

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

# 2680 E. JENSEN AVENUE SANGER, CA



For information, please contact:

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Independently Owned and Operated | Corporate License #00020875 | [retailcalifornia.com](http://retailcalifornia.com) | [thesaitocompany.com](http://thesaitocompany.com)

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**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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SANGER, CA

## 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%
<b>2024 Est. Average HH Income</b>	<b>\$110,776</b>	<b>\$96,105</b>	<b>\$98,194</b>

Source: Claritas 2025

### TRAFFIC COUNTS

**13,486± ADT**

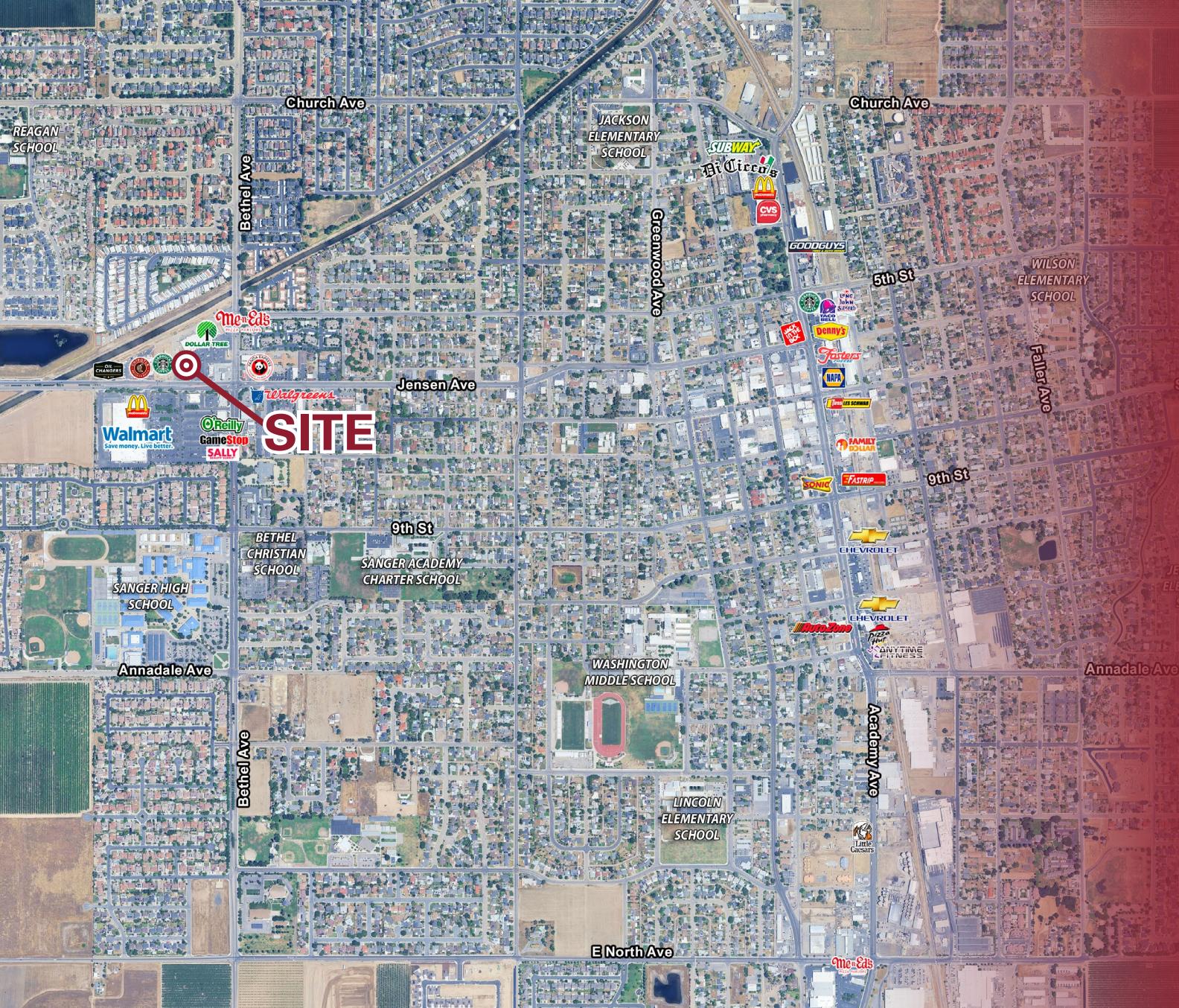
**9,183± ADT**

Source: Kalibrate TrafficMetrix 2025

Jensen Avenue at Bethel Avenue  
(*Eastbound & Westbound*)

Bethel Avenue at Jensen Avenue  
(*Northbound & Southbound*)





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