

AVAILABLE FOR LEASE  
1,865± SF RETAIL SPACE | NORTHGATE SHOPPING CENTER

273 ACADEMY AVENUE  
SANGER, CA



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# 273 ACADEMY AVENUE

SANGER, CA

## PROPERTY INFORMATION

**Availability:** Suite 273 | 1,865± SF  
**Lease Rate:** Please Contact Agent for More Details

### PROPERTY DESCRIPTION

The subject 1,865± SF availability is commercial retail space located in Northgate Plaza Shopping Center, Sanger, CA, anchored by State Foods Supermarket. The property is located ±1.5 miles south of State Highway 180 at the north entrance to Sanger on Academy Ave., a direct route into the city. Hwy 180 carries 33,523± vehicles per day. Academy is Sanger's primary retail corridor with national tenants including CVS Pharmacy, Me-n-Ed's Pizza, Dutch Bros, Starbucks, Sonic Drive-in, Taco Bell, Wingstop, Denny's, Jack In The Box, Jamba, Wing-Stop, Burger King, Family Dollar, AutoZone and many more.

### HIGHLIGHTS

- 1,865± SF In-line Retail Shop Space For Lease
- Located next to Subway, DiCicco's Italian Food, CVS, Domino's Pizza & McDonald's Fast Food Drive-Thru
- 18,919± Avg. Daily Traffic on Academy Avenue
- 33,523± Avg. Daily Traffic on nearby Highway 180
- \$96,154± Avg Household Income in a 3-Mile Radius

HOUSEHOLD POPULATION	DEMOGRAPHICS	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
	2030 Projection	15,025	29,018	33,914
	2025 Estimate	15,075	28,917	33,816
	<i>Daytime Population</i>	12,673	26,857	31,297
	2030 Projection	4,468	8,297	9,863
	2025 Estimate	4,474	8,265	9,810
	<i>2025 Est. Average HH Income</i>	\$93,619	\$96,154	\$97,644

Source: Claritas 2025

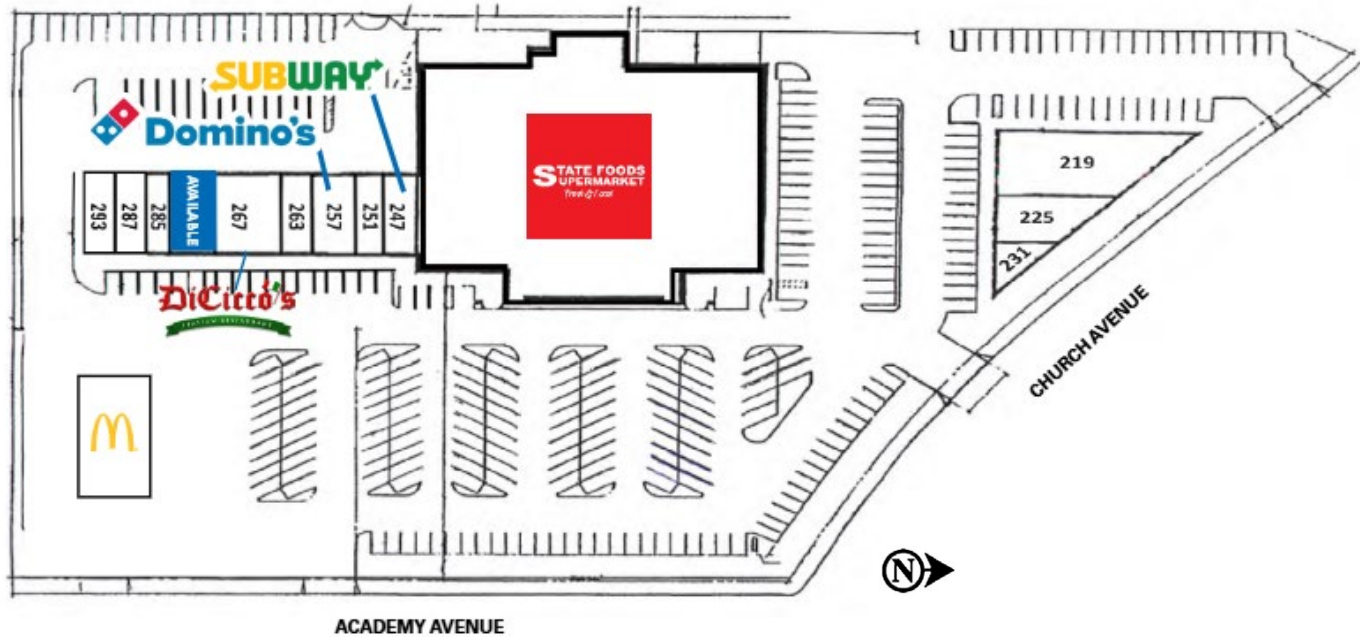


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## AVAILABILITY

MAP



SUITE	SIZE	TENANT NAME
219	4,640± SF	Laundromat Coming Soon
225	1,562± SF	Turning Point Health Clinic
231	1,030± SF	Turning Point Health Clinic
247	1,375± SF	Subway
251	1,050± SF	Mintea
257	1,750± SF	Domino's
263	1,400± SF	Sanger Dental
267	2,800± SF	DiCicco's Italian Restaurant
273	1,865± SF	Available
285	935± SF	Eyelash/Eyebrow Studio
287	1,400± SF	Perfect Nails & Spa
293	1,400± SF	The Bark Lounge Pet Grooming
21,207± Total SF		



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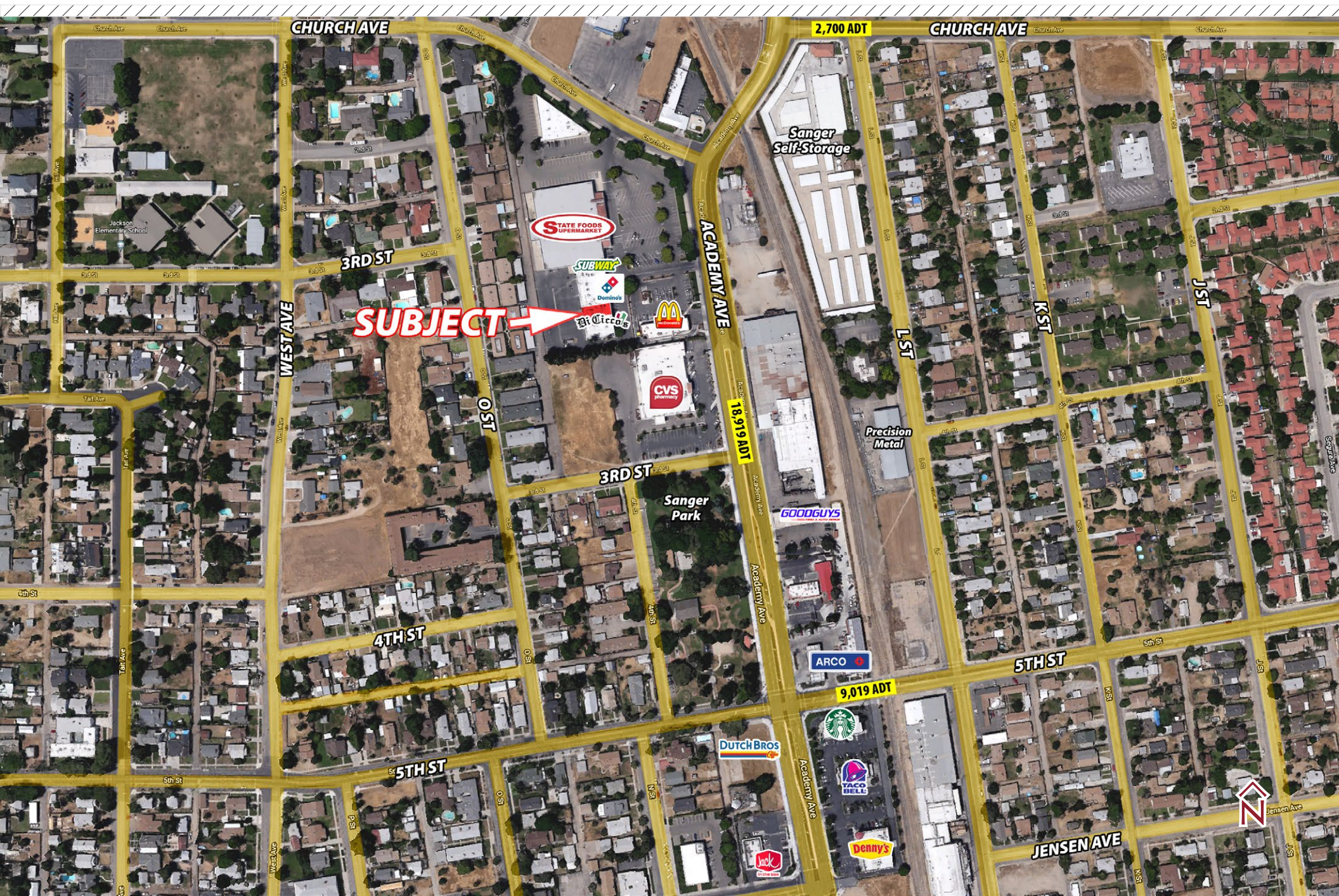
**PROPERTY**  
IMAGES



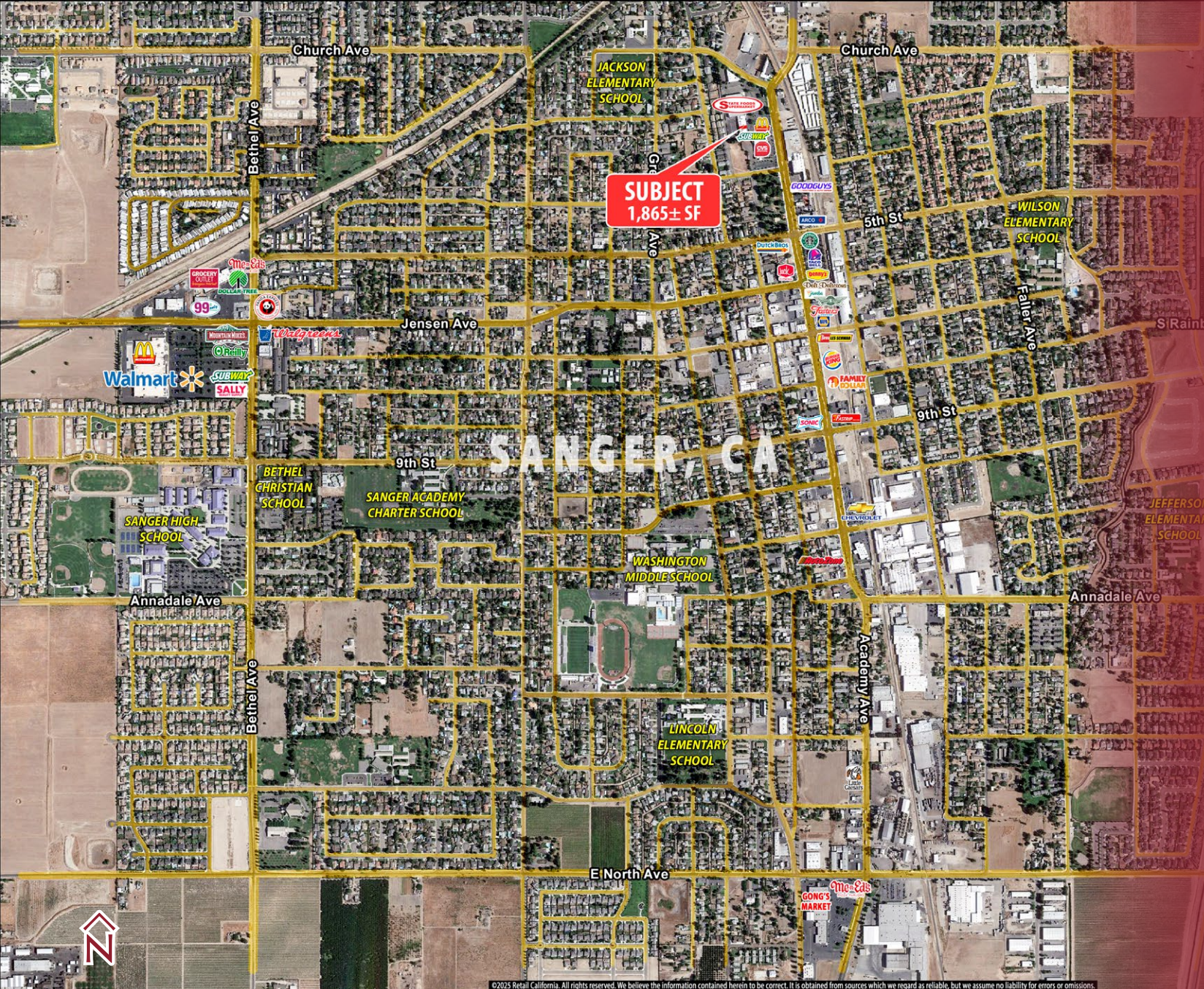


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OVERVIEW  
MAP







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