

AVAILABLE FOR LEASE
±15,668 SF

**1080 SPERRY AVE,
PATTERSON, CA 95363**



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COVID-19 Site Specific Plan for Tours

ABOUT

1080 SPERRY AVE,
PATTERSON, CA 95363

PROPERTY PROFILE

Location:	1080 Sperry Ave, Patterson, CA 95363
Space Available:	±15,668 SF
APN:	021-042-009-000
Zoning:	Commercial
Trade Area Neighbors:	Walmart Supercenter, Save Mart, Dollar Tree, Anytime Fitness, Walgreens, Taco Bell, Panda Express, Wingstop & Verizon



PROPERTY HIGHLIGHTS

- Former CVS Pharmacy
- Freestanding building
- Adjacent to a Walmart Supercenter anchored shopping center
- Highly visible façade
- Ample parking
- Located at the main retail trade area of the city

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DEMOGRAPHICS

1080 SPERRY AVE,
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TOTAL POPULATION

1 MILE



3 MILE



5 MILE



DAYTIME POPULATION

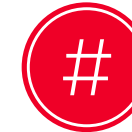
1 MILE



3 MILE



5 MILE



MEDIAN AGE

1 MILE

32.8
YEARS OLD

3 MILE

32.9
YEARS OLD

5 MILE

33.1
YEARS OLD



MED. HOUSEHOLD INCOME

1 MILE

\$82,650

3 MILE

\$74,501

5 MILE

\$74,815



TRAFFIC COUNTS



SPERRY AVE. ---> 8,509 ADT



WARD AVE. ---> 7,999 ADT

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AERIAL

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