

±1,190 & ± 6,000 SF AVAILABLE

# SUNSET SQUARE

7089 N. Marks Avenue

Fresno, California 93711



**TERRI GIOVACCHINI**

Director

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# RETAIL SPACE

- Inquire with broker for lease rate & terms
- Inline space ±1,190
- Pad D -±6,000 SF
- Please contact listing broker for more information

# TENANTS

Savemart, Subway, McDonalds, Taco Bell, Citibank, Asuka Japanese Cuisine, Broadway Liquor, State Farm Insurance, Pack & Ship Pros, Pizza Factory, Bog House Pub, Top Nails, Daddy's Waffles, Synctron Freeplay Arena & Hotworxs.



# TRAFFIC COUNTS

Marks & Herndon  
+60,000 VPD

# COMMENTS

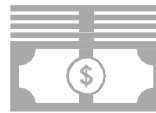
- Located on a Signalized Intersection
- Great Visibility
- High Traffic Counts
- Located on heavily traveled Herndon Avenue corridor
- Highest Income area in County
- Low CAM rates



# NEIGHBORHOOD DEMOGRAPHICS



PERCENTAGE  
GROWTH



AVERAGE  
HOUSEHOLD INCOME



DAYTIME  
POPULATION

1 Mile

7.12%

\$176,989

8,512

3 Miles

7.56%

\$109,612

90,007

5 Miles

7.77%

\$90,306

221,918



± 1,400

± 6,000 SF PAD

**SUBWAY**  
**TOP NAILS**  
**PACK & SHIP PROS**

**BEAUTY**  
hair Salon

**Daddy's Waffles**  
**WINE**  
**Hot Work**

**Design Interior**  
**State Farm**  
**LITTLE LION PHOTOGRAPHY**

**ASUKA**  
JAPANESE CUISINE  
**BOGHOUSE PUB**  
**BROADWAY LIQUOR**



**SAVE MART SUPERMARKETS**



**SYCTRON**  
FREEPLAY ARENA

**BULLER**



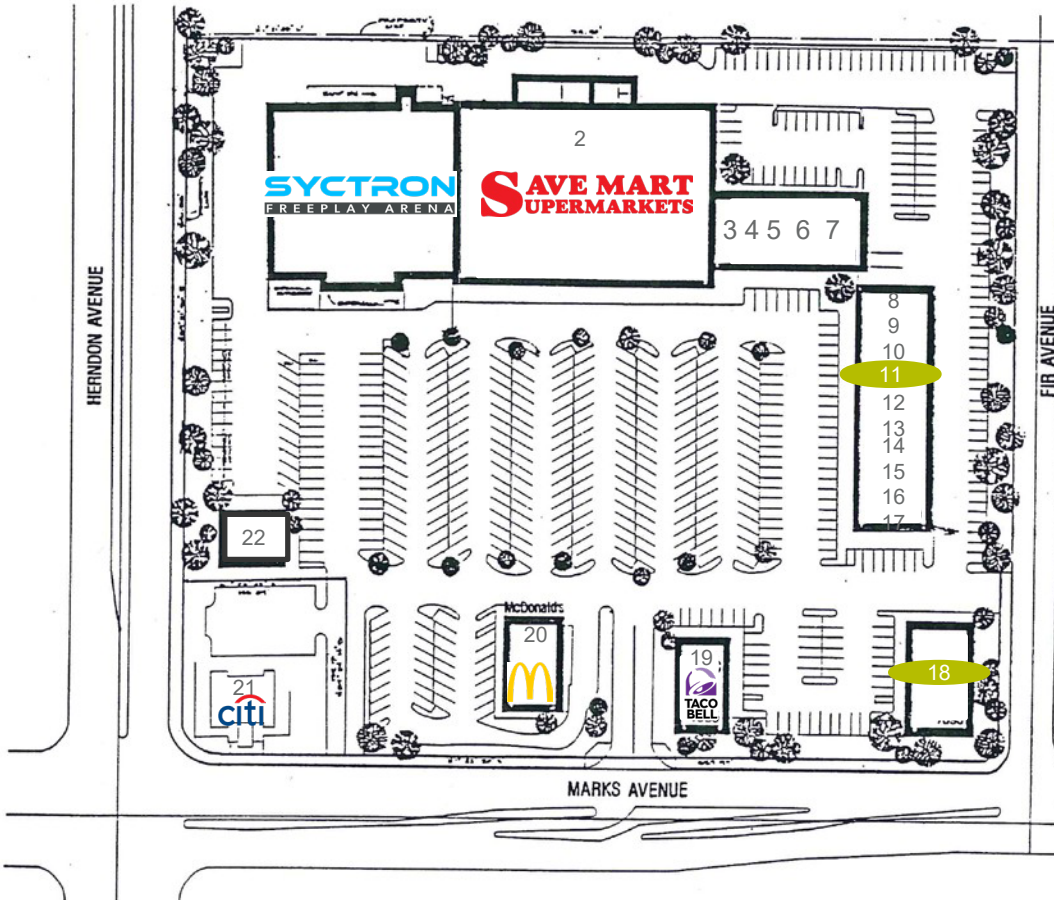
W Herndon Ave

# AERIAL



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# SITE PLAN



#	TENANT'S & AVAILABILITY
1	Synctron Freeplay Arena
2	Save Mart
3	Pizza Factory
4	Top Nails
5	Subway
6	Pack & Ship Pros of Fresno
7	Salon
8	Daddy's Waffles
9	Wine Bar
10	Hotworx
11	±1,400 SF
12	State Farm
13	Little Lion Photography
14	Design Interior
15	Asuka Japanese
16	Bog House Pub
17	Broadway Liquor
18	±6,000 SF Pad
19	Taco Bell
20	McDonalds
21	Citi Bank
22	Bulle Restaurant

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