

RETAIL SPACE FOR LEASE - NEIGHBORHOOD SHOPPING CENTER

SELMA SQUARE

2751-2883 HIGHLAND AVENUE, SELMA, CA 93662



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SELMA SQUARE - PROPERTY INFORMATION

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Selma Square is conveniently located on Highland Avenue at Freeway 99 and is anchored by Food 4 Less and Office Maxx. It is situated along Selma's retail corridor with Walmart, Big 5, Home Depot and Savemart nearby.

HIGHLIGHTS

- › Restaurant Space Available
- › Easy access to both Freeway 99 and Highway 43 (Highland Ave.)
- › Offers ample parking
- › Excellent freeway exposure
- › Future pad building available
- › High Traffic Volume: 165,000 AADT 2016 Caltrans
- › Neighboring Tenants include:



AVAILABILITY

Suite 2851-119 1,750 SF Contact Agent for Asking Rent

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
TOTAL POPULATION	9,025	28,523	39,439
TOTAL HOUSEHOLDS	2,371	7,943	11,084
AVE. HOUSEHOLD INCOME	\$49,164	\$57,426	\$58,575

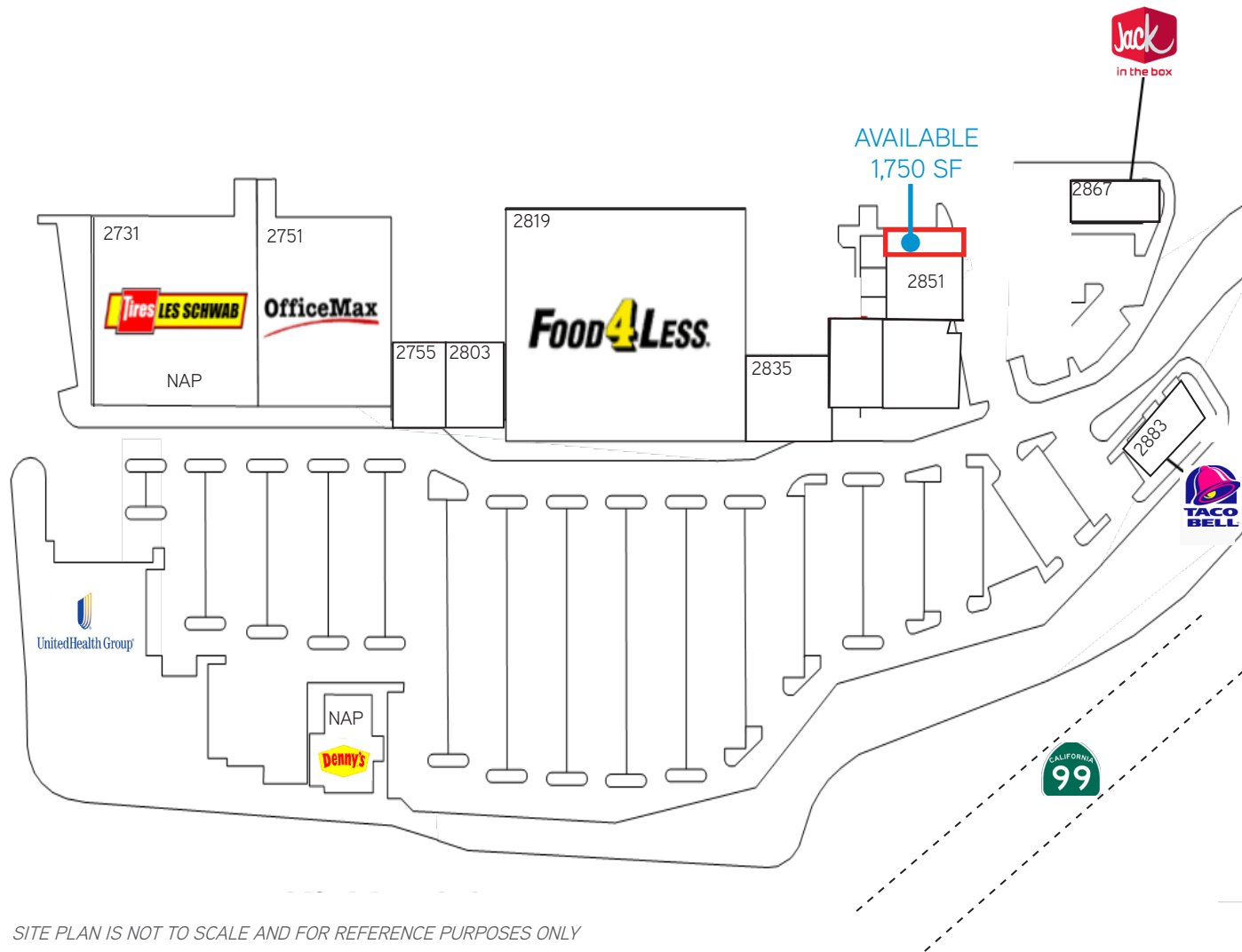
2017 ESTIMATES, ALTERYX.COM



RETAIL SPACE FOR LEASE

SELMA SQUARE - SITE PLAN

2751-2883 HIGHLAND AVENUE, SELMA, CA 93662



ADDRESS	TENANT	SIZE
2731	LES SCHWAB	NAP
2751	OFFICE MAX	23,500
2775-101	H&R BLOCK	1,700
2775-103	DENTIST	2,400
2803-101	AQUA PURA	1,050
2803-103	GNC	1,150
2803-105	RUBY JEWELERS	1,400
2819	FOOD 4 LESS	49,950
2835-101	D1 SPORTS	1,120
2835-103	METRO PCS	1,120
2835-107	STATE FARM	1,320
2851-101	CLOTHING STORE	900
2851-103	LEASE PENDING	2,800
2851-107	BROW ART	1,260
2851-109	FCF CREDIT UNION	2,660
2851-111	SPRINGLEAF FINANCIAL	1,668
2851-113	PARROT CELLULAR	1,260
2851-117	GLAMOUR NAILS	1,050
2851-119	AVAILABLE	1,750
2867	JACK IN THE BOX	2,116
2883	TACO BELL	2,637
	UNITED HEALTH	NAP
2763	DENNY'S	NAP

SITE PLAN IS NOT TO SCALE AND FOR REFERENCE PURPOSES ONLY

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SELMA SQUARE - COMPETITION AERIAL MAP

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