

FOR SUBLEASE > RETAIL SPACE

Dry Creek Shopping Center

SEC FIRST STREET AND MCKINLEY AVENUE, FRESNO, CA



- First Street End-Cap Space.
- Up to 14,000 Square Feet
- Busy Mid-town Intersection
- High Traffic and Great Visibility
- Near Highway 41 On/Off Ramps
- Co-Anchor Space Available

ANCHORED BY:



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Property Summary

- > Location: Southeast corner of First Street and McKinley Avenue, Fresno, CA
- > Physical Address: 1520 N. First Street
- > Anchors: 99-Cents Only Stores and dd's DISCOUNTS
- > Zoning: C-1, Neighborhood Shopping Center, City of Fresno
- > Available Space: Up to 14,000 SF
- > Rent: \$0.75 psf, per month, triple-net (NNN).
- > Interior Improvements: Negotiable
- > Traffic Counts:

First Street -	17,499 vehicles per day
McKinley Avenue -	21,630 vehicles per day
Total Exposure -	39,000+ vehicles per day

Source: Fresno Regional Traffic Monitoring Report

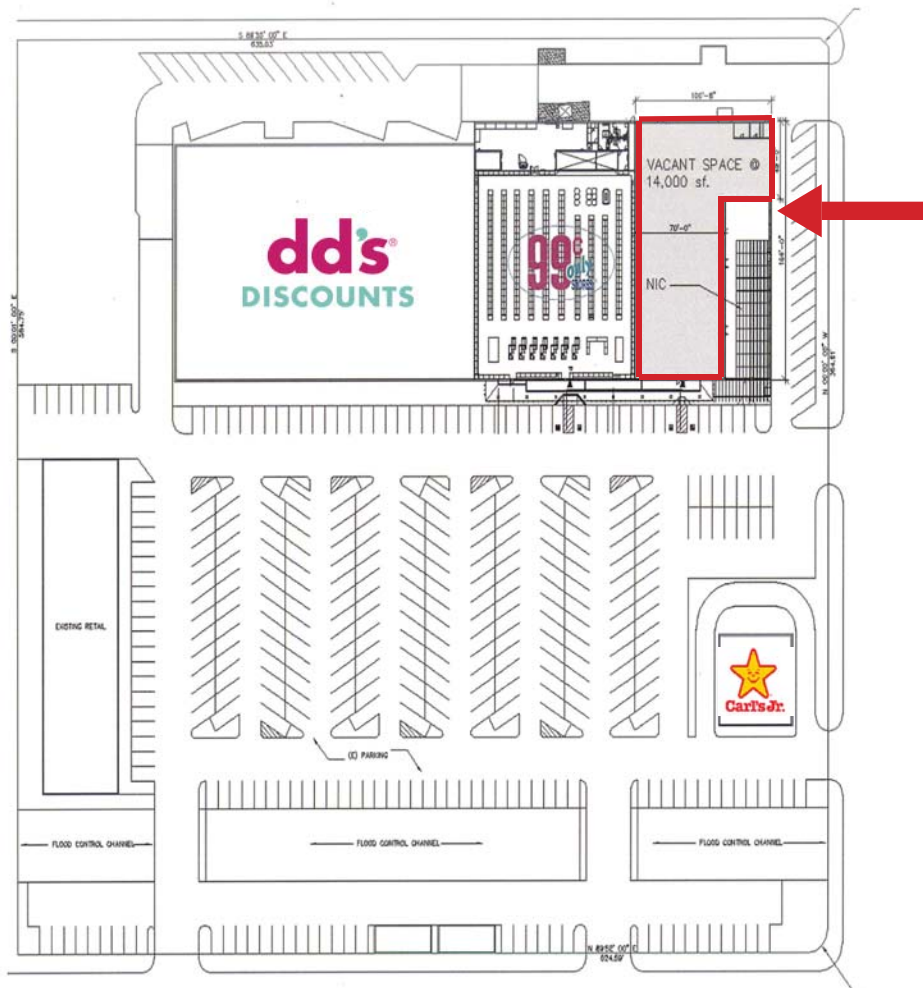
> Demographics:	<u>Population</u>	<u>Avg. HH Income</u>	<u>Employment #</u>
1 Mile Radius:	25,529	\$33,705	5,005
2 Mile Radius:	98,992	\$37,923	37,896
3 Mile Radius:	192,662	\$40,542	79,161
5 Mile Radius:	394,243	\$43,762	160,157

Source: Demographicsnow.com, Feb 2006

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