

RETAIL FOR LEASE

FREESTANDING RETAIL BUILDING IN CANYON PLAZA SHOPPING CENTER

4571-4595 Kings Canyon Rd, Fresno, CA 93702



Lease Rate

**\$1.50
SF/MONTH**

OFFERING SUMMARY

Building Size:	4,016 SF
Available SF:	1,750 - 4,016 SF
Lot Size:	0.43 Acres
Number of Units:	1
Zoning:	CMX: Center Mixed Use
Market:	Fresno
Submarket:	Southeast Fresno
Cross Streets:	Kings Canyon Rd & Maple Ave
APN:	461-284-28

PROPERTY HIGHLIGHTS

- ±1,750 - 4,016 SF of Retail Space Available off Kings Canyon Rd
- Prime Corner Identity | Large Pylon Signage | Abundant Parking
- Potential to be Split or Combined | TI's Available
- Direct Kings Canyon Visibility | Surrounded w/ Quality Tenants
- Busiest Retail Growth Corridor w/ ±114,941 Cars Per Day
- Close Proximity to Major Traffic Generators & Fwy 41 & 180 Ramps
- Great Access & Visibility w/ Unmatched Level of Consumer Traffic
- Densely Populated Trade Area w/ ±319,705 People in 5-Miles
- Great Exposure w/ Kings Canyon Rd & CA-41 Frontage
- \$79,912 Avg. Household Income & 235,519 Households (10 Miles)
- Highly Visible Intersection w/ Ample Parking & Easy Access
- Close Proximity to Downtown Fresno & Fresno Pacific University

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PROPERTY DESCRIPTION

Prime Freestanding Retail building located in Fresno, CA with TI's Available! Potential to be combined with #102 or split for $\pm 1,750$ SF or $\pm 4,016$ SF. The property is well-located on one of Fresno's busiest retail destination corridor - Kings Canyon Rd. Unit #101 offers $\pm 1,750$ - 4,016 SF consisting of wide open retail space, 1 private office, storage area, & restroom. The building is on a 0.43 acre lot with just over 70 parking stalls. The building is in close proximity to Freeways 41, 168, & 180 for quick access to the Fresno/Clovis metro area. Over $\pm 114,941$ cars per day when combining both directions of Kings Canyon Rd & Tulare Ave.

LOCATION DESCRIPTION

Prime location on Kings Canyon Rd just North of the Fresno Fairgrounds. Located on the SW corner of Kings Canyon Rd & Maple Ave. Positioned at a highly visible, easily accessible, and major recognizable corridor in the heart of Fresno. Easy access from surrounding major corridors. Within 1 mile there is approximately 2 million square feet of retail and office space, making this the regional office and retail destination for residents in Fresno County. Subject is North of Kings Canyon Rd, South of E Tulare Ave, East of S Cedar Ave and West of S Maple Ave. Nearby national tenants include

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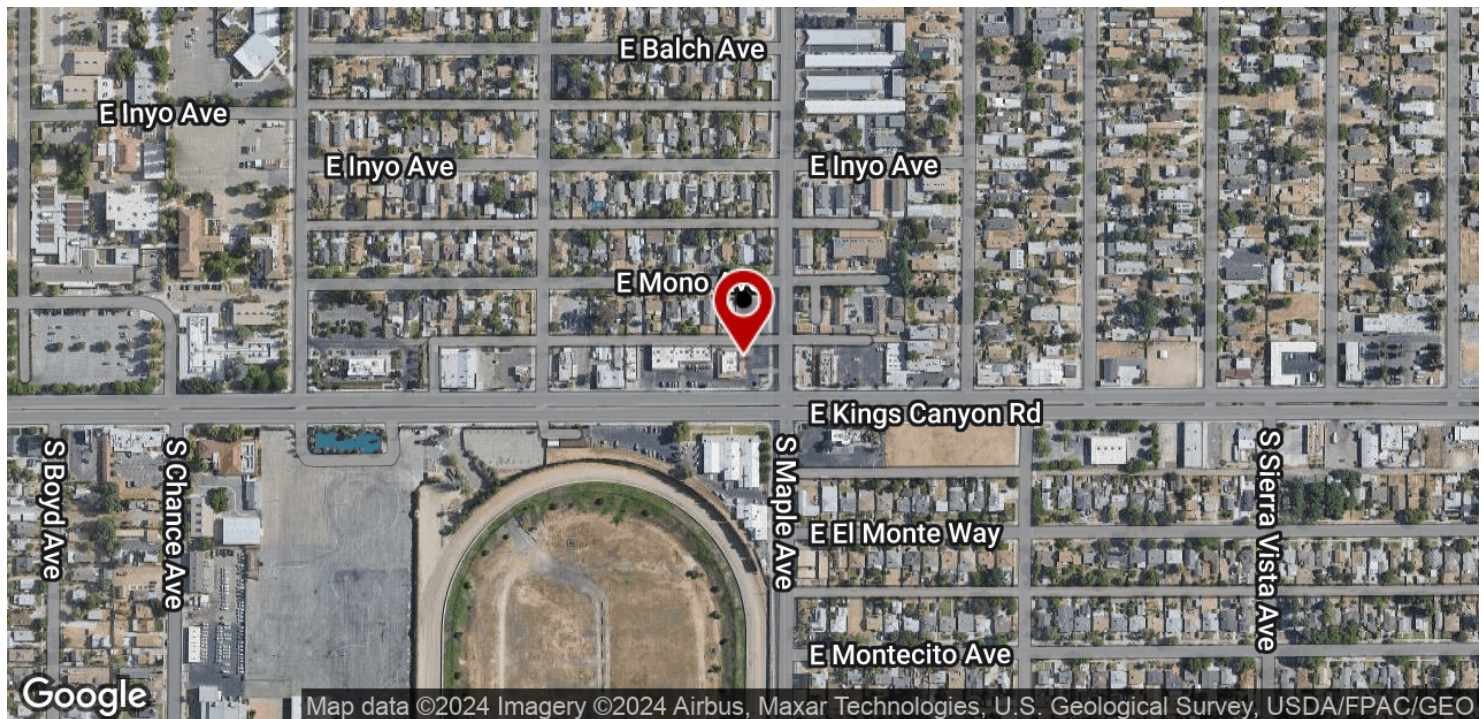
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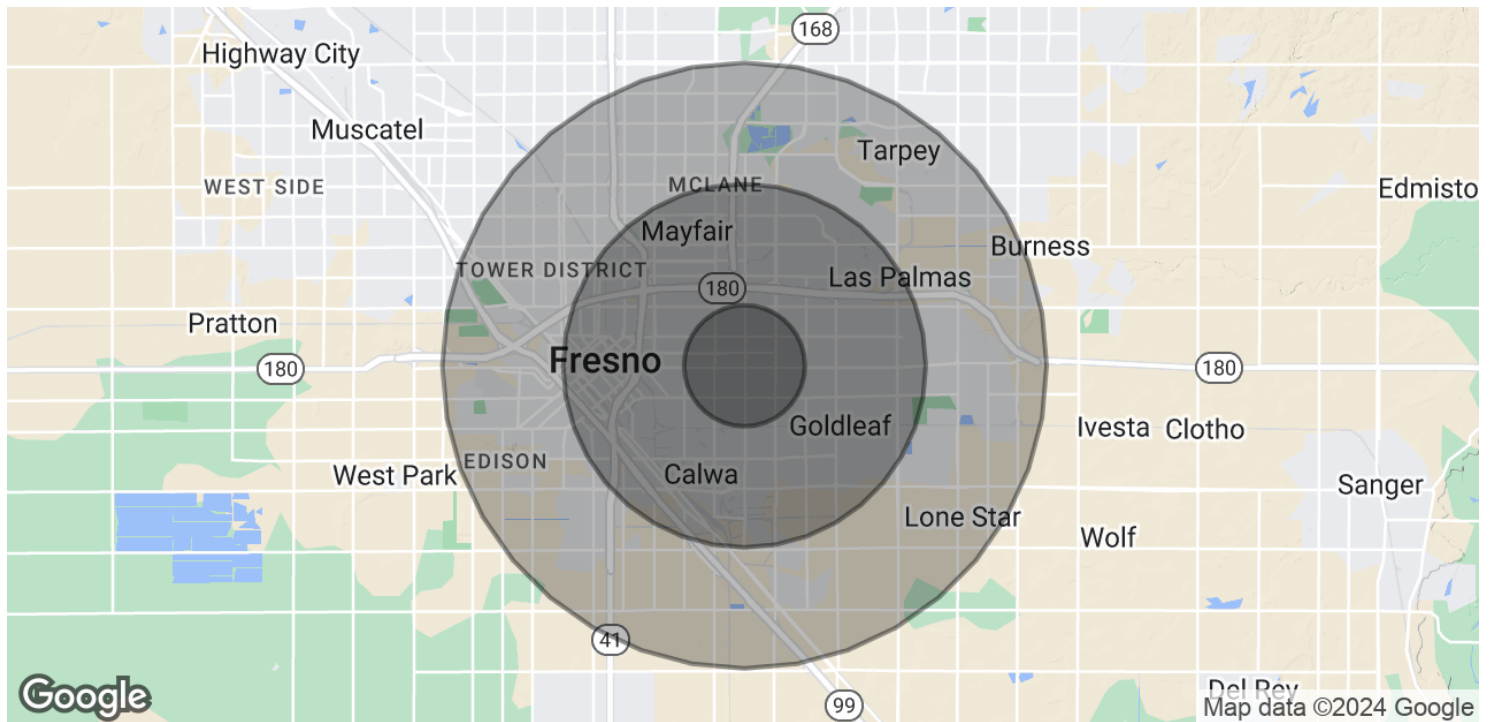
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	27,422	155,200	300,083
Average Age	29.8	29.8	30.8
Average Age (Male)	29.2	29.4	30.2
Average Age (Female)	30.1	30.4	31.8
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	8,536	47,656	98,658
# of Persons per HH	3.2	3.3	3.0
Average HH Income	\$41,244	\$45,469	\$53,154
Average House Value	\$112,808	\$137,720	\$175,914
ETHNICITY (%)	1 MILE	3 MILES	5 MILES
Hispanic	74.7%	64.5%	59.5%

* Demographic data derived from 2020 ACS - US Census

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