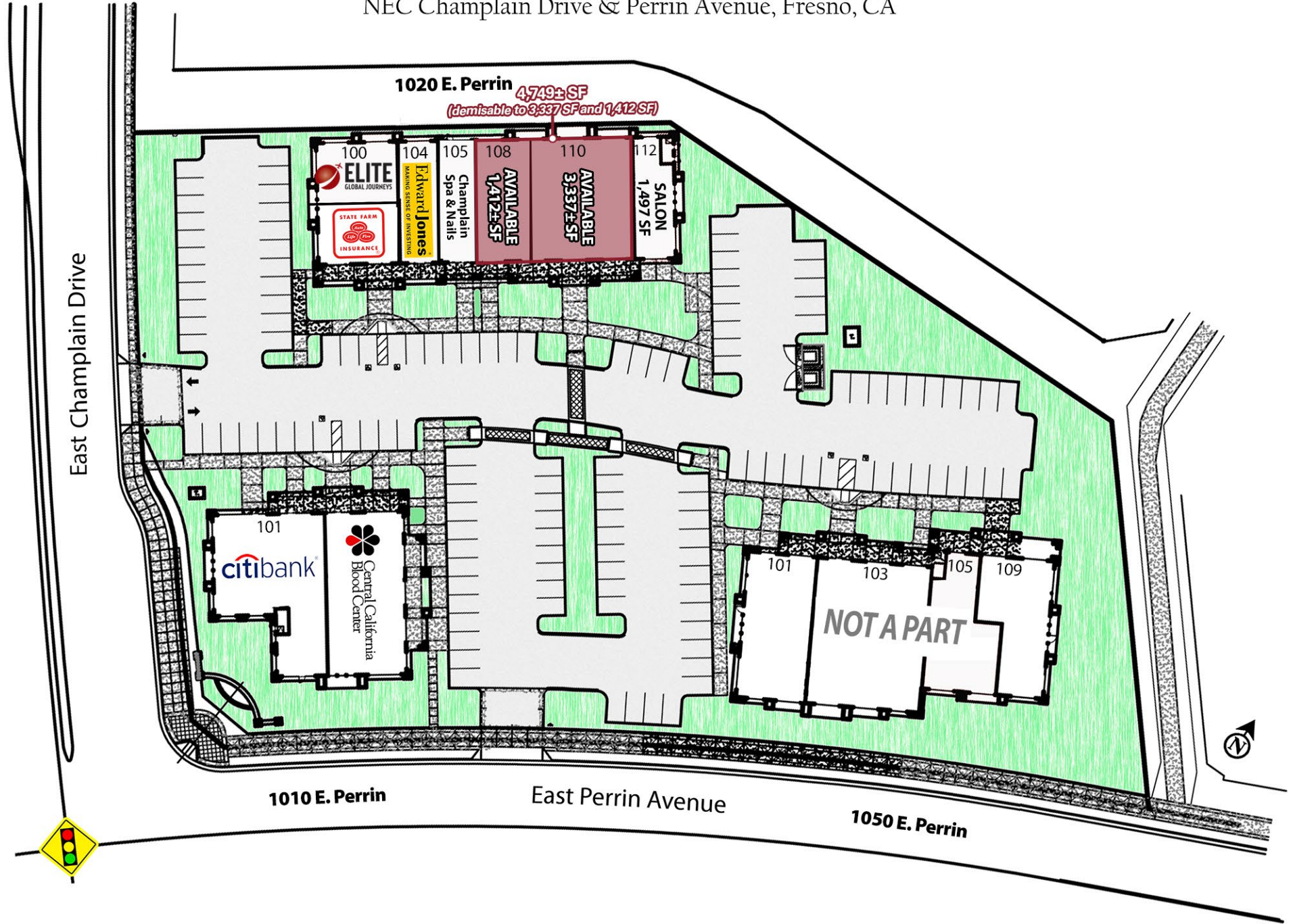
Champlain at Perrin:	24,415± ADT
Perrin at Champlain:	17,954± ADT
Total:	42,369± Avg Daily Traffic

Source: Kalibrate



# Champlain & Perrin Lifestyle Center

NEC Champlain Drive & Perrin Avenue, Fresno, CA



# Perrin Center

NEC Champlain Drive & Perrin Ave  
in Fresno, CA

Woodward Park  
Public Library

KinderCare  
verizon

State Farm  
Edward Jones  
citibank  
Huntington  
LEARNING CENTER

Perrin Ave 17,954± ADT

24,415± ADT  
Champlain Ave

Supercuts  
Little Caesars  
SAVE MART  
SUPERMARKETS  
CVS  
pharmacy  
Waterhouse  
Animal Hospital

Wendy's  
TACO BELL

BEAOND  
Vampire Penguin  
Deli Delicous

SEQUOIA BREWING CO.  
BAR & GRILL

AR  
Namikaze  
Float Spa  
Blue Moon  
YOGA

BOBBY SALAZAR'S  
Yellow Mug  
CAMPAGNIA  
POKILAND

Massage Envy  
SPA  
ALUISI

Piazza del Fiore  
SEC Champlain Drive & Perrin Ave.



**PERRIN CENTER  
NEC CHAMPLAIN & PERRIN  
FRESNO, CA**



**Copper River Country Club  
±2,600 Homes**



Copper Ave

Auberry Rd

Valley Childrens Pl  
State Hwy 41

Maple Ave

Clovis North High School

International Ave

Woodward Lake

Fort Washington Country Club

Willow International City College

Behymer Ave

**City of Clovis  
Northwest Urban Center  
±1,200 Acres**

Champlain Dr  
**SUBJECT**

Perrin Ave

Woodward Park

SAVE MART SUPERMARKETS  
CVS

BIG B  
ACE Hardware  
DOLLAR TREE

Shepherd Ave

Perrin Ave

VONS

Food 4 Less  
7-Eleven

Cathedral Traditions  
280 Homes

Business Park  
TRADER JOE'S PETCO  
SPORTSMAN BARBERSHOP

Park Crossing

Clovis West High School

Morgan Run  
68 Homes

Buchanan K-8 School

Buchanan High School

Nees Ave

Neess Ave

Villaggio  
River Park Shopping Center  
Universal Park

Smart & Final  
SAVE MART SUPERMARKETS  
Kastner Intermediate School

Millbrook Ave

Cedar Ave

Maple Ave

Chestnut Ave

SAVE MART SUPERMARKETS  
TRADER JOE'S

Willow Ave

Peach Ave

Minnewawa Ave

Alluvial Ave  
North Arrow