

FOR LEASE > RETAIL SHOPPING CENTER



Sunnyside Center

NEC KINGS CANYON RD. AND PEACH AVE., FRESNO, CALIFORNIA



RETAIL - AVAILABLE - 1,800 SF

MEDICAL - AVAILABLE - 4,680 SF



- > Across the Street from Sunnyside High School.
- > Regional Southeast Fresno Intersection.
- > High Traffic, Easy Access.
- > Street Signage.
- > Newer Construction.
- > Excellent Visibility.
- > Sunnyside Housing Growth Area.
- > Available Now!



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Property Summary

Location: East of the northeast corner of Kings Canyon Rd. and Peach Ave., Fresno, CA

Size: 1,800 SF
4,680 SF (Medical Space)

Zoning: C-1, City of Fresno

Co-Tenants: Peachy King Frozen Yogurt, Checks Into Cash, Acceptance Auto Insurance, Sunnyside Diner, Golden Dragon Restaurant, Popeye's Chicken (NAP)



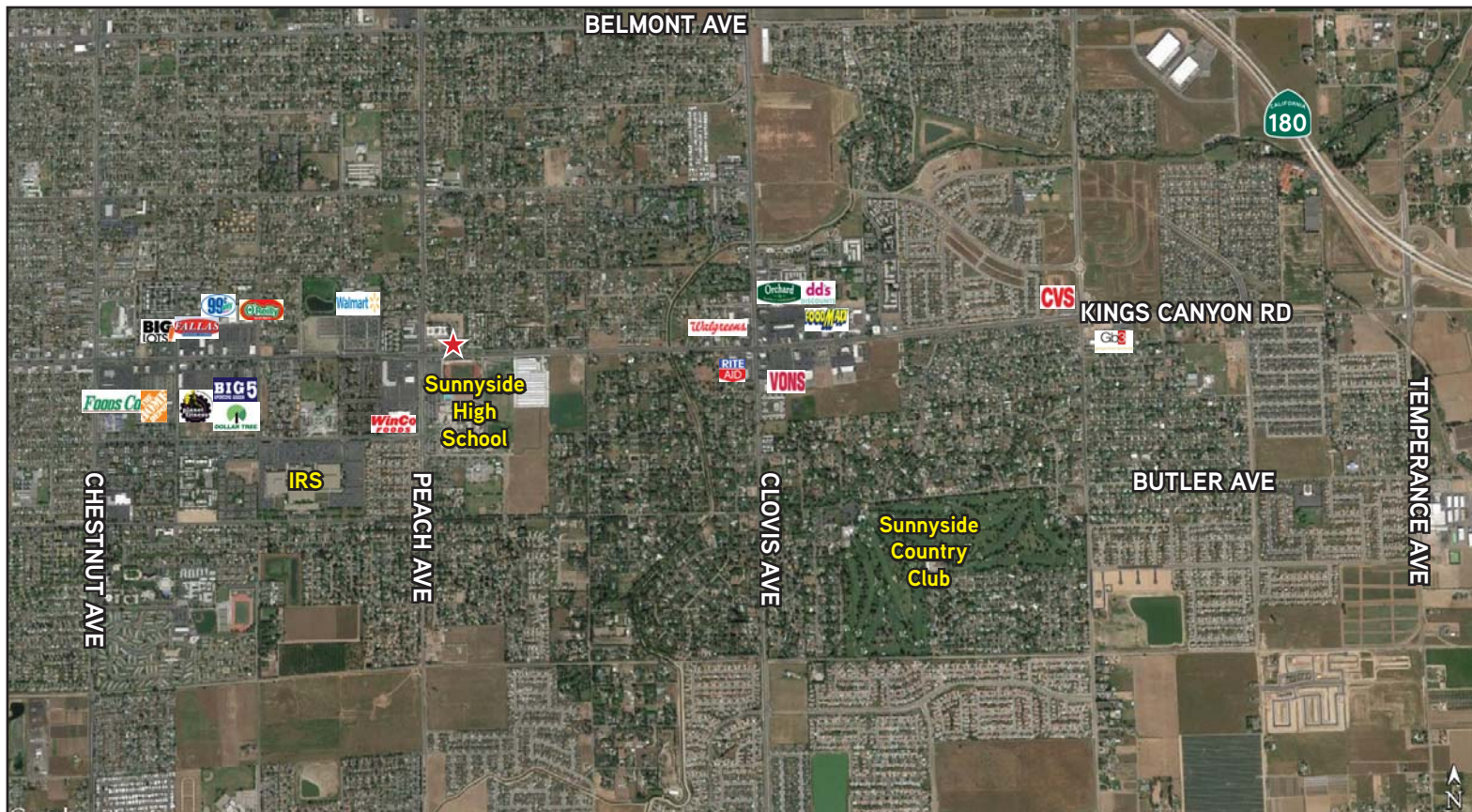
Customer Traffic: Approximately 40,000 cars per day in intersection

Customer Demographics:	Population	Avg. HH Income
1 Mile:	18,763	\$43,628
2 Miles:	75,772	\$46,660
3 Miles:	133,788	\$47,341
4 Miles:	185,396	\$46,321
5 Miles:	267,644	\$46,457



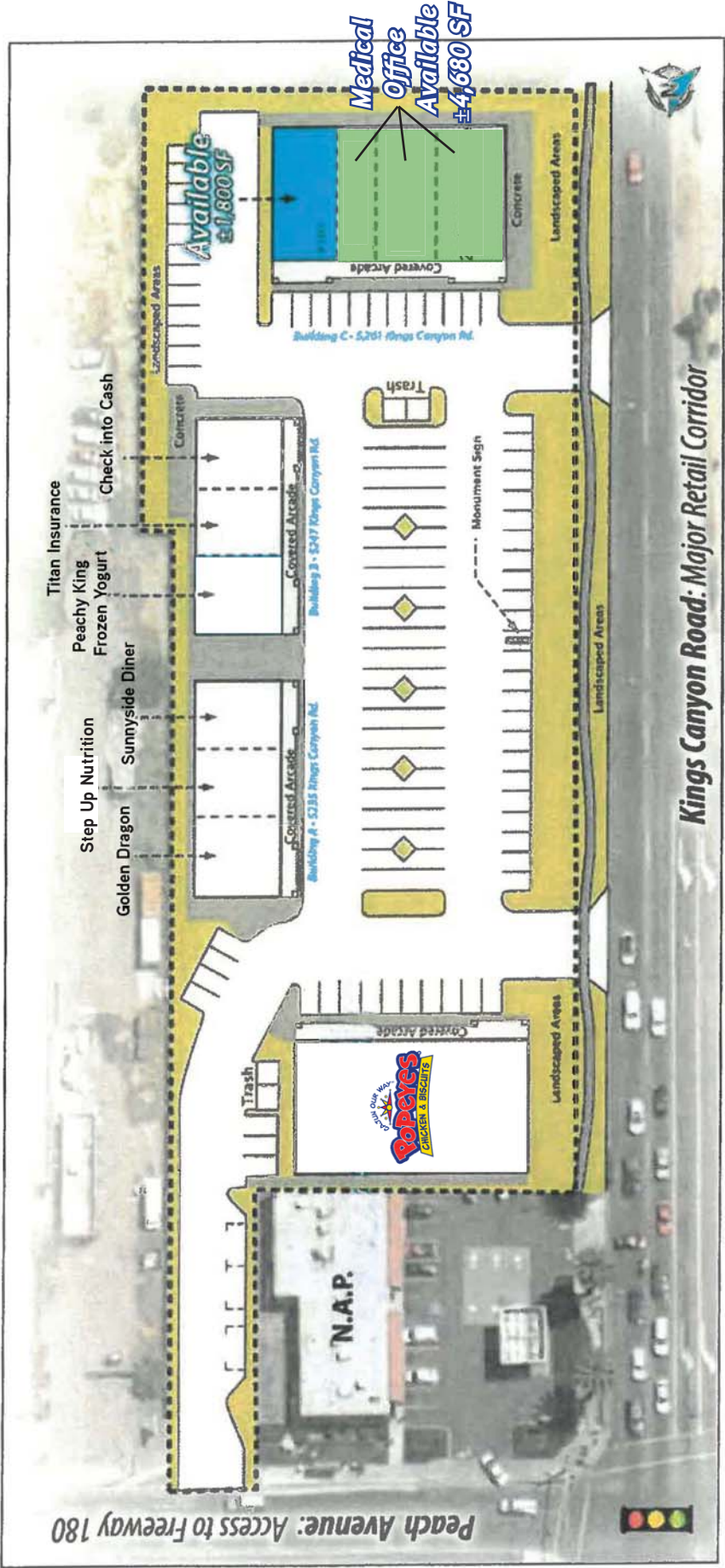
Sunnyside High School: Approx. 3,500 Students

Asking Rent: \$1.45 NNN (NNN approx. \$ 0.54 psf)



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