

End Cap Space Available for Lease

Wal-Mart Supercenter Anchored - Sanger, CA



Location: SWQ of Jensen and Bethel Avenues
Sanger, CA

Zoning: C-2 (Community Commercial, City of Sanger)

Traffic Counts: Jensen Avenue: ± 13,970 ADT (2017)
Bethel Avenue: ± 13,660 ADT (2017)

Availability: ±1,337 Sq. Ft.

Demographics:	1 Mile	2 Mile	3 Mile
Population	13,620	26,868	28,200
Avg HH Income	\$65,669	\$56,707	\$57,002

Property Features:

- Anchored by Wal-Mart Supercenter
- Co-tenants in the center include O'Reilly Auto Parts, Mountain Mike's, AT&T, Subway, GameStop and Sally Beauty
- Fully signalized intersection
- Situated just north of Sanger High School and at the same intersection as a new Walgreens, 99 Cents Only and Panda Express
- Tenant has right to pylon panel on Jensen



COMMERCIAL | RETAIL
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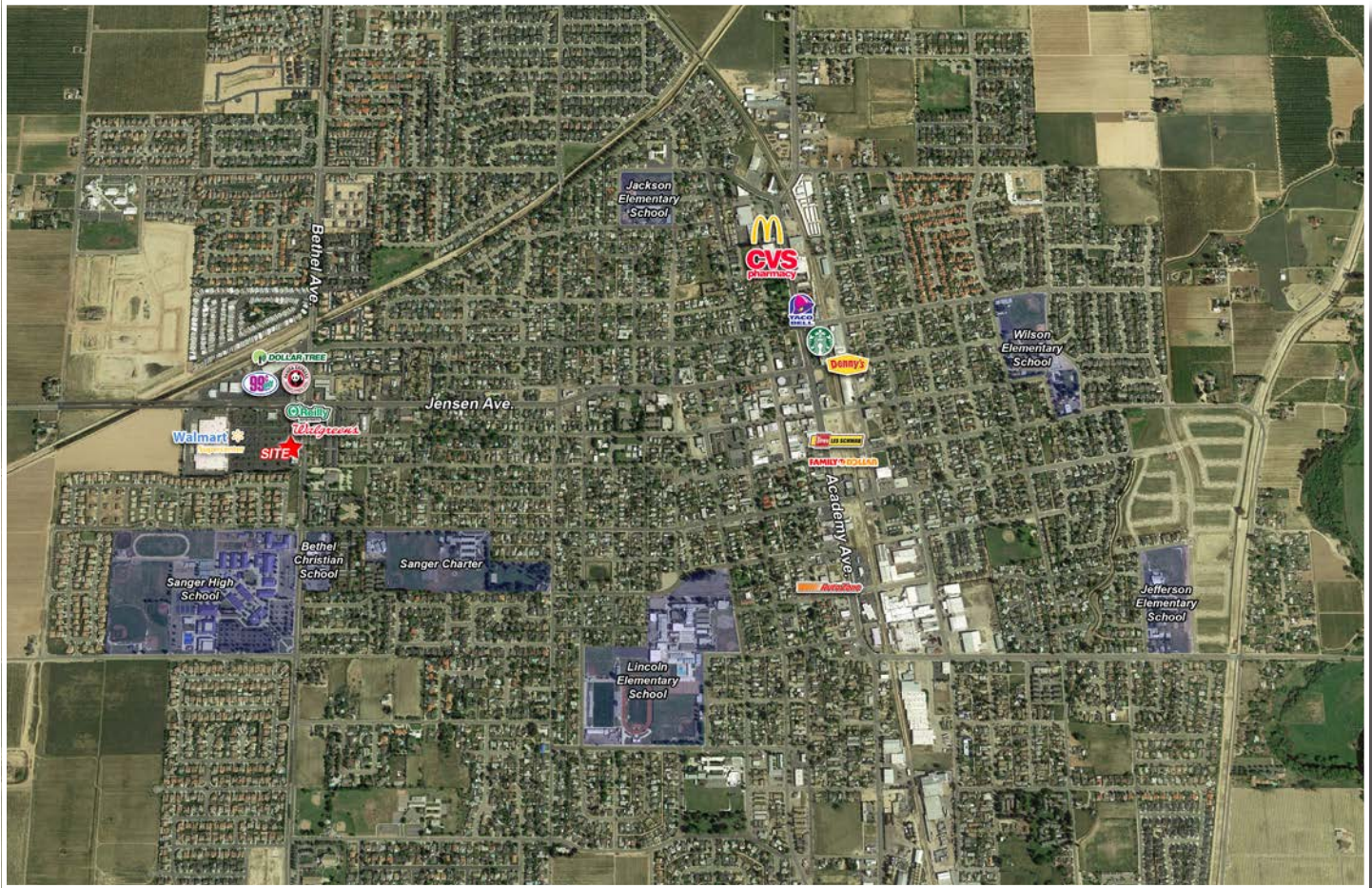
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Location Aerial - Sanger, CA



Sanger is a city in Fresno County, California. The population was 25,318 in 2018, 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 dominant retail intersection in town.



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Site Plan



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