

RETAIL FOR LEASE

SUITES AVAILABLE AT WESTWOOD SHOPPING CENTER IN FRESNO, CA

505 W Dakota Ave, Fresno, CA 93705



Lease Rate

**\$1.20-\$1.65
SF/MONTH**

OFFERING SUMMARY

Building Size:	11,400 SF
Available SF:	2,720 - 3,720 SF
NNN's:	\$0.35/SF NNN
Lot Size:	1.01 Acres
APN:	435-043-14
Zoning:	Community Commercial
Market:	Central Fresno
Submarket:	Dakota & Fruit Retail
Cross Streets:	Dakota & Fruit
APN:	435-043-14

PROPERTY HIGHLIGHTS

- Retail Spaces Available in Westwood Shopping Center
- Well-Known Corner Retail Building w/ Large Corner Exposure/Signage
- Various Sized Configurations | Surrounded with Quality Tenants
- ±378,901 Daytime Population Within 5 Miles Of The Subject Property
- Spaces Can Accommodate Retail or Office
- Ample Signage Visible from Fruit & Dakota
- National Tenants in Shopping Center
- On-Site Parking and Abundant Street Parking
- Visible Intersection w/ Easy Access
- Nearby Access to Major Streets Palm & West
- Walking Distance to Restaurants, Shopping, Banks & Schools

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JARED ENNIS

Executive Vice President
O: 559.705.1000
C: 559.705.1000
jared@centralcacommercial.com
CA #01945284

KEVIN LAND

Executive Managing Director
O: 559.705.1000
kevin@centralcacommercial.com
CA #01516541

KW COMMERCIAL
7520 N. Palm Ave #102
Fresno, CA 93711

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PROPERTY DESCRIPTION

Prime $\pm 11,400$ SF well known Westwood shopping center located off Fruit & Dakota Avenue in Fresno, CA. (2) spaces available that can accommodate either retail or office with open floorplans. Suite #529 of $\pm 3,720$ SF offers an open retail space with a larger rear storage room & private restroom. Suite #539 of $\pm 1,200$ SF also includes a wide open retail area with a storage room & private restroom. Suite #605 of $\pm 2,720$ SF offers (1) large office, storage room, & private restroom. This property offers great visibility, convenient parking & walking distance to many restaurants, shopping, banks & schools.

LOCATION DESCRIPTION

This property is located on the southwest corner of Fruit and Dakota north of W Dayton Avenue, east of N Delno Avenue, south of W Dakota Avenue and west of N Fruit Avenue in Fresno, California. Surrounding tenants include Chase, Dutch Bro's, McDonalds, Boba Pub, Cricket, Starbucks, Bank of the West, United Security Bank, Kuppa Joy, Romeos Pizza, Hong Hong Chinese Restaurant, Jimenas Taco Shop, 525 Pizza, Westwood Shopping Center, Roma's, Ama Delicious, Nho Kitchen #2DiCicco's, and many others.

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AVAILABLE ±2,720 SF #605	Bear & Tiger Karate ±1,200 SF #539	AVAILABLE ±3,720 SF #529	Fresno County Public Library ±1,170 SF #521	Barber Shop ±450 SF #517	AVAILABLE ±450 SF #511	City Wide Market ±4,668 SF #505
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AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
#529 505 W Dakota Ave	Available	3,720 SF	\$0.35/SF NNN	\$0.75 SF/month
#605 505 W Dakota Ave	Available	2,720 SF	\$0.35/SF NNN	\$0.80 SF/month

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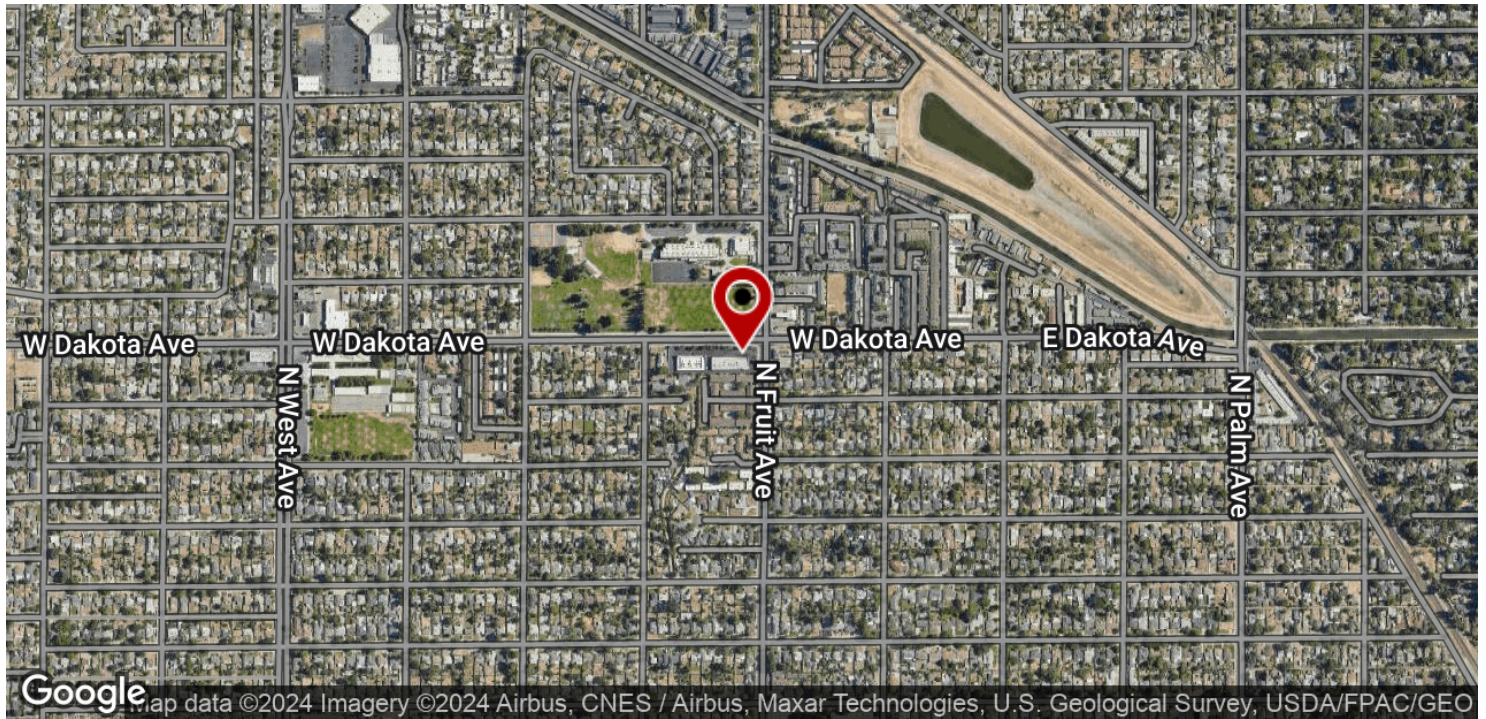
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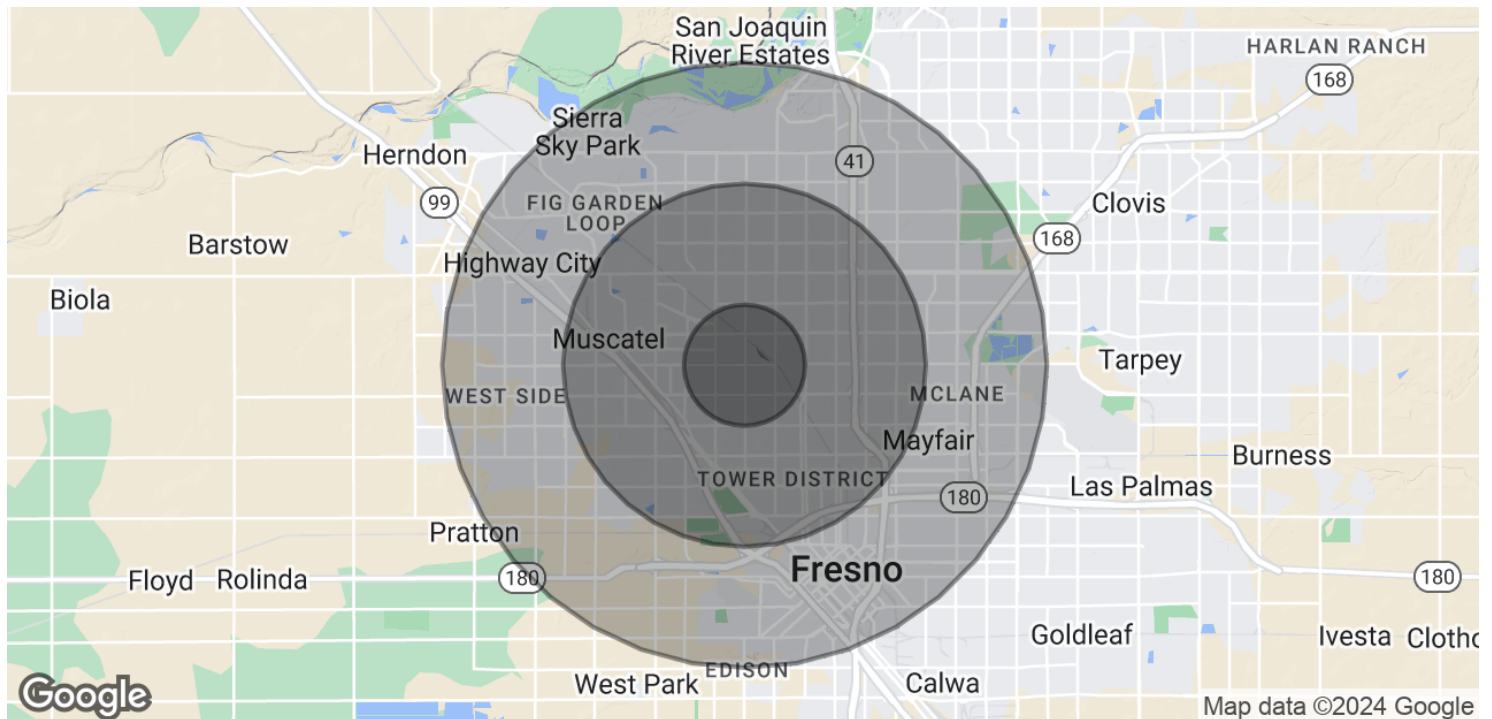
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	23,819	155,042	367,271
Average Age	33.3	33.8	32.7
Average Age (Male)	31.9	33.2	32.0
Average Age (Female)	35.7	35.2	33.9
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	8,817	57,549	130,118
# of Persons per HH	2.7	2.7	2.8
Average HH Income	\$63,187	\$61,718	\$62,224
Average House Value	\$188,973	\$197,695	\$205,935
ETHNICITY (%)	1 MILE	3 MILES	5 MILES
Hispanic	56.7%	53.2%	52.6%

* Demographic data derived from 2020 ACS - US Census

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