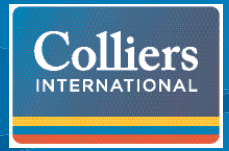


FOR LEASE > RETAIL SPACE

# Via Montana Shopping Center

1504 - 1560 E. CHAMPLAIN DRIVE, FRESNO, CALIFORNIA



- > Prime Retail Space Available
- > Located within the affluent Clovis submarket with established neighborhoods
- > In close proximity to Freeway 41
- > Professionally Managed Shopping Center

*Anchored By:*



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## Property Summary

- > Location: Northeast corner of Champlain Dr. and Shepherd Ave., Fresno, CA
- > Available: 1,036 SF, 1,220 SF, 1,269 SF, 1,560 SF, 2,023 SF, 2,200 SF, 2,502 SF, 3,832 SF and 4,068 SF
- > Lease Rate: \$1.90 - \$2.25 PSF, NNN
- > Parking: Abundant parking (640 spaces)
- > Co-Tenants: Orchard Supply Hardware, Jamba Juice, Big 5 Sporting Goods, Dollar Tree, Yosemite Ranch
- > Traffic Counts: 45,340 cars per day (Champlain Dr. & Shepherd Ave. intersection)
- > Demographics:

	<u>Population</u>	<u>Avg. HH Income</u>
1 Mile	18,892	\$116,114
3 Miles	89,025	\$100,240
5 Miles	190,244	\$82,924

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- 1 Orchard Supply Hardware
- 2 Dollar Tree
- 3 Big 5 Sporting Goods
- 4 India Kabob Palace
- 5 Press Box
- 6 Papi's Mexican Restaurant
- 7 SIP N CLIPS Barbershop
- 8 Foot Flexology
- 9 Emerald Nails

- 10 Fresno Coin Gallery
- 11 ARK Mediterranean Restaurant
- 12 Yosemite Ranch
- 13 Jamba Juice
- 14 Roll One for Mi
- 15 Marble Slab Creamery
- 16 Chiffono's Bakery

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