

For Lease

SWC KINGS CANYON & PEACH, FRESNO, CA



Peachtree Plaza

FOR MORE INFORMATION CONTACT:

TRAMPIS CHANDLER

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The information contained herein has been either given to us by the owner of the property or obtained from sources that we deemed reliable. We have no reason to doubt its accuracy but we do not guarantee it. The prospective buyer, renter or lessee should verify all information contained herein. This statement with the information contained herein is presented with the understanding that all negotiations relating to the purchase, rental or lease of the property described above shall be conducted through this office.

FOR LEASE

SWC KINGS CANYON & PEACH
FRESNO, CA

PROPERTY INFO

LOCATION: SOUTHWEST CORNER OF KINGS CANYON &
PEACH FRESNO, CALIFORNIA

ZONING: C-2 COMMUNITY SHOPPING CENTER
(CITY OF FRESNO)

SIZE: TOTAL LAND SIZE: 15.72 ACRES; 684,763 SF
TOTAL GLA: 175,000 SF
SHOPS: VARIOUS SIZES AVAILABLE

TRAFFIC COUNTS: OVER 105,000 CARS PER DAY

DEMOGRAPHICS:	<u>POPULATION</u>	<u>AVG HH INCOME</u>
1 MILE	19,187	\$50,638
2 MILE	76,941	\$57,023
3 MILE	137,245	\$57,055

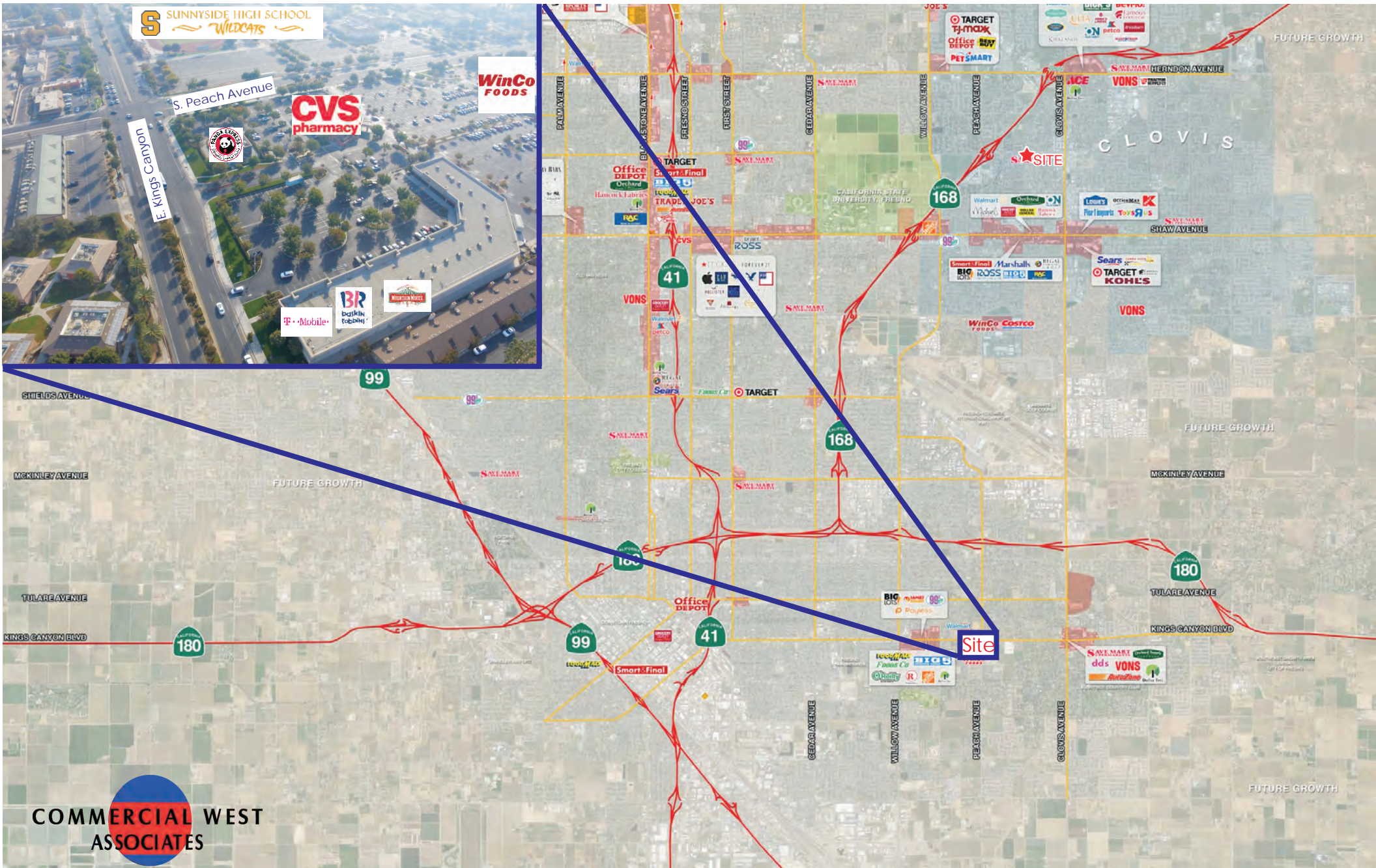
(SOURCE: APPLIED GEOGRAPHIC SOLUTIONS)

DESCRIPTION: THE SUBJECT PROPERTY IS LOCATED IN THE SUNNYSIDE COMMUNITY PLAN IN THE SOUTHEAST AREA OF FRESNO, CALIFORNIA. THE TRADE AREA BOUNDARIES EXIST BETWEEN CEDAR AVENUE TO CLOVIS AVENUE WITH THE NEW EAST/WEST CROSS TOWN FREEWAY 180 AND HAVING ON/OFF RAMPS LOCATED AT CLOVIS AVENUE.

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Competition Area Map



**COMMERCIAL WEST
ASSOCIATES**

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**WinCo
FOODS**

**CVS
pharmacy**



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PROPERTY PHOTOS



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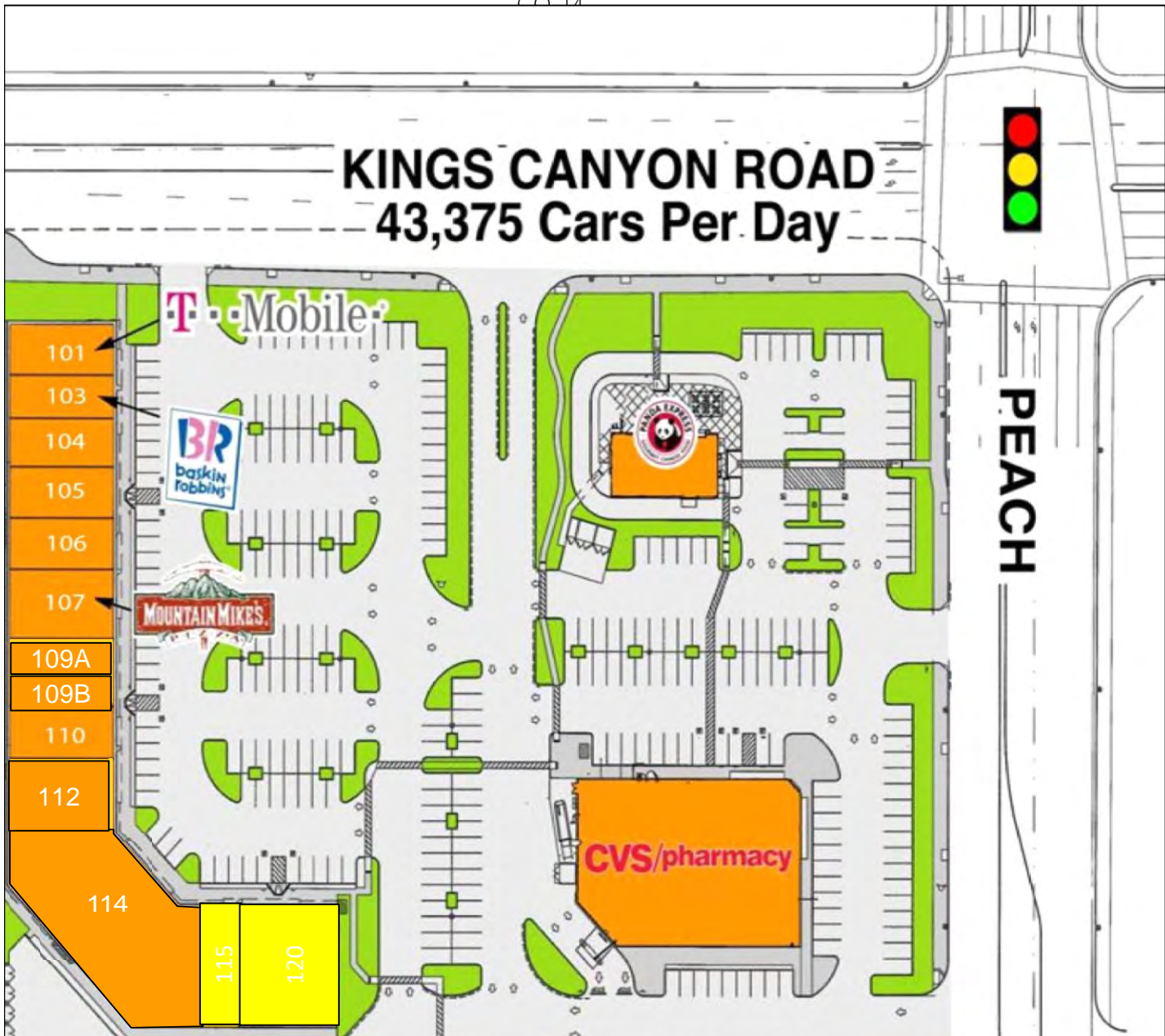
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5150 E. Kings Canyon Rd. - apn#472-021-57 35,341

#101	T-Mobile	3,010
#103	Baskin Robbins	1,100
#104	Smoke Shop City	1,485
#105	Beauty Emporium	1,200
#106	Devinder Kumar, DDS	1,400
#107	Mountain Mike's Pizza	2,500
#109A	Insurance	1,415
#109B	Nutrition Shop	1,085
#110	Catch A Fade-Barber Shop	818
#112	Card Shop	2,800
#114	Octopharma	12,000
#115	Available	1,500
#120	Available	5,028

5180 E. Kings Canyon Rd. - apn#472-021-56 13,225

CVS Pharmacy 13,225

5192 E. Kings Canyon Rd. - apn#472-021-55 2,448

Panda Express 2,448