

AVAILABLE FOR LEASE
FREESTANDING FORMER 99 CENTS ONLY ACROSS FROM WALMART SUPERCENTER

2680 E. JENSEN AVENUE

SANGER, CA

SITE



For information, please contact:

Nick Frechou

Retail California

t 559-447-6266

nick@retailcalifornia.com

CA RE Lic. #01887999

Patrick Monreal

Mark Saito Company

t 559-824-9028

patrick@saitocompany.com

CA RE Lic. #02007579



SAITO
COMPANY

Independently Owned and Operated | Corporate License #00020875 | retailcalifornia.com | thesaitocompany.com

FRESNO OFFICE: 7480 N. Palm Ave. #101, Fresno, CA 93711, t 559-432-6200

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PROPERTY INFORMATION

Building Size: 18,900± SF

Lease Rate: Please contact agent for more information.

HIGHLIGHTS

- Tenants include Walmart Supercenter, Grocery Outlet, Chipotle, O'Reilly Auto Parts, Panda Express, Mountain Mike's Pizza, Walgreens and many others.
- Excellent Street Visibility and Access
- Located on Sanger's Primary Retail Corridor
- Mature & Dense Residential Around Location

PROPERTY DESCRIPTION

The subject property is a former 99 Cents Only of approximately 18,900± square feet located at the northwest corner of Jensen Avenue and Bethel Avenue. The property is located at the end cap of the shopping center allowing for unrestricted view corridors from the primary retail arterials in town.



Contact Agent
FOR LEASE RATE

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AREA DEMOGRAPHICS

POPULATION

DEMOGRAPHICS	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
2030 Projection	13,747	29,293	35,055
2025 Estimate	13,608	29,200	34,857
Growth 2025-2030	1.02%	0.32%	0.57%
Growth 2020-2025	22.07%	1.95%	-12.02%
Growth 2010-2020	0.25%	6.09%	20.73%
2030 Projection	4,046	8,372	10,185
2025 Estimate	4,028	8,342	10,097
Growth 2025-2030	0.43%	0.36%	0.87%
Growth 2020-2025	21.80%	1.53%	-11.89%
Growth 2010-2020	-3.86%	8.97%	20.01%
2024 Est. Average HH Income	\$110,776	\$96,105	\$98,194

Source: Claritas 2025

HOUSEHOLD

TRAFFIC COUNTS

13,486± ADT

9,183± ADT

Jensen Avenue at Bethel Avenue
(Eastbound & Westbound)

Bethel Avenue at Jensen Avenue
(Northbound & Southbound)

Source: Kalibrate TrafficMetrix 2025





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