

FORMER EL POLLO LOCO

SANGER, CA



Location: SWQ Jensen Ave & Bethel Ave

Anchor: Walmart Supercenter

Co Tenants: O'Reilly, Radio Shack, Payless Shoes, AT&T, Jamba Juice, Subway, Gamestop and more

Availability: ±2,400 SQ.FT with Drive Thru

Traffic Counts: Jensen Ave- 15,325 Cars Per Day
Bethel Ave- 9,505 Cars Per Day

Demographics:

	1 Mile	3 Mile	5 Mile
Population	9,092	26,491	36,698
Average HH Income	\$58,133	\$58,748	\$66,809
Households	2,958	7,870	11,190

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AERIAL



Jensen Ave



Bethel Ave



COMMERCIAL RETAIL ASSOCIATES

SANGER AERIAL



COMMERCIAL RETAIL ASSOCIATES

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