

1 MILE FROM REEDLEY COLLEGE CAMPUS
REEDLEY SHOPPING CENTER · OFFICE/RETAIL SPACE FOR LEASE
NWC MANNING AVE & BUTTONWILLOW AVE · REEDLEY, CA



**NEW STARBUCKS LOCATION
PROPOSED IN REEDLEY
SHOPPING CENTER!**



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Property Information

Reedley Shopping Center is anchored by Save Mart, Family Dollar, Workforce Connection, & OMNI Medical. The Shopping Center is located at the northwest corner of Manning and Buttonwillow in Reedley, CA.

Property Highlights

Manning Avenue is Reedley's primary retail corridor.

Pylon Signage Available

Available Space: 3,171± SF (former United Health Optometry Center)

2,500± SF (former restaurant space)

4,000± SF

1,190± SF

Lease Rate: Please contact agent for details.

2023 Demographics:

	1 Miles	2 Miles	3 Miles
Total Population:	13,939	26,416	30,008
Total Households:	3,267	6,763	7,884
Avg. HH Income:	\$73,365	\$75,279	\$76,893
Total Daytime Pop:	9,226	36,526	38,381

Data Source: Claritas, LLC

2023 Traffic Counts:

E Manning Avenue: 19,194 ADT

S Buttonwillow Avenue: 11,414 ADT

Total Traffic Exposure: 30,608 Avg Daily Traffic

Data Source: Kalibrate



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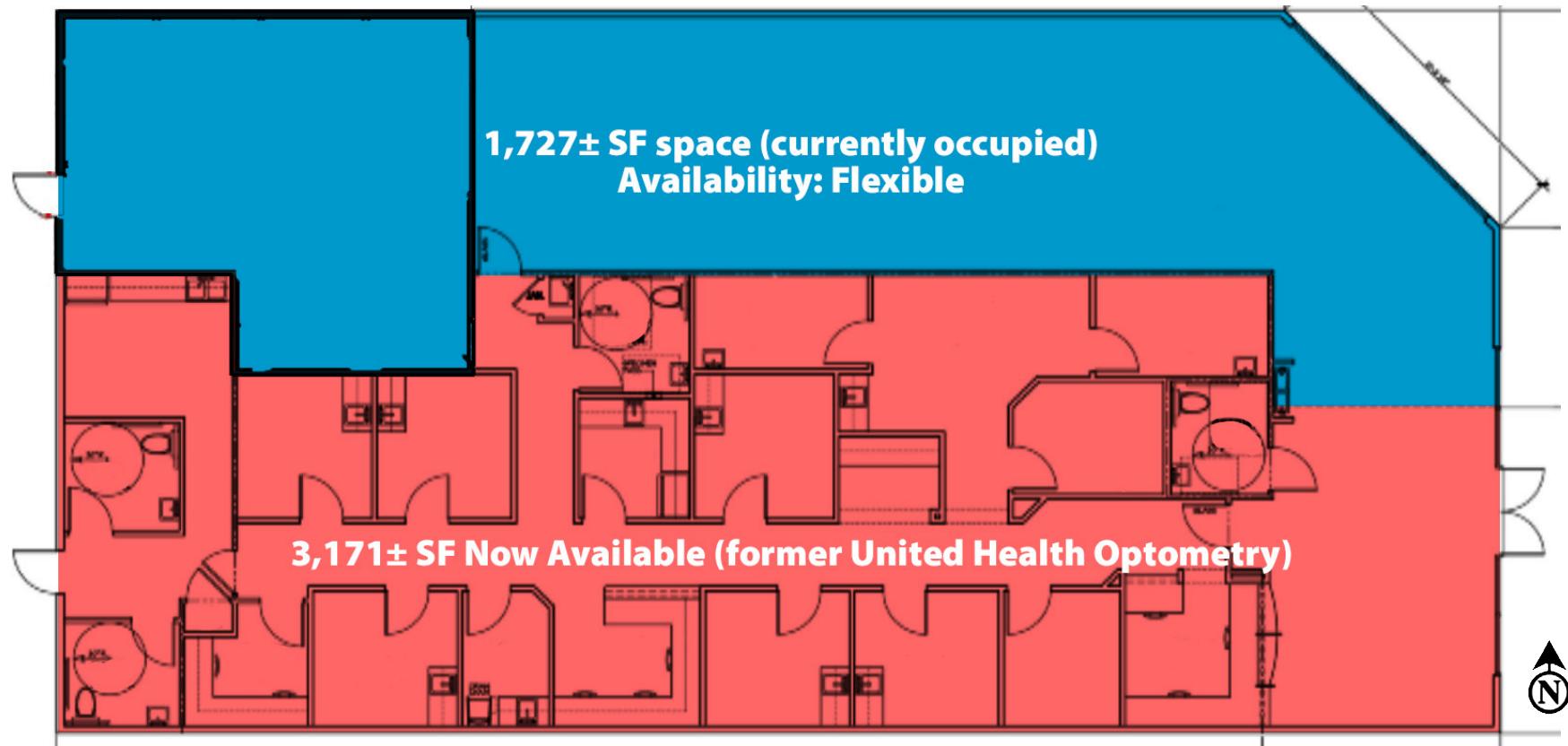
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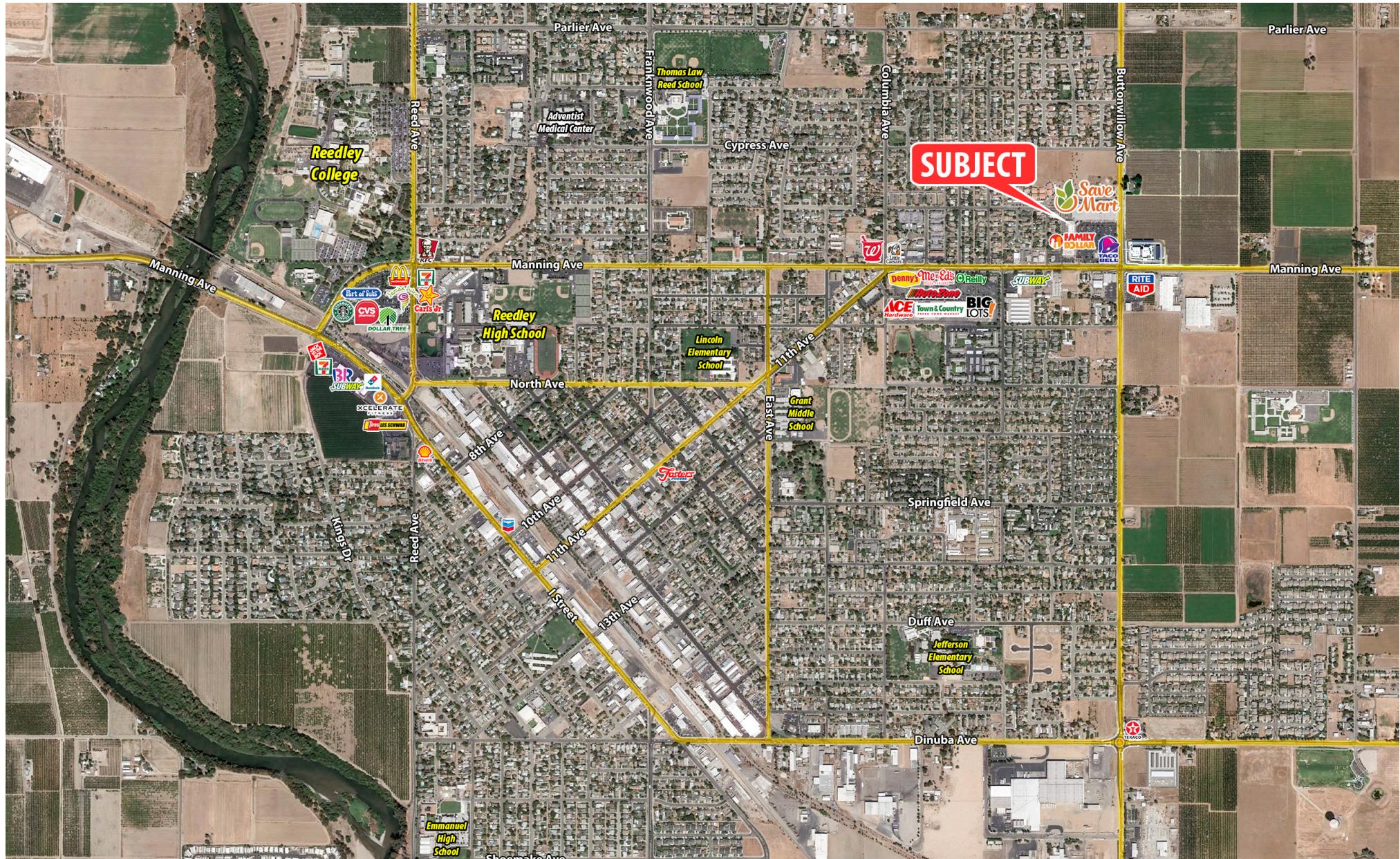
FLOOR PLAN

1,727± SF (currently occupied space) can be available with notice.

3,171± SF space Former United Health Optometry Center - AVAILABLE NOW



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