



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

- 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.

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NEC Champlain & Perrin Ave., Fresno, California

Fact Sheet

Location

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

28,000± sq. ft.

Available Space

1,250± SF & 4,449± SF (demisable to 3,337± SF and 1,112± SF)

2025 Demographic Summary

	<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

Champlain at Perrin:	24,415± ADT
Perrin at Champlain:	<u>17,954± ADT</u>
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

SUPER CUTS

Little Caesars

SAVE MART
SUPERMARKETS

CVS
pharmacy

Waterhouse
Animal Hospital

BOBBY SALAZAR'S

Yellow Mug

CAMPAGNIA

POKILAND

BEAOND

5
LIVE

Vampire Penguin

Delt Delicious

SEQUOIA BREWING CO.
BAR & GRILL

AR

Namikaze

Float Spa

Blue Moon
YOGA

KUMON

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



SUBJECT

City of Clovis
Northwest Urban Center
±1,200 Acres

