AVAILABLE FOR LEASE ±15,668 SF

1080 SPERRY AVE, PATTERSON, CA 95363



Blair J. Wheatley Senior Director

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COVID-19 Site Specific Plan for Tours

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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. PATTERSON, CA 95363





DAYTIME POPULATION



1 MILE

3 MILE

5 MILE

16,290

25,110

26,318

1 MILE

2,562

3 MILE

5,573

5 MILE

6,039

1 MILE

32.8 YEARS OLD

3 MILE

32.9 YEARS OLD

5 MILE

33.1 YEARS OLD



MED. HOUSEHOLD INCOME

\$82,650

3 MILE \$74,501

5 MILE \$74,815





SPERRY AVE.

- - - 8,509 ADT



WARD AVE. — — — — — — **7.999 ADT**

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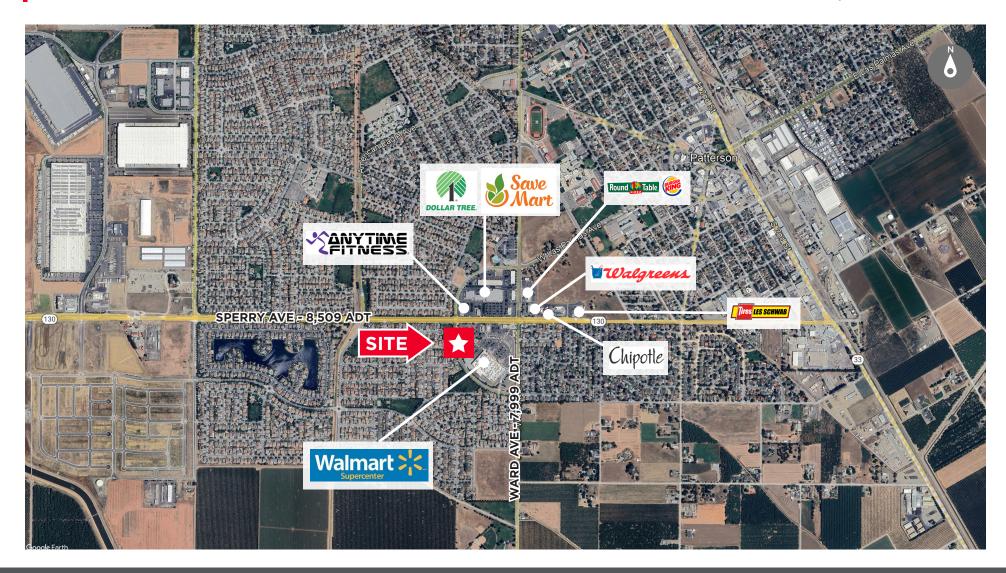
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AERIAL

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