

RETAIL SPACE FOR LEASE

SUNNYSIDE SQUARE SHOPPING CENTER

SWC KINGS CANYON ROAD & CLOVIS AVENUE – FRESNO, CA



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PROPERTY INFORMATION



Sunnyside Square Shopping Center has great street visibility at the entrance to the center with excellent signage.

The property is located at a signalized intersection with excellent traffic counts.

Neighboring Tenants include Rite Aid, Chevron, DD's discounts, Dollar Tree, Walgreens, Starbucks, Taco Bell, Panda Express and more.

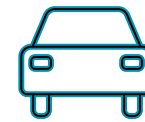
- Available Space: ±1,793 SF inline space
 ±2,684 SF former restaurant space
- Lease Rate: Inquire with broker
- Monument Signage available
- Signalized Corner



THE NEIGHBORHOOD

Today, the wine and grape industry plays a leading role in Fresno County's economy producing \$500 Million in sales in 1995. Today, the name Sunnyside is adopted by many enterprises and is applied to a broad and growing area; but its "roots" date back to 1890 – over a hundred years ago – to W. N. Oothout's "Sunnyside Vineyard".

TRAFFIC COUNTS

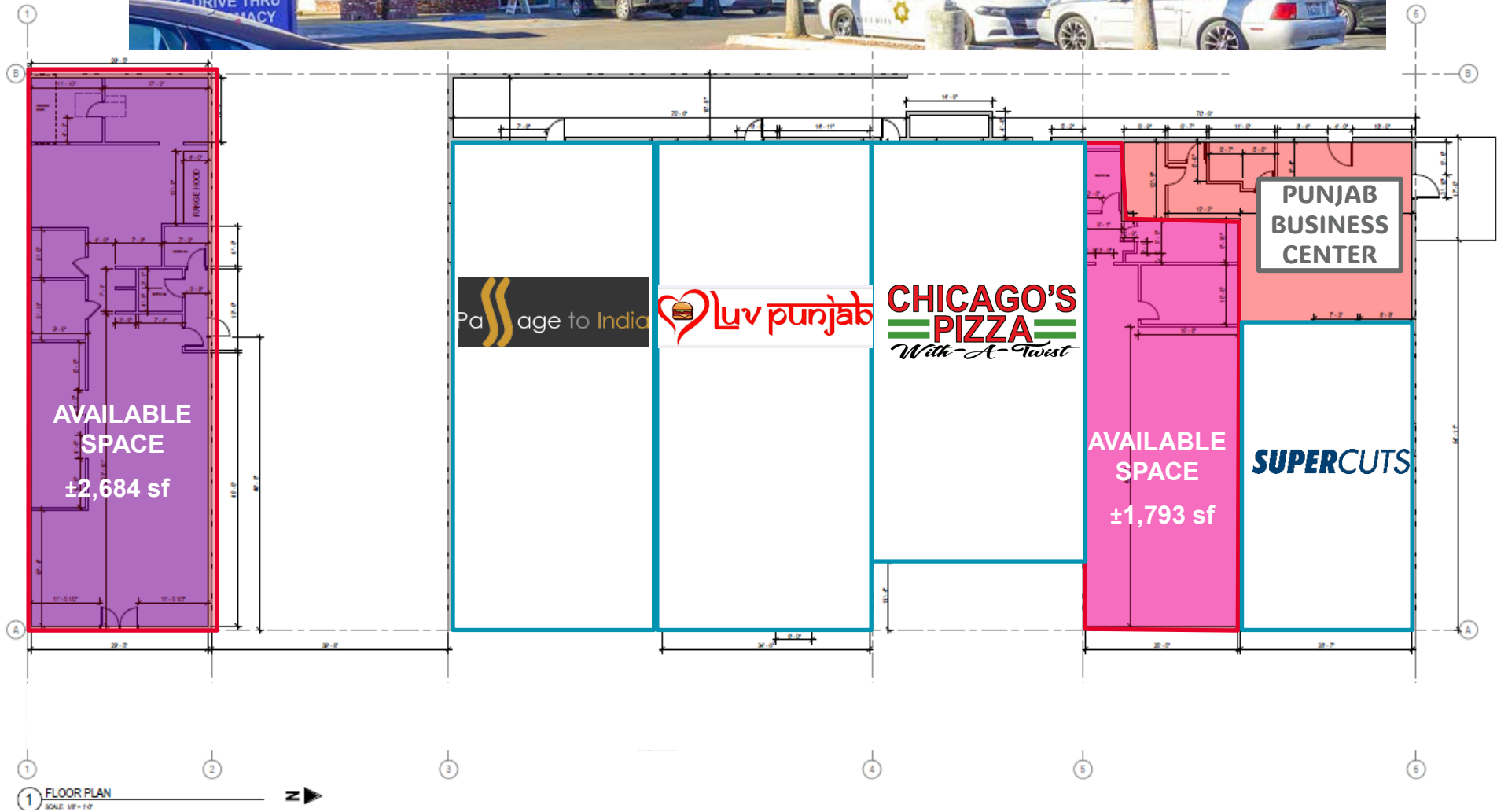


KINGS CANYON ROAD 37,314 ADT

CLOVIS AVENUE 15,730 ADT

PROPERTY HIGHLIGHTS

- High Traffic Counts
- Established neighborhood
- New surrounding redevelopment
- Near new Fancher Creek development



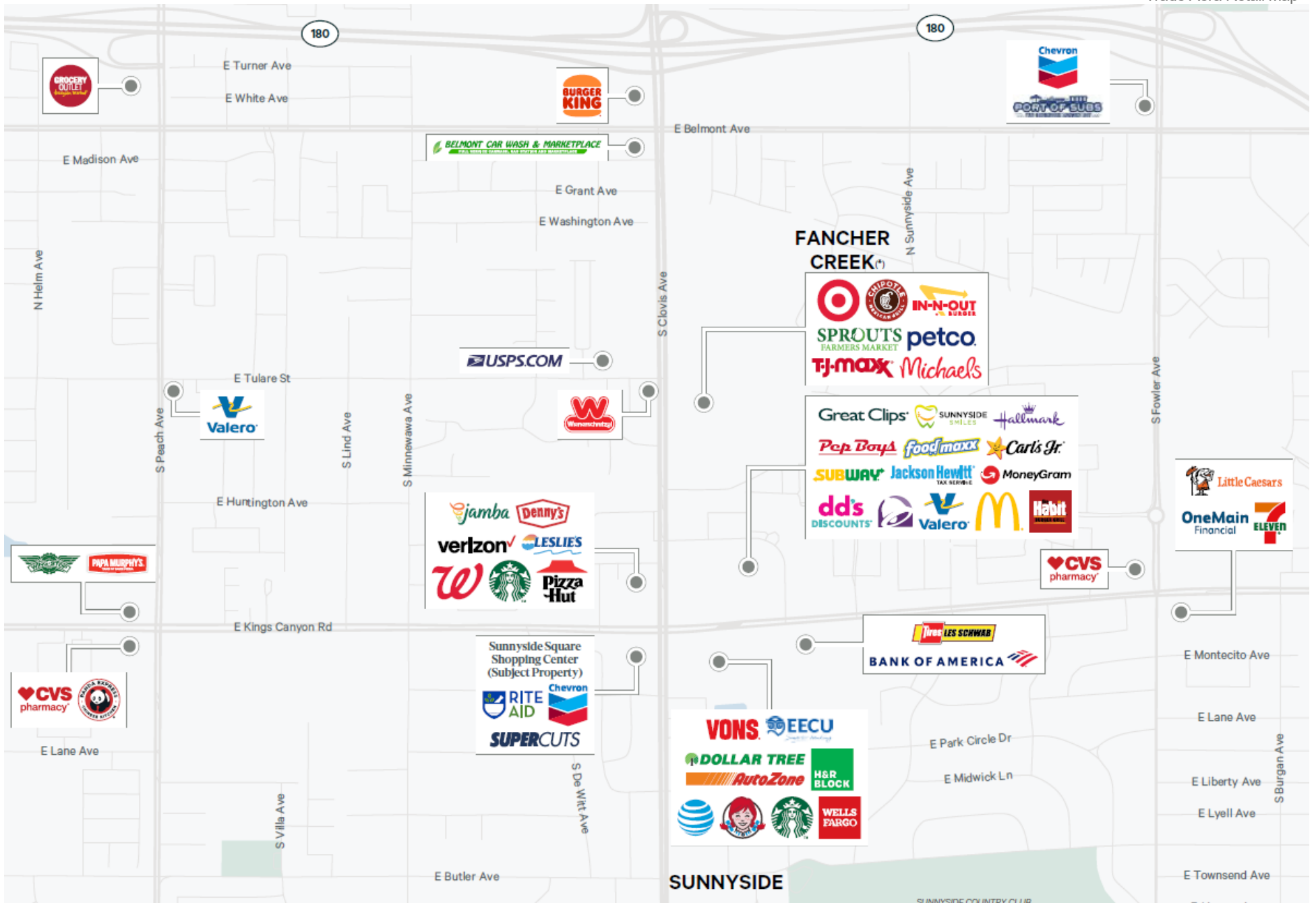


SUITE	TENANT	SQUARE FEET
5542	PUNJAB BUSINESS CENTER	1,111
5544	SUPER CUTS	1,500
5556	AVAILABLE (inline space)	1,793
5558	CHICAGO PIZZA	2,444

SUITE	TENANT	SQUARE FEET
5560	LUV PUNJAB	2,780
5562	PASSAGE TO INDIA BAKERY	2,780
5564	AVAILABLE (former restaurant)	2,684
5566	LIBRARY	17,657









POPULATION



HOUSEHOLDS



5 YR. % GROWTH FORECAST

	POPULATION	HOUSEHOLDS	5 YR. % GROWTH FORECAST
1 Mile	15,947	4,922	4.02%
3 Mile	103,546	29,023	3.99%
5 Mile	240,631	69,734	3.97%



AVERAGE HH INCOME



MEDIAN HH INCOME



TOTAL HH INCOME

	AVERAGE HH INCOME	MEDIAN HH INCOME	TOTAL HH INCOME
1 Mile	\$96,136	\$62,004	\$473,183,574
3 Mile	\$75,032	\$56,561	\$2,177,646,090
5 Mile	\$71,623	\$54,269	\$4,994,580,680



EMPLOYEES



ESTABLISHMENTS



CONSUMER EXPENDITURES

	EMPLOYEES	ESTABLISHMENTS	CONSUMER EXPENDITURES
1 Mile	4,135	253	\$139,031,000
3 Mile	24,441	1,362	\$1,750,133,000
5 Mile	64,988	3,709	\$4,146,783,000



FRESNO COUNTY 2023

Home to the 5th largest city in the world’s 5th largest economy, Fresno County is “Growing the California Dream.” A population of over 1 million residents with a well-trained and available workforce, Fresno County serves as the state’s strategic center with “money back guarantees” to get projects quickly through the permitting process. Fresno County is poised for inclusive investment and projects with 47 designated Opportunity Zones that offer great growth potential. Award winning partnerships, available real estate, exclusive incentive offerings, job-ready workforce, notable wins such as with Amazon, Ulta and the Gap e-commerce fulfillment centers, and the recent announcement of T-Mobile’s new Customer Experience Center are among the many reasons why Fresno is the place to grow your company and the California dream.

1,013,581
Population

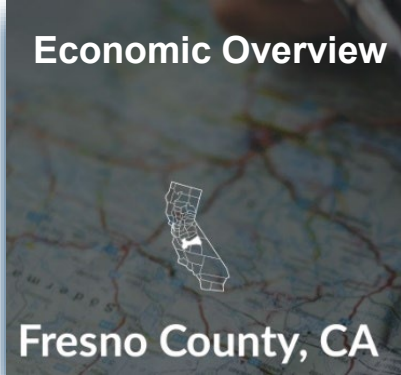
425,117
Total Regional Employment

\$57,100
Medial Household Income

TOP EMPLOYERS



Fresno County's Cities
Clovis, Coalinga, Firebaugh,
Fowler, Fresno, Huron,
Kerman, Kingsburg,
Mendota, Orange Cove,
Parlier, Reedley, San Joaquin,
Sanger, Selma





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