

RETAIL FOR LEASE

HIGH EXPOSURE RETAIL SHOP SPACE IN DOWNTOWN REEDLEY

1623 11th Street, Reedley, CA 93654



Lease Rate

**\$1.25
SF/MONTH
(MG)**

OFFERING SUMMARY

Building Size:	5,188 SF
Available SF:	722 - 1,225 SF
Lot Size:	0.172 Acres
Year Built:	1936
Zoning:	CC (Central & Community Commercial)
Market:	Fresno
Submarket:	Reedley
Cross Streets:	11th St & G St
APN:	368-171-11

PROPERTY HIGHLIGHTS

- ±722 - 1,225 SF Available Space Surrounded w/ Quality Tenants
- Busy & Established Retail Corridor | Ample Parking
- Close Proximity to Major Traffic Generators
- Great Access & Visibility w/ Unmatched Level of Consumer Traffic
- Densely Populated Trade Area w/ ±50,679 People in 5-Miles
- Great Exposure w/ Direct 11th St Frontage
- Highly Visible w/ Ample Parking & Easy Access
- Busy Retail Growth Corridor | \$70,873 Avg. Household Income (5 Mile)
- Located Near Professional Offices, Banks, Restaurants & Shopping
- Well-Known Corner Retail Building w/ Large Corner Exposure/Signage
- Easy Access from Surrounding Major Corridors
- Ample Parking, Quality Tenants, & Great Exposure

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PROPERTY DESCRIPTION

Prime ± 722 - 1,225 SF retail shop spaces in Downtown Reedley with prime location in the City's epicenter of Downtown on Reedley's main commercial street. The $\pm 1,225$ SF retail space offers a large wide open storefront space with (1) rear private office & private restroom. The property sits comfortably in Reedley's primary retail corridor, and with its close proximity to a major highway access is easily accessible to motorists. Daytime population of nearly $\pm 50,679$ people within 5 miles of the subject property and located in close proximity to Reedley High School, Reedley College, & the Reedley Fire Department.

LOCATION DESCRIPTION

Located in the most desirable area of Reedley, on G Street between North and Dinuba Avenues. Central location surrounded with close proximity to many restaurants, services and many other amenities. Prime location in the middle of the downtown and newer shopping centers surrounded by a dense mixture of housing and apartments. Nearby quality tenants include McDonalds, Starbucks, Jack in the Box, Carl's Jr., Dollar Tree, Kabab City, Me n Ed's, Taco Bell, Fosters Freeze, Subway, Dominos, Cricket, T-Mobile, Wells Fargo, Big Lots, Chase, Dollar General, Uncle Harry's, & many others!

Reedley, California, in Fresno County, is 20 miles NW of Visalia, California (center to center) and 20 miles SE of Fresno, California. Part of the surrounding Fresno metro area, the city is not isolated. Reedley holds many festivals year round including Reedley Fiesta in October, the Christmas Parade in December, the Street Faire in May, the Certified Farmers Market, the Taste of the Town in September, and many other festivities to keep the residents and visitors busy and entertained. Situated along the Kings River, in the summer many local residents and visitors drive to Cricket Hollow Park and Reedley Beach.

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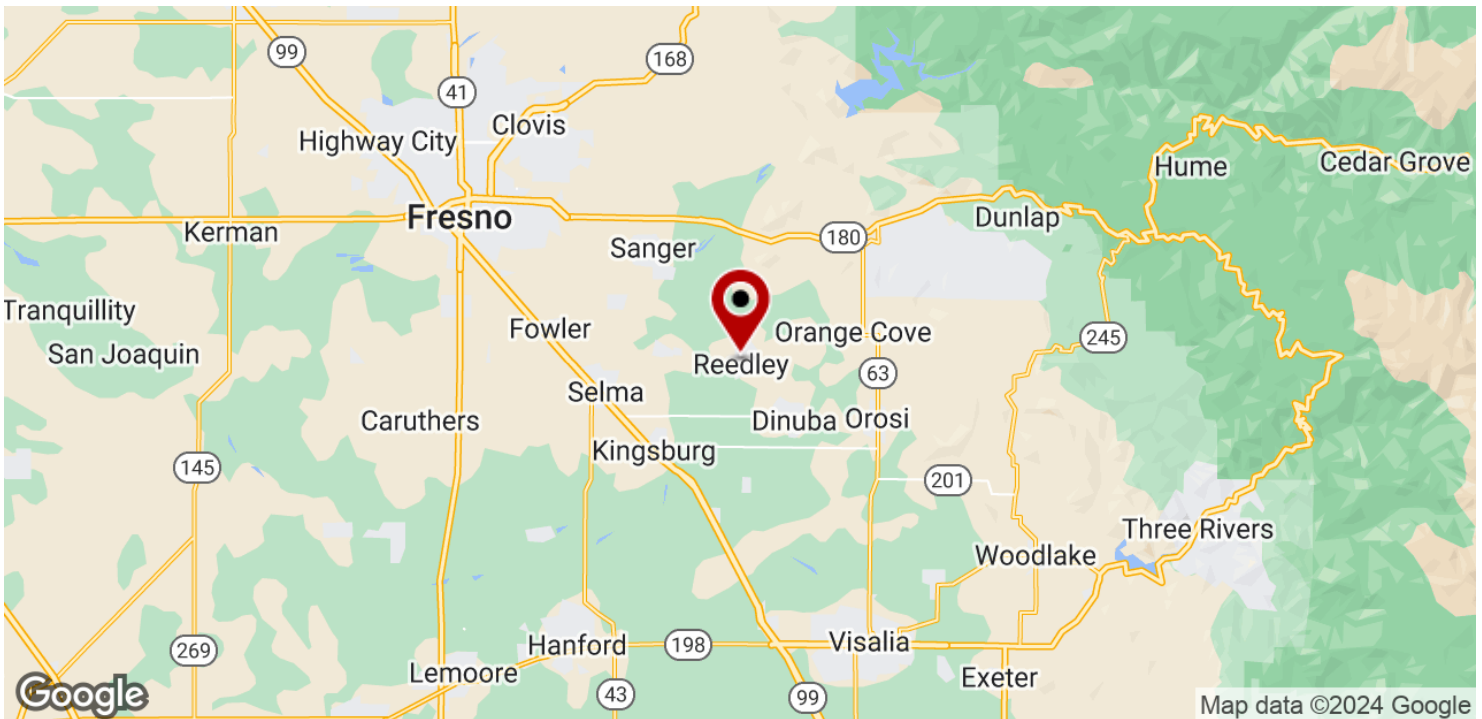
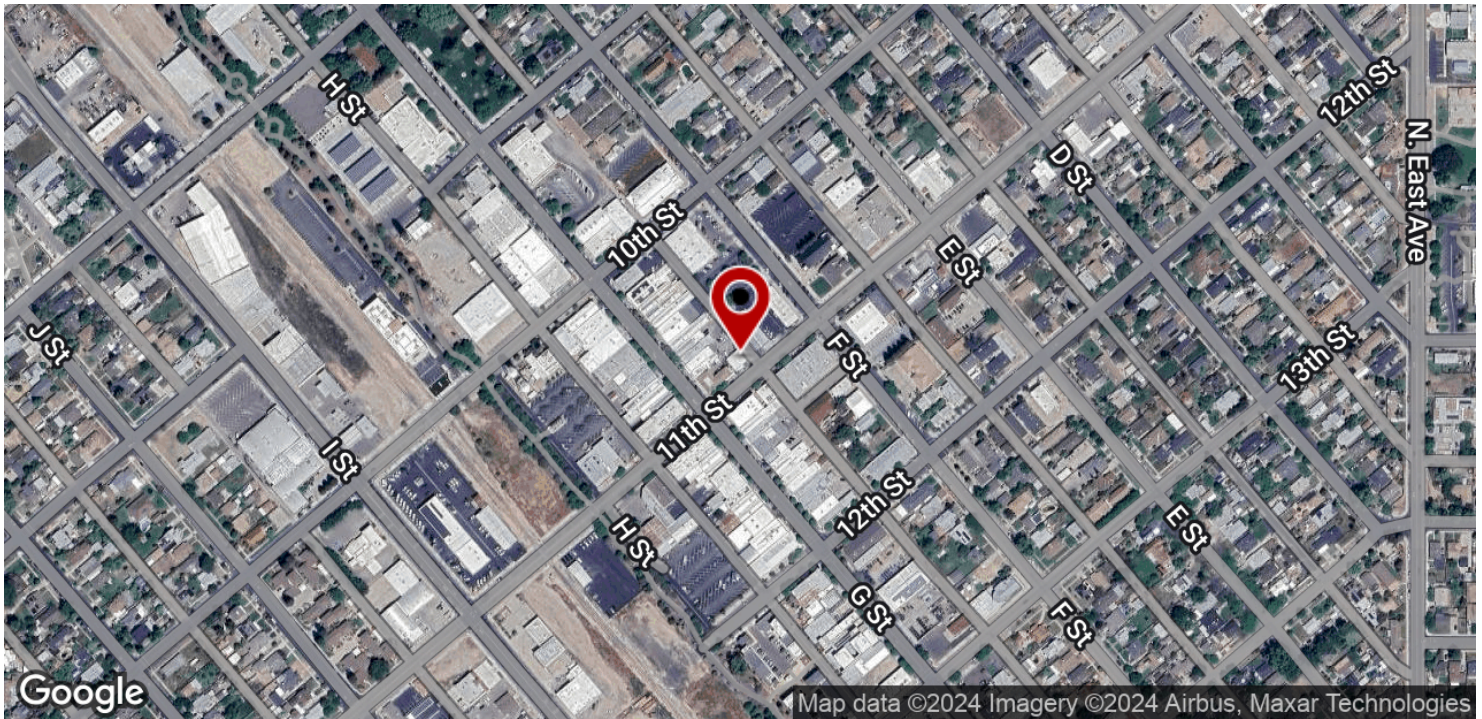
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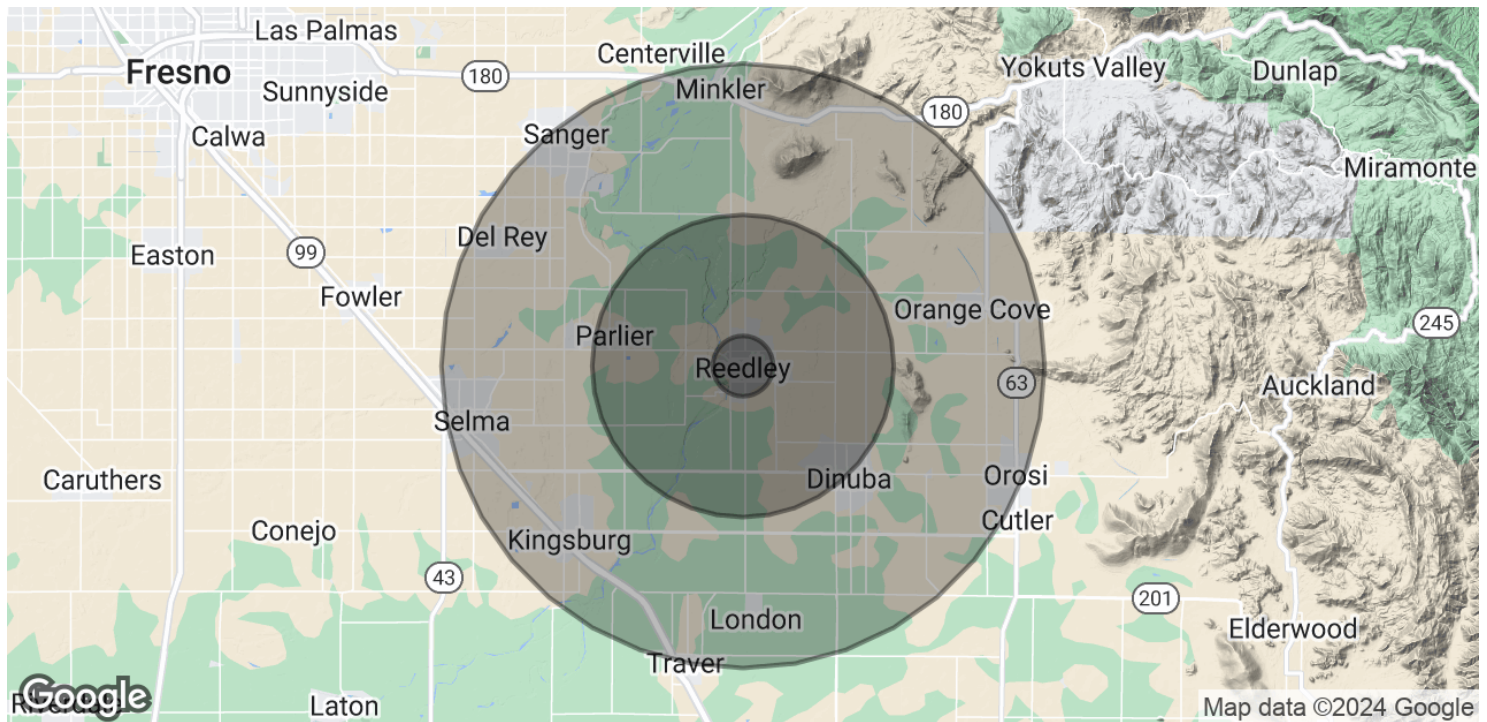
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	15,739	50,425	159,494
Average Age	32.0	32.8	31.2
Average Age (Male)	31.2	31.1	29.5
Average Age (Female)	32.5	33.4	32.7
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	4,594	14,982	47,041
# of Persons per HH	3.4	3.4	3.4
Average HH Income	\$59,858	\$63,173	\$60,931
Average House Value	\$177,888	\$224,466	\$220,774
ETHNICITY (%)	1 MILE	5 MILES	10 MILES
Hispanic	79.5%	78.0%	79.9%

2020 American Community Survey (ACS)

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