

# REEDLEY COLLEGE AREA RETAIL



Join these neighboring tenants:



**DOLLAR TREE**



- ♦ 28,997± Average Daily Traffic Exposure
- ♦ Built-in Pedestrian and Vehicle Traffic Location
- ♦ High Visibility from I Street, Reedley's Main Retail Corridor
- ♦ Join these tenants adjacent to Reedley College:  
CVS Pharmacy, Dollar Tree, Jack in the Box, McDonald's,  
Subway, AT&T, United Market, Starbucks, Carl's Jr,  
Domino's Pizza, KFC, Port of Subs, Jamba Juice  
and Xcelerate Fitness

**Prime Reedley College Area  
Retail Space Available**  
SWC "I" Street & Manning Avenue  
Reedley, CA 93654

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This information is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described herein shall be conducted through these entities. The information included here, while not guaranteed, has been secured from sources we believe to be reliable. Each investor is encouraged to have his C.P.A. and/or Financial Advisor make independent projections.

# Prime Reedley College Space Available

SWC "I" Street & Manning Ave. in Reedley, CA 93654



## Property Description

Located on the southwest corner of "I" Street and Manning Avenue in Reedley, CA with excellent street-front exposure and parking. The site is within a short walking distance of Reedley College and Reedley High School. This property is a former 7-Eleven store, perfectly situated on the main east/west thoroughfare in Reedley. The center is approximately 8,024 total square feet of retail space.

**Zoning:** Commercial

**Available Retail Space:** 2,664± SF

**2024 Traffic Counts:** Manning Ave @ I Street: 17,171± ADT  
I Street @ Manning Ave: 11,826± ADT  
Total: 28,997± Avg Daily Traffic exposure

## 2024 Demographic Summary

<b>Population:</b>	1 mile radius: 7,367	<b>Avg. HH Income:</b>	1 mile radius: \$80,506
	2 mile radius: 24,887		2 mile radius: \$79,480
	3 mile radius: 27,122		3 mile radius: \$81,045

<b>Daytime Pop:</b>	1 mile radius: 24,428
	2 mile radius: 37,283
	3 mile radius: 39,498

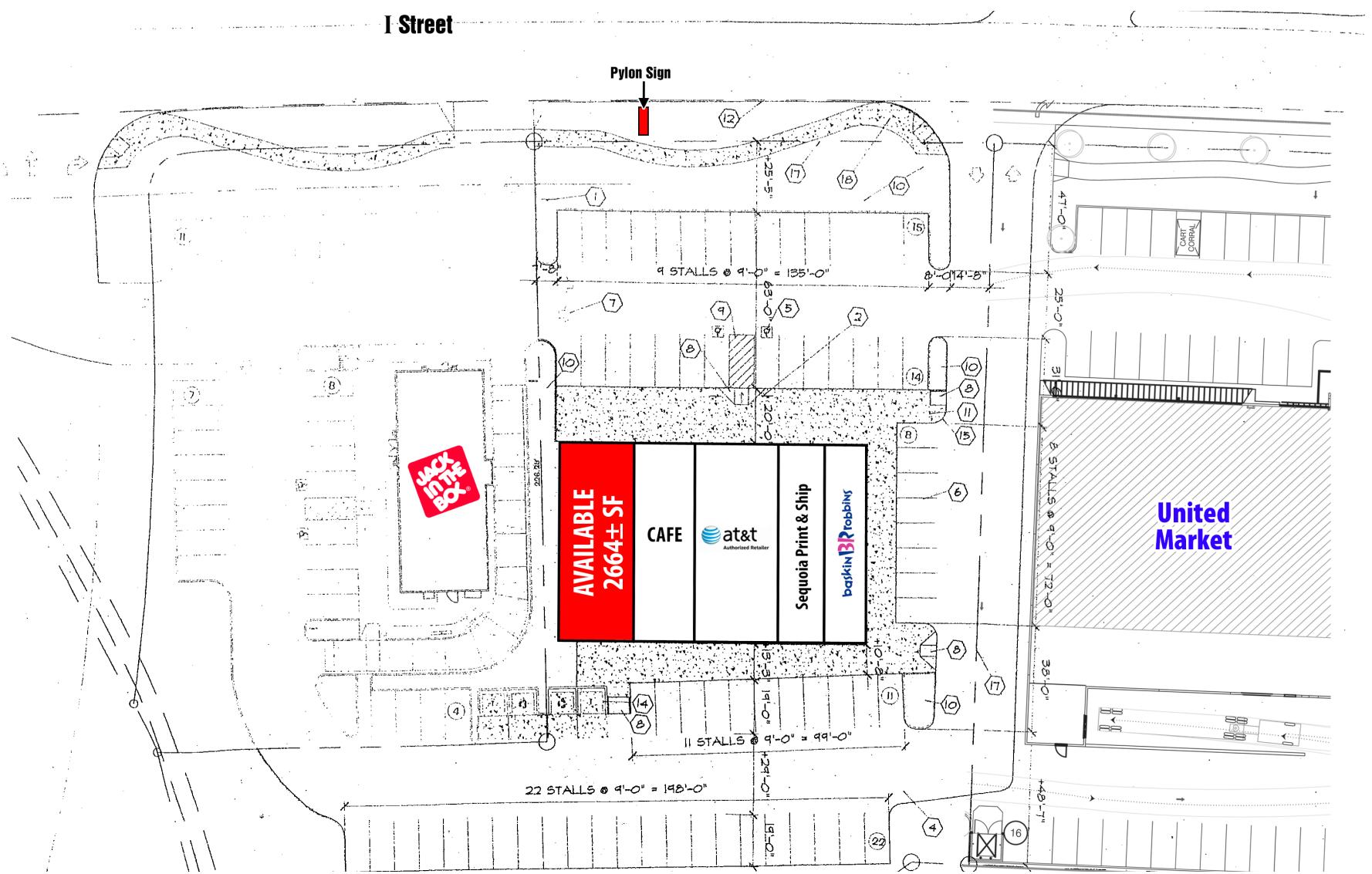
(Source: City of Reedley; Claritas, LLC)

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## **Site Plan - SWC "I" Street & Manning Avenue, Reedley, CA 93654**

## I Street



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