

FOR LEASE > RETAIL AND OFFICE SPACES

# Northwood Village Shopping Center

NEC FRESNO AND ALLUVIAL, FRESNO, CALIFORNIA

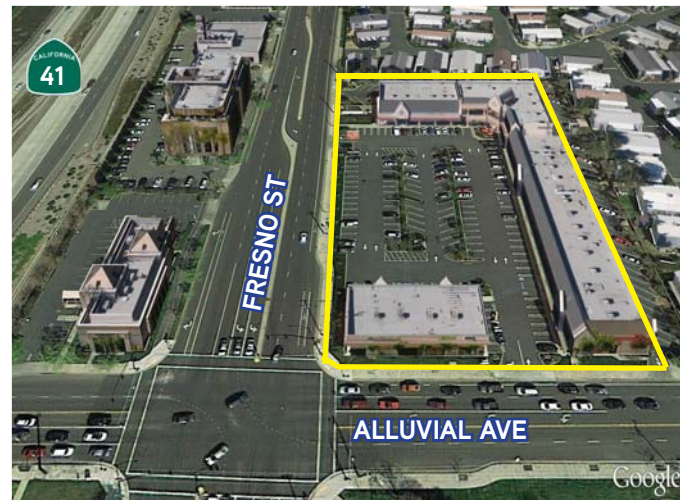


**808 SF - Office Space - 2nd Floor**  
**1,540 SF - Retail Space - Main Floor**

## Property Features

- > Woodward Park Location. Near Riverpark Retail Area.
- > Across the Street from Kaiser Medical Hospital.
- > Freeway 41 Visibility. Easy Access.
- > Located in the Heart of the New High Rise Office District!
- > On-Site Management. Award Winning Architecture!
- > Excellent Tenant Mix!

**Do Not Disturb Tenants.**  
**Shown by Appointment Only.**



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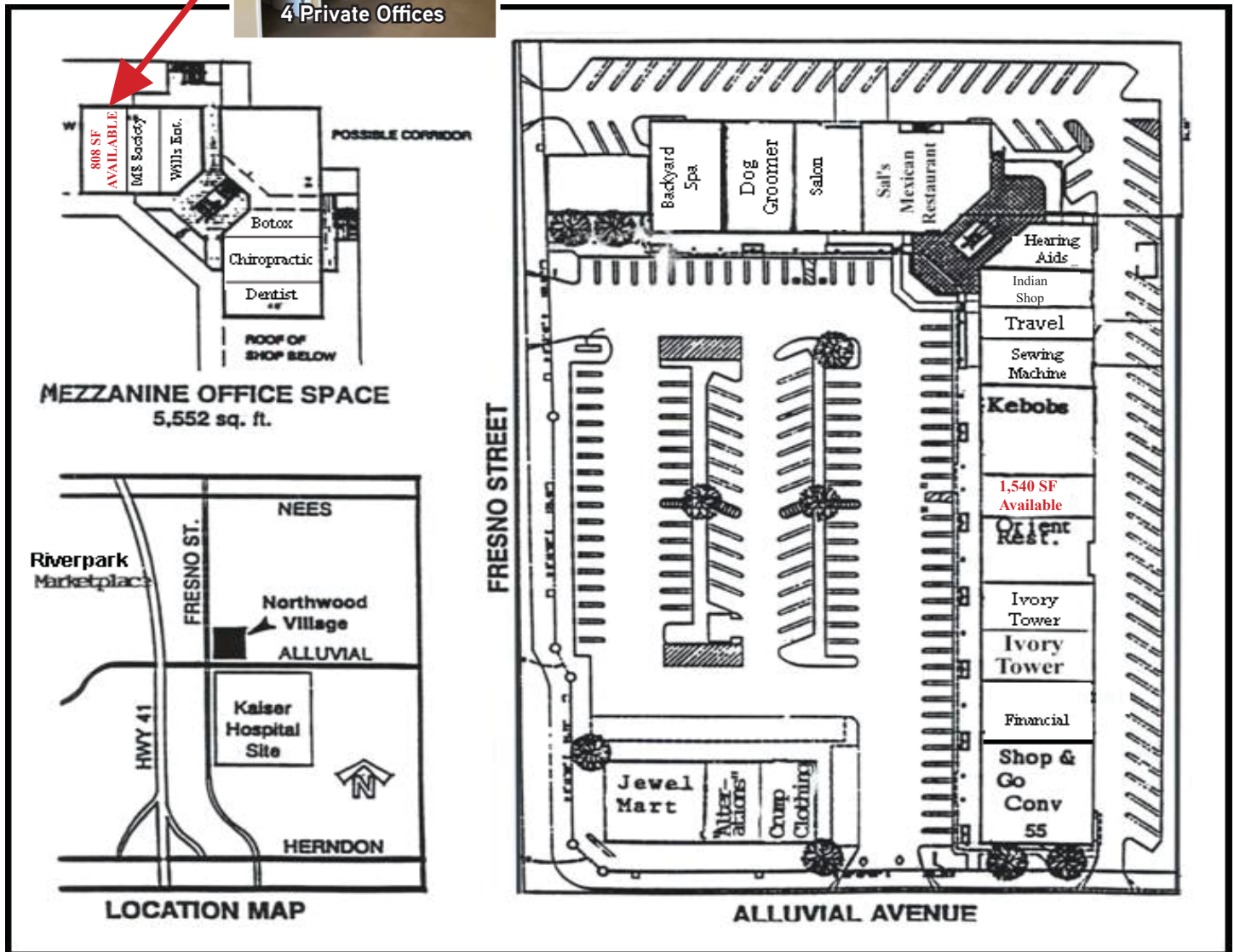
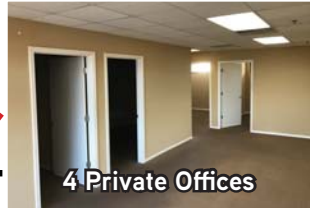
# Property Summary

Space Available: 1,540 SF - (Doug Out Cookies, Month to Month)  
808 SF - (MS Office upstairs)

Zoning: CC Commercial Community, City of Fresno

Customer Demographics:	Population	Avg. HH Income	Daytime Population
1 Mile:	14,944	\$62,288	16,251
2 Miles:	52,193	\$76,815	36,919
3 Miles:	105,624	\$85,947	57,106
4 Miles:	175,745	\$87,025	75,949
5 Miles:	277,417	\$76,764	100,099

Lease Rate: \$1.45 psf, NNN



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