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# 1368 Church Avenue

## Sanger, California

### AVAILABLE FOR SALE

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Conveniently located off Academy Avenue in Sanger, this 15,450± SF stand-alone building features ease of access, abundant parking and highly visible pylon signage.

Community Commercial (C-2) Zoning offers a wide range of uses ideal for owner/user or developer.



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## 1368 CHURCH AVENUE - SANGER, CA

### LOCATION DESCRIPTION

Academy Avenue serves as the major entry into Northeast Sanger, 29,692 cars per day travelling the nearby 180 Freeway. The State Foods grocery-anchored center is across the street. Additional nearby retailers include: McDonald's, CVS, Starbucks, Les Schwab Tire, Dutch Bros, Sonic, and more.

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### PROPERTY INFORMATION

<b>Building Size:</b>	15,450± SF
<b>Occupancy:</b>	Vacant
<b>Tenancy:</b>	Single
<b>Year Built:</b>	1962
<b>Number of Floors :</b>	1
<b>Parking Ratio:</b>	Ample
<b>Lot Size:</b>	1.78± acres (77,563± SF)
<b>Zoning:</b>	C-2
<b>APN:</b>	317-210-11
<b>Sale Price:</b>	<i>Contact Agents</i>

### HIGHLIGHTS

- Owner/User or Development Opportunity
- 19,268± Cars Per Day at Academy & Church Avenues
- Abundant Parking
- Freestanding Building
- Includes Pylon Sign



## 1368 CHURCH AVENUE - SANGER, CA

### Demographics

	<b>3 Mile:</b>	<b>5 Miles:</b>
<i>Population Trend</i>		
2027 Projection:	8,316	10,034
2022 Estimate:	8,090	9,760
2010 Census:	7,398	8,929
2000 Census:	6,024	7,372

<i>Population Growth</i>		
Growth 2022-2027:	2.79%	2.80%
Growth 2010-2022:	9.35%	9.30%
Growth 2000-2010:	22.81%	21.13%

<i>Households</i>		
2027 Projection:	8,316	10,034
2022 Estimate:	8,090	9,760
2010 Census:	7,398	8,929
2000 Census:	6,024	7,372

<i>Household Growth</i>		
Growth 2022-2027:	2.79%	2.80%
Growth 2010-2022:	9.35%	9.30%
Growth 2000-2010:	22.81%	21.13%

*2022 Est. Avg. Household Income:*      \$79,741      \$83,723

*Source: Claritas 2023*

### Traffic Counts

*North/South Academy Ave:*      14,543± ADT\*

*East Church:*      4,725± ADT\*

**Total Visibility:**      **19,268± ADT**

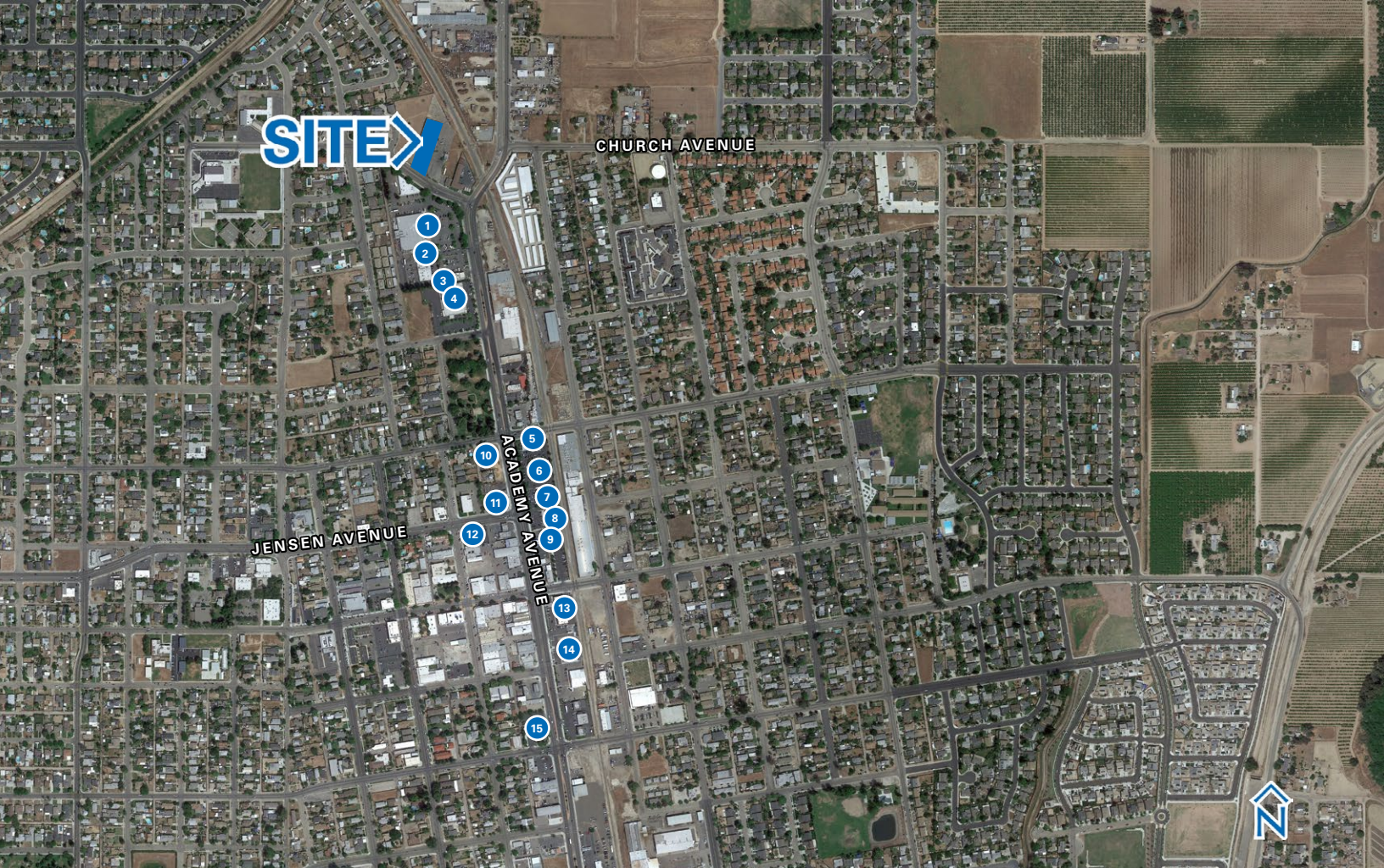
**Highway 180**      **29,692± ADT**

*Source: Kalibrate TrafficMetrix 2023*

*\*Note: Estimate based on 3% annual increase from 1998 Traffic count*







## Nearby Tenants

- |    |   |    |   |    |   |    |   |
|----|---|----|---|----|---|----|---|
| 1  |  | 2  |  | 3  |  | 4  |  |
| 5  |  | 6  |  | 7  |  | 8  |  |
| 9  |  | 10 |  | 11 |  | 12 |  |
| 13 |  | 14 |  | 15 |  |    |   |

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