

Drive-Thru End Cap Space Available for Lease

Wal-Mart Supercenter Anchored - Sanger, CA



Location: SWQ of Jensen and Bethel Avenues
Sanger, CA

Zoning: C-2 (Community Commercial, City of Sanger)

Traffic Counts: Jensen Avenue: \pm 13,000 ADT (2017)
Bethel Avenue: \pm 3,000 ADT (2017)

Availability: \pm 2,400 Sq. Ft. (Former El Pollo Loco)

| Demographics: | <i>1 Mile</i> | <i>2 Mile</i> | <i>3 Mile</i> |
|----------------------|---------------|---------------|---------------|
| Population | 13,620 | 26,868 | 28,200 |
| Avg HH Income | \$65,669 | \$56,707 | \$57,002 |

Property Features:

- Anchored by Wal-Mart Supercenter
- Restaurant improvements in place and space has a patio searing area
- Co-tenants in the center include O'Reilly Auto Parts, Mountain Mike's, AT&T, Jamba Juice, Subway, GameStop and Sally Beauty
- Pylon sign panel on Jensen and monument sign panel on Bethel
- Fully signalized intersection
- Situated just north of Sanger High School and at the same intersection as a new Walgreens, 99 Cents Only and Panda Express



C O M M E R C I A L | R E T A I L
A S S O C I A T E S

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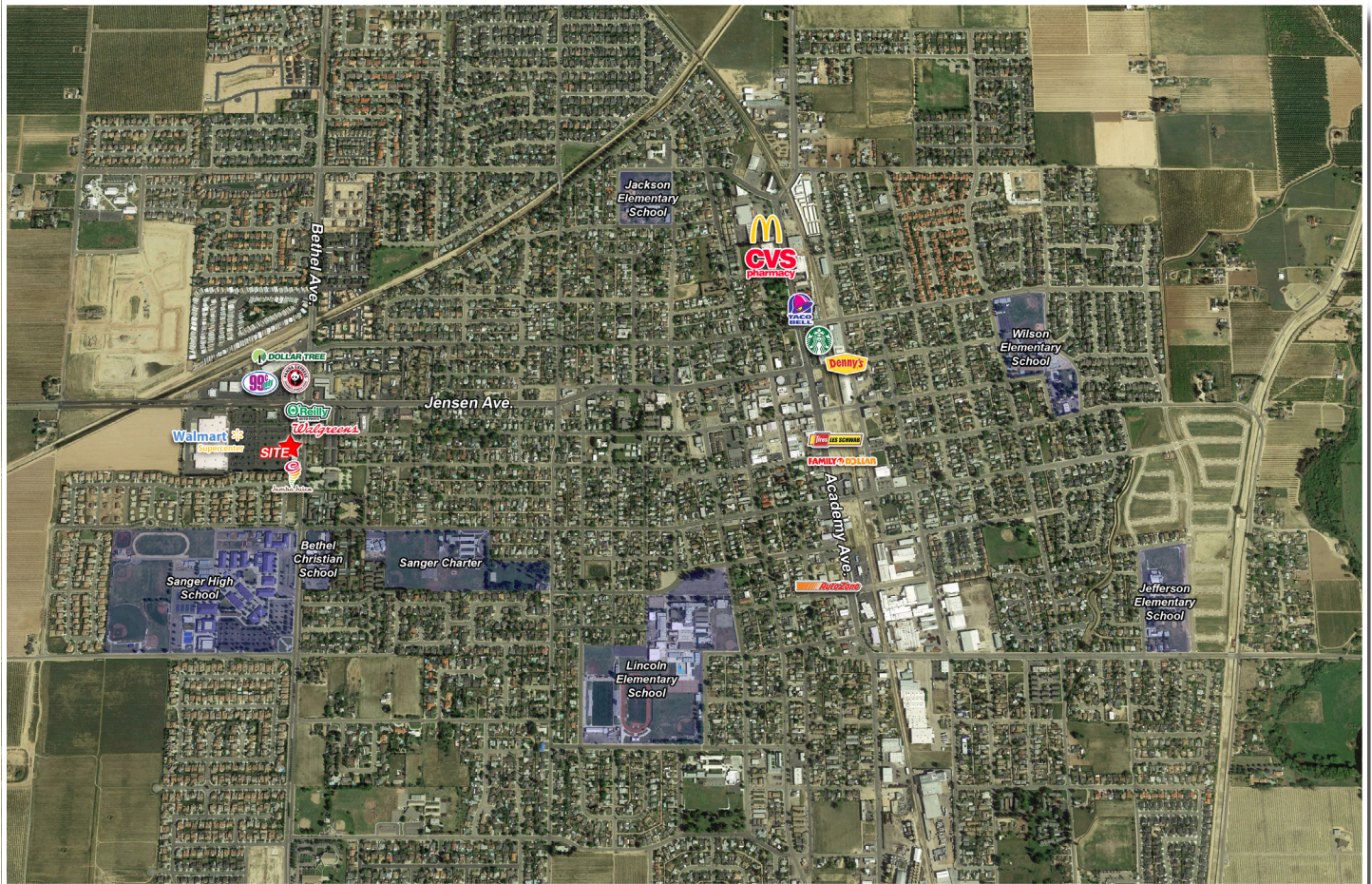
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Location Aerial - Sanger, CA



Sanger is a city in Fresno County, California. The population was 24,270 at the 2010 census, up from 18,731 at the 2000 census. This growing city is located 13 miles east of Fresno. Act on this rare opportunity to be at the dominant retail intersection in town.



COMMERCIAL

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Site Plan



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