

FOR LEASE > RETAIL SPACE

Sunnyside Shopping Center

NEC CHESTNUT & BUTLER AVENUES, FRESNO, CALIFORNIA



Anchored By:



- > High Volume Grocery Traffic
- > Renovated Shopping Center
- > Easy Access to Downtown & Airport Business Districts, HWY 180 and HWY 168
- > Divisible Space
- > Mature Neighborhood
- > New Building Pad Available

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Sunnyside Shopping Center > Property Overview

- > Location: NEC Chestnut and Butler Avenues, Fresno, CA
- > Gross Leasable Area: 66,602± square feet
- > Lease Rate: Call Broker
- > Space Available: From 1,505 SF up to 4,800 SF of buildable pad.
- > Traffic Counts: Chestnut & Butler Avenues - 50,658 ADT *(Source: Loopnet)*
- > Customer Demographics:

	<u>Population</u>	<u>Avg. HH Income</u>
1 Mile:	28,378	\$34,048
2 Miles:	82,051	\$41,351
3 Miles:	139,240	\$42,341

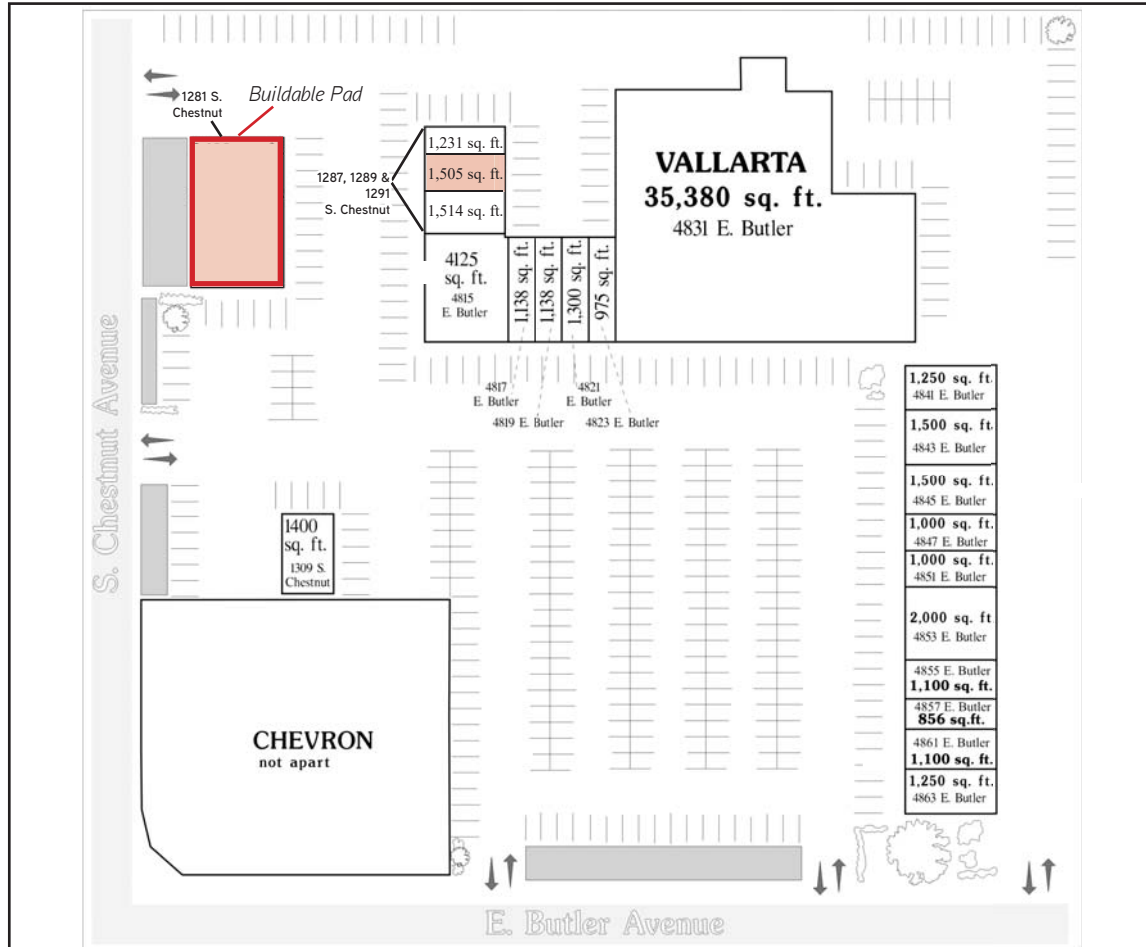


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> Site Plan

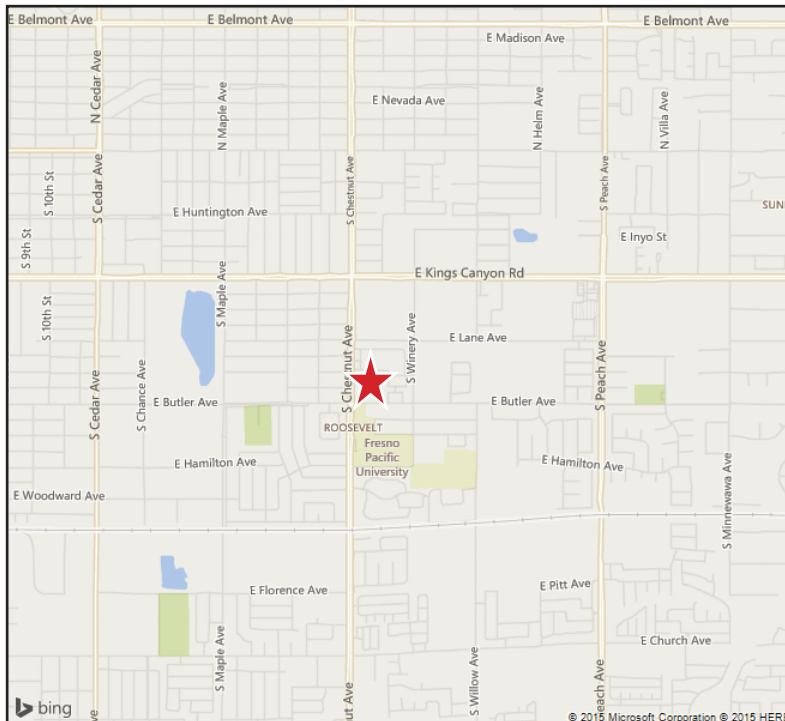
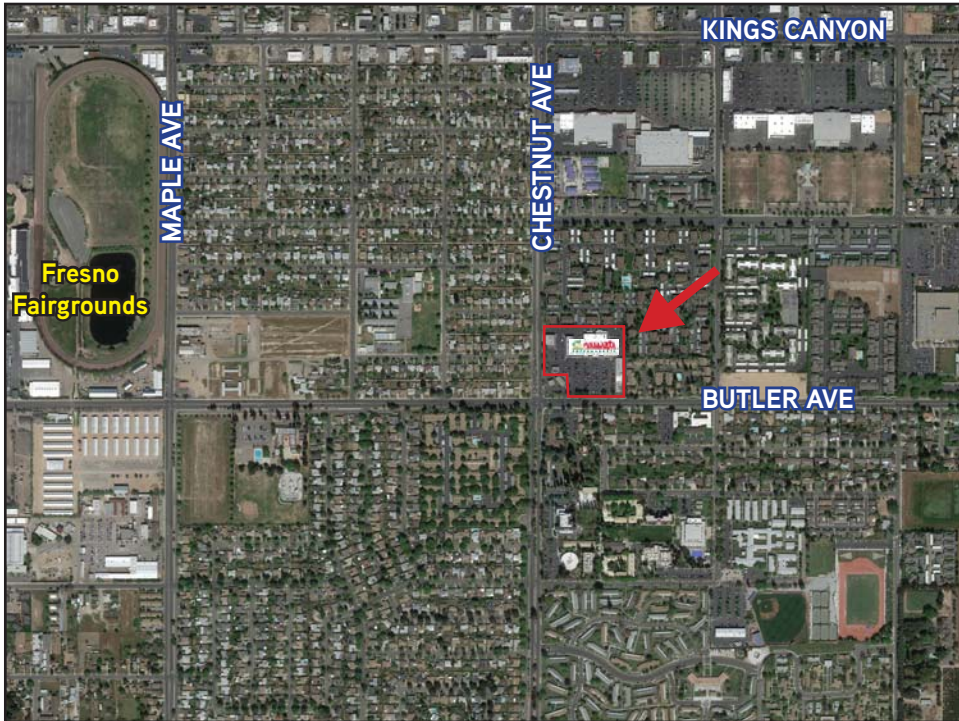
Unit	Tenant	SF	Unit	Tenant	SF
1281 S. Chestnut Ave.	*AVAILABLE	4,800	4841 E. Butler Ave.	Pure Drinking Water Store	1,250
1287 S. Chestnut Ave.	Helia's Hair Designs	1,231	4843 E. Butler Ave.	98-Cent Store	1,500
1289 S. Chestnut Ave.	AVAILABLE	1,505	4845 E. Butler Ave.	The Medicine Shop	1,500
1291 S. Chestnut Ave.	Cricket Wireless	1,514	4847 E. Butler Ave.	Rina's Beauty Salon	1,000
1309 S. Chestnut Ave.	Metro PCS	1,400	4851 E. Butler Ave.	H & R Block	1,000
4815 E. Butler Ave.	AJ Liquors	4,125	4853 E. Butler Ave.	Coin Op Laundry	2,000
4817 E. Butler Ave.	Progress Financial	1,138	4855 E. Butler Ave.	Apoyo Financerio	1,100
4819 E. Butler Ave.	United Paleteria	1,138	4857 E. Butler Ave.	Fred Loya Insurance	856
4821 E. Butler Ave.	IZI Sandwich Deli	1,300	4861 E. Butler Ave.	Best Clips	1,100
4823 E. Butler Ave.	Kim's Donuts	975	4863 E. Butler Ave.	Ichi-Ban Japanese Restaurant	1,250
4831 & 4839 E. Butler Ave.	Vallarta Supermarkets	35,380			

*Note: Buildable Pad for a total of 4,800 SF

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