

Anchor, Pad and Shop Space Available for Lease

# Sunnyside Country Club Village



**Location:** NEQ of Kings Canyon Road & Clovis Avenue in Fresno, California

**Zoning:** CC (Community Commercial, City of Fresno)

**Space Available:** Please refer to attached site plan

**Traffic Counts:** Clovis Ave. ±39,537 ADT  
Kings Canyon Rd. ±22,794 ADT  
**Total: 62,331 ADT**  
*Source: City of Fresno*

<b>Demographics:</b>	<u>1 Mile</u>	<u>2 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
<b>Population</b>	13,532	57,871	98,318	232,841
<b>Avg HH Income</b>	\$76,085	\$72,572	\$62,944	\$58,395

**Property Features:**

- A ±187,000 square foot community retail center on ±18 acres
- Located at one of the highest-trafficked intersections in southeast Fresno
- Co-tenancy with Food Maxx, and dd's Discounts
- The center recently underwent a \$5 million expansion and remodel
- Positioned roughly one mile south of the Highway 180 on- and off- ramps at Clovis Avenue
- Rare pad opportunity in anchored-project
- Immediate availability



COMMERCIAL | RETAIL ASSOCIATES

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## Location Aerial & Neighboring Retailers



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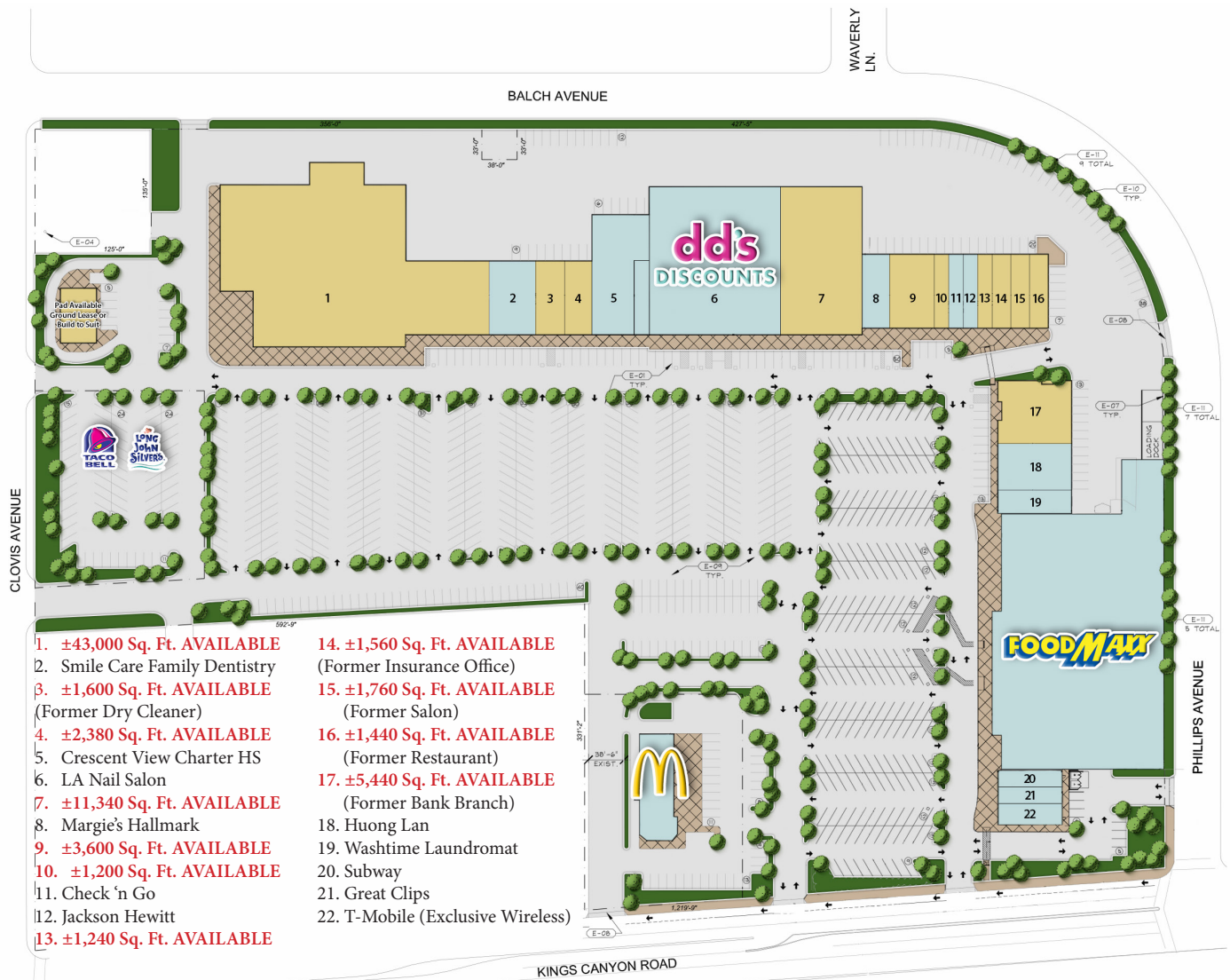
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## Site Plan



- |   |   |
|---|---|
| 1. ±43,000 Sq. Ft. AVAILABLE                        | 14. ±1,560 Sq. Ft. AVAILABLE<br>(Former Insurance Office) |
| 2. Smile Care Family Dentistry                      | 15. ±1,760 Sq. Ft. AVAILABLE<br>(Former Salon)            |
| 3. ±1,600 Sq. Ft. AVAILABLE<br>(Former Dry Cleaner) | 16. ±1,440 Sq. Ft. AVAILABLE<br>(Former Restaurant)       |
| 4. ±2,380 Sq. Ft. AVAILABLE                         | 17. ±5,440 Sq. Ft. AVAILABLE<br>(Former Bank Branch)      |
| 5. Crescent View Charter HS                         | 18. Huong Lan   |
| 6. LA Nail Salon                                    | 19. Washtime Laundromat                                   |
| 7. ±11,340 Sq. Ft. AVAILABLE                        | 20. Subway  |
| 8. Margie's Hallmark                                | 21. Great Clips   |
| 9. ±3,600 Sq. Ft. AVAILABLE                         | 22. T-Mobile (Exclusive Wireless)                         |
| 10. ±1,200 Sq. Ft. AVAILABLE                        |   |
| 11. Check 'n Go                                     |   |
| 12. Jackson Hewitt                                  |   |
| 13. ±1,240 Sq. Ft. AVAILABLE                        |   |



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