

FOR LEASE > RETAIL SPACE



Kerman Shopping Plaza

NWC WHITESBRIDGE AND MADERA, KERMAN, CALIFORNIA



Anchored By:



- > Easy Access from Highway 180 and Highway 145
- > Close to Multiple Trade Areas in Kerman, Madera, Mendota, Firebaugh and West Fresno
- > 1,050 SF up to 4,550 SF Available
- > End-Cap Space Available
- > Lease Rates: \$1.30 - \$1.50 PSF, NNN

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Kerman Shopping Plaza > Property Overview

- > Location: NWC Whitesbridge and Madera, Kerman, CA
- > Lease Rate: \$1.30 - \$1.50 PSF, NNN
- > Space Available: From 1,050 SF up to 4,550 SF
- > Traffic Counts: Whitesbridge & Madera - 20,806 ADT *(Source: Goggle Earth)*
- > Customer Demographics:

	<u>Population</u>	<u>Avg. HH Income</u>
1 Mile:	9,230	\$59,997
2 Miles:	15,122	\$68,613
3 Miles:	16,256	\$67,603

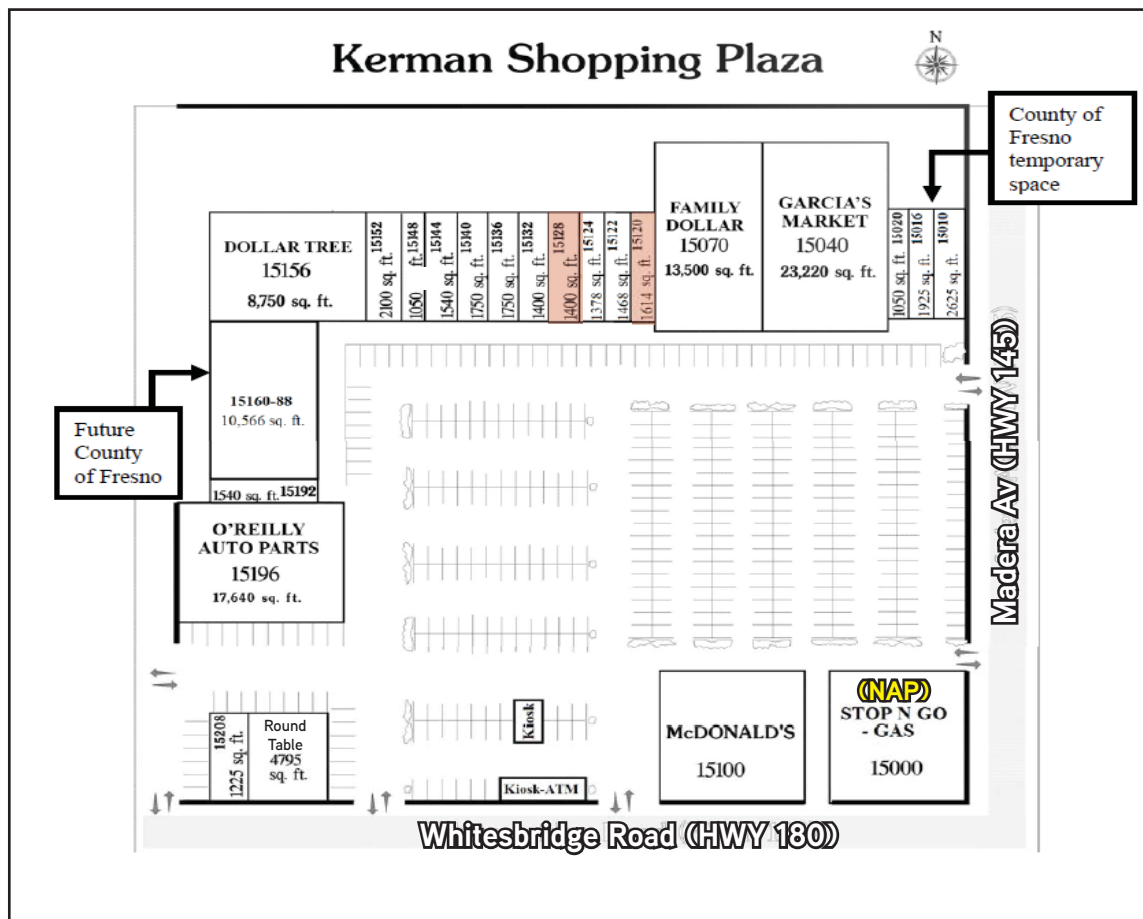


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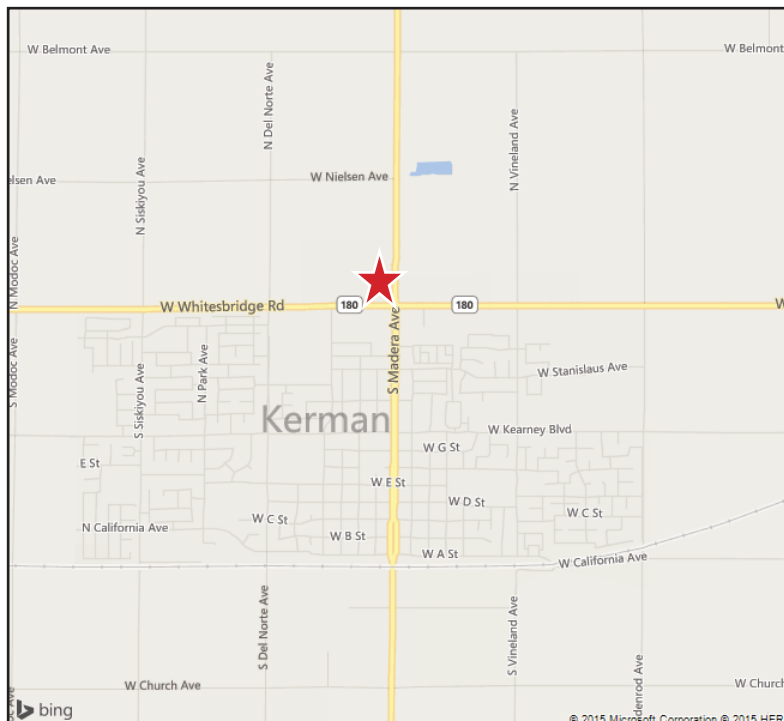
> Site Plan

Unit	Tenant	SF	Unit	Tenant	SF
15000 W. Whitesbridge	N.A.P.	Ld.Lse.	15148 W. Whitesbridge	Turamerica Travel	1,050
15010-16 W. Whitesbridge	Leased	4,550	15152 W. Whitesbridge	Laundry Day	2,100
15020 W. Whitesbridge	Handi Stop Liquor	1,050	15156 W. Whitesbridge	Dollar Tree	8,750
15040 W. Whitesbridge	Garcia's Market	23,220	15160 W. Whitesbridge	County of Fresno	1,400
15070 W. Whitesbridge	Family Dollar	13,500	15164 W. Whitesbridge	County of Fresno	1,400
15100 W. Whitesbridge	McDonald's	Ld.Lse.	15168 W. Whitesbridge	County of Fresno	1,050
15120 W. Whitesbridge	AVAILABLE	1,614	15172 W. Whitesbridge	County of Fresno	2,450
15122 W. Whitesbridge	K-City Smoke Shop	1,468	15176 W. Whitesbridge	County of Fresno	1,050
15124 W. Whitesbridge	Gill Threading	1,378	15180 W. Whitesbridge	County of Fresno	1,400
15128 W. Whitesbridge	AVAILABLE	1,400	15184 W. Whitesbridge	County of Fresno	1,400
15136 W. Whitesbridge	Payless Shoesouce	3,150	15188 W. Whitesbridge	County of Fresno	1,050
15140 W. Whitesbridge	Blue Turtle Juice Bar	1,750	15192 W. Whitesbridge	Jaliscience Electronics	1,540
15142 W. Whitesbridge	(Kisok)	-0-	15196 W. Whitesbridge	O'Reilly Auto Parts	17,640
15144 W. Whitesbridge	Jalisco Jewelers	1,540	15200 W. Whitesbridge	Round Table Pizza	4,795
15146 W. Whitesbridge	(Kisok)	-0-	15208 W. Whitesbridge	Becky's Salon #2	1,225

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