

2,464± SF BETWEEN CVS PHARMACY & STATE FOODS SUPERMARKET PRIME RETAIL ENDCAP SPACE AVAILABLE FOR LEASE

333 Academy Ave · Sanger, CA 93657



- 2,464± SF Commercial Endcap Space For Lease
- Located next to CVS Pharmacy, McDonald's, Subway, Domino's, DiCicco's, & State Foods Supermarket
- 25,768± Avg Daily Traffic on Academy Avenue
- 29,770± Avg Daily Traffic on nearby Highway 180
- \$77,265± Avg Household Income in a 3-Mile Radius



NICK FRECHOU
Sr. Vice President
+1 (559) 447-6266
nick@retailcalifornia.com
DRE # 01887999

RETAIL CALIFORNIA CRE
A division of Pearson Realty
7480 North Palm Avenue, Ste 101
Fresno, CA 92711
www.retailcalifornia.com

MATT GRAHAM
Commercial Sales Agent
+1 (559) 754-3020
matt@mdgre.com
DRE # 01804235

GRAHAM & ASSOCIATES
Commercial Real Estate
3714 West Mineral King
Visalia, CA 93291
www.mdgre.com

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Property Description:

The subject location of approximately 2,464± SF is an endcap retail space located between CVS and State Foods Market. The property is on Sanger's primary retail corridor, Academy Avenue, which serves as a direct route into Sanger from busy State Highway 180. Academy hosts many national retailers including CVS, Dutch Bros, Starbucks, Sonic Drive-in, Taco Bell, Wingstop, Denny's, Jack In The Box, Jamba, Wing-Stop, Burger King, Family Dollar, AutoZone and more.

Available Space: 2,464± SF Endcap

Lease Rate: Please contact agent for more details.

2021 Demographics:

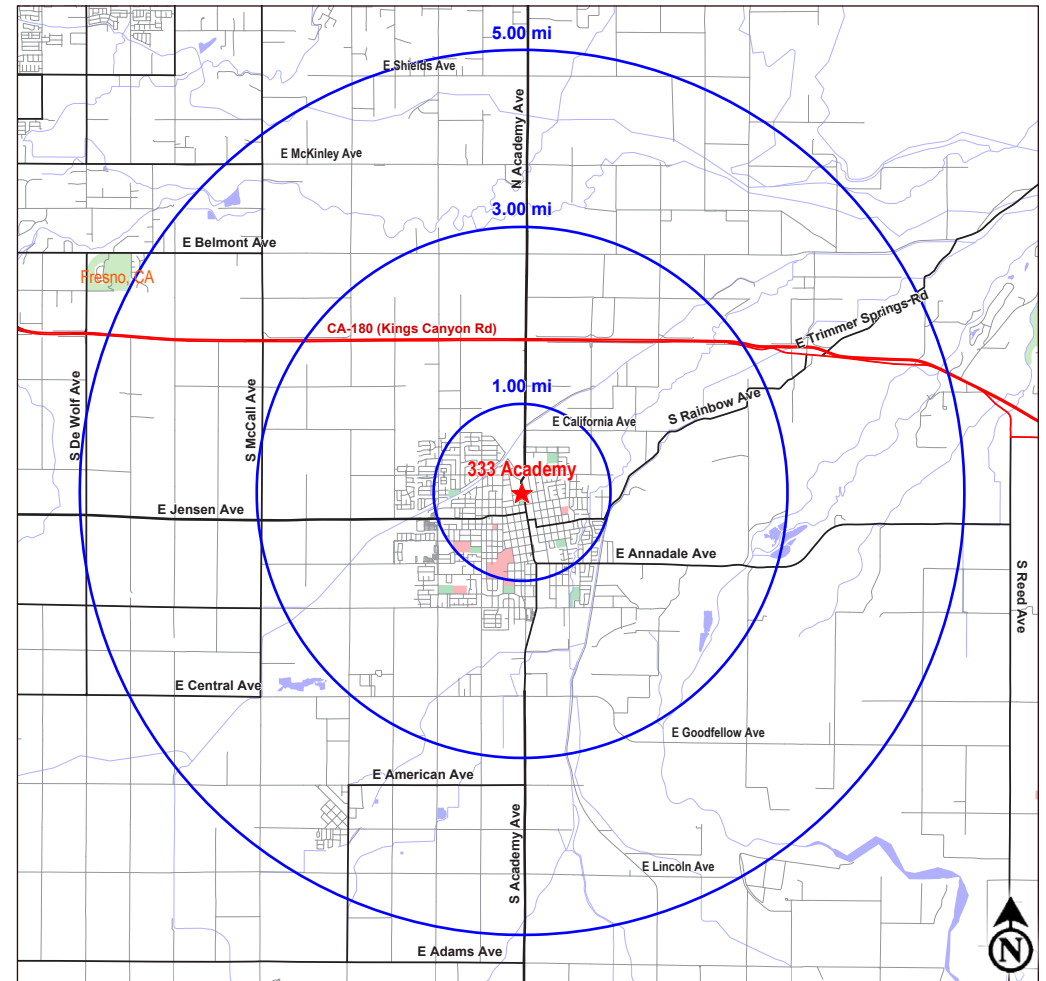
	1 Mile	3 Miles	5 Miles
Total Population:	15,989	29,426	35,330
Total Households:	4,535	8,015	9,708
Avg HH Income:	\$69,466	\$73,315	\$77,265
Total Daytime Pop:	13,228	27,493	32,237

Source: Claritas, LLC

2021 Traffic Circulation:

Academy Ave:	17,328 ADT
Church Ave:	
5th Street:	8,530 ADT
Surface Street Total:	25,768 ADT
CA-180 (Kings Canyon Rd):	29,770 ADT
Total Exposure:	55,538 Avg Daily Traffic

Source: Kallibrate TrafficMetrix



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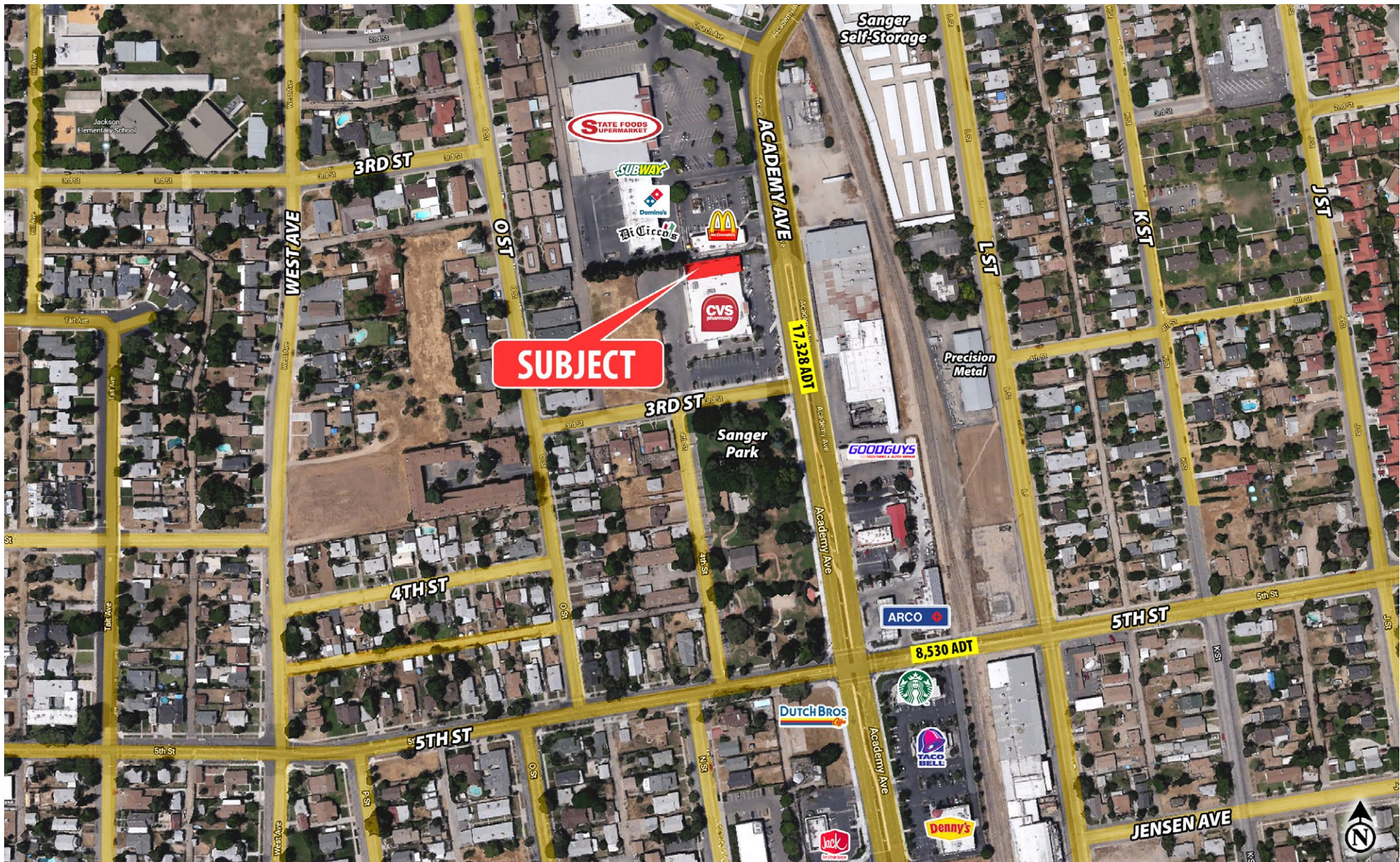
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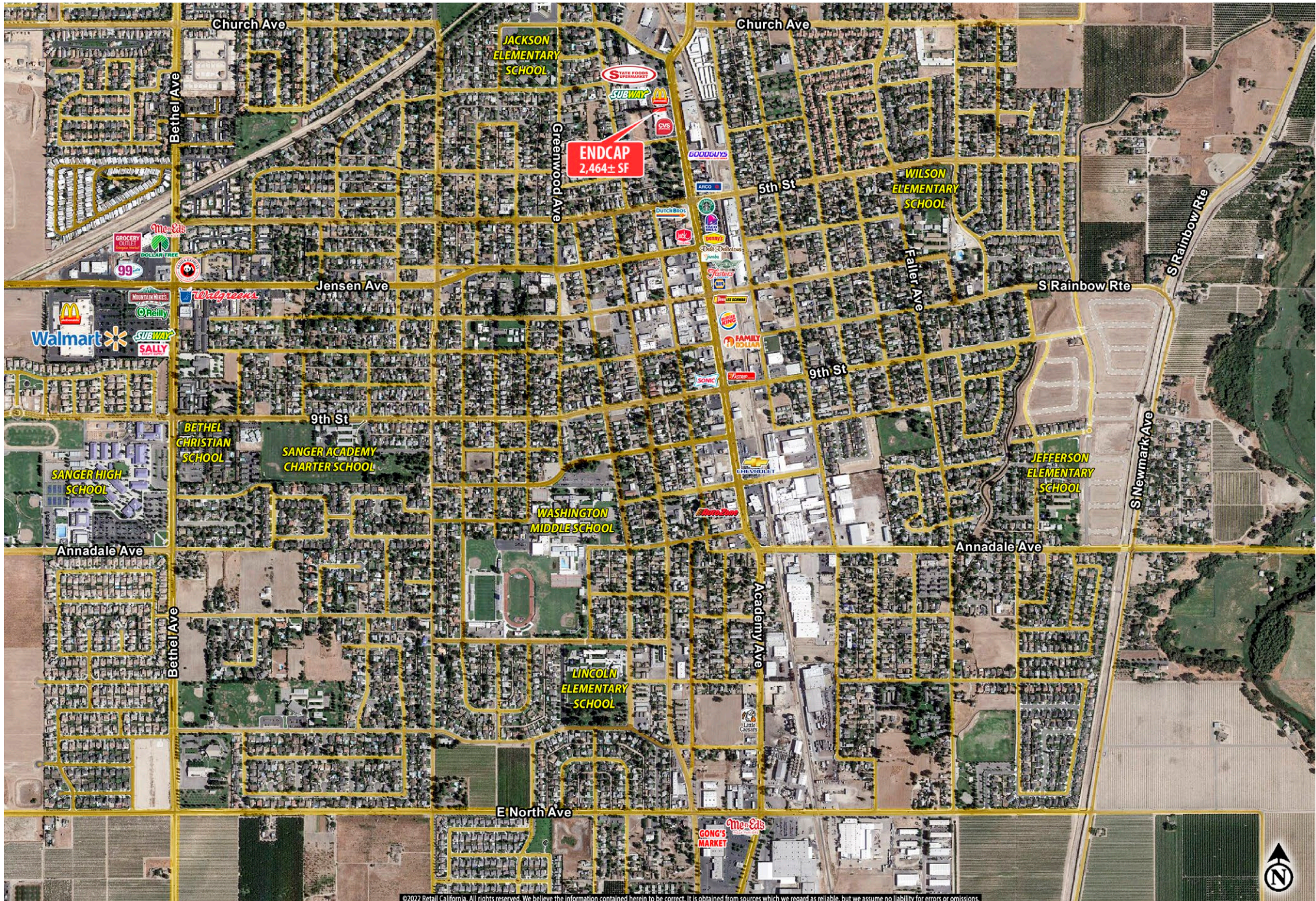
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SANGER, CA RETAIL & RESTAURANT COMPETITION



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