

Retail Space Available for Lease

Phase II Expansion in Sanger, CA



Location: Southeast corner of Jensen & Academy Avenues
Sanger, CA

Zoning: Commercial

Traffic Counts: Jensen Avenue: ± 13,966 ADT (2014)
Academy Avenue: ± 13,997 ADT (2014)

Availability: ±1,066 SF

Demographics:	1 Mile	2 Mile	3 Mile
Population	18,031	26,321	27,796
Avg HH Income	\$58,502	\$64,120	\$64,865

Property Features:

- Rare opportunity at main intersection in Sanger
- Located on the primary retail corridor
- Surrounded by strong national retailers

Co-Tenants:



Deli Delicious



COMMERCIAL | RETAIL
ASSOCIATES

PHONE 559/650.1300 FAX 559/650.1311

680 West Shaw Avenue, Suite 202 | Fresno, California 93704
www.RetailAssociates.com

For further information, please contact:

Scott Negri

Direct Line: 831/886.7801
snegri@sknproperties.com

DRE License #00904657

Judy Troehler

Direct Line: 559/650.1315
jtroehler@sknproperties.com

DRE License #01404318

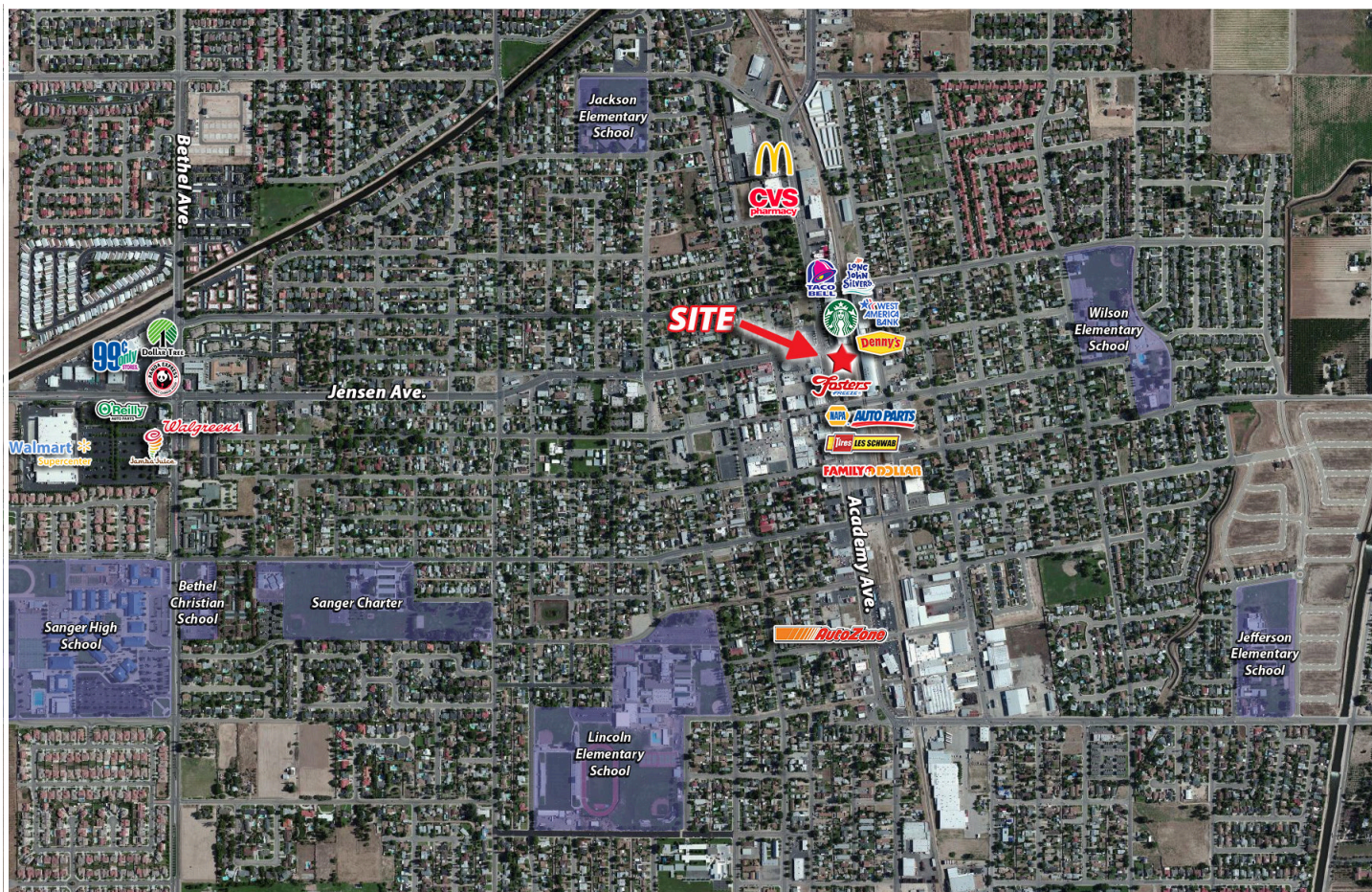
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Location Aerial - Sanger, CA



Sanger is a city in Fresno County, California. The population was 24,270 at the 2010 census, up from 18,731 at the 2000 census. This growing city is located 13 miles east of Fresno. Act on this rare opportunity to be at the main intersection in town.



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Site Plan

- 1,066 SF Available
- Surplus Parking
- Signalized Intersection
- Kiosk/ATM Space Available
- High Profile Shop Space
- Dual Access Points



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