

Retail Sublease



1344 W. Clinton Ave.
Fresno, CA
(NWC Clinton & West Avenues)

Exclusively Listed By:

Steve Rontell (Fresno Team)
steve.rontell@colliers.com | 559.256.2445

SRS Real Estate Partners
100 Pine St. Suite 1550 | San Francisco, CA 94111

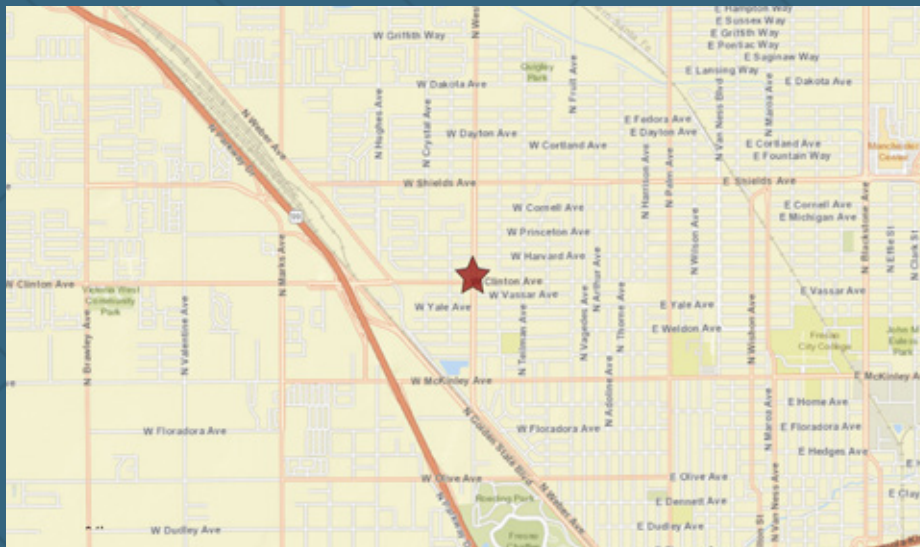


WALGREENS SUBLEASE OPPORTUNITY



PROPERTY HIGHLIGHTS +/- 10,548 SF Sublease

- High visibility intersection
- Freestanding building with drive-thru
- Dense established population base
- Large corner pylon sign
- Clinton Ave. commute street to US Highway 99
- Ample parking and easy access
- Lack of retail competition nearby
- Fresno - 5th largest city in California
- Low sublease rental rates!



Demographics (5 mi. radius):

- 387,227 daytime population
- \$58,140 avg. household income
- 109,407 households

High Traffic Area:

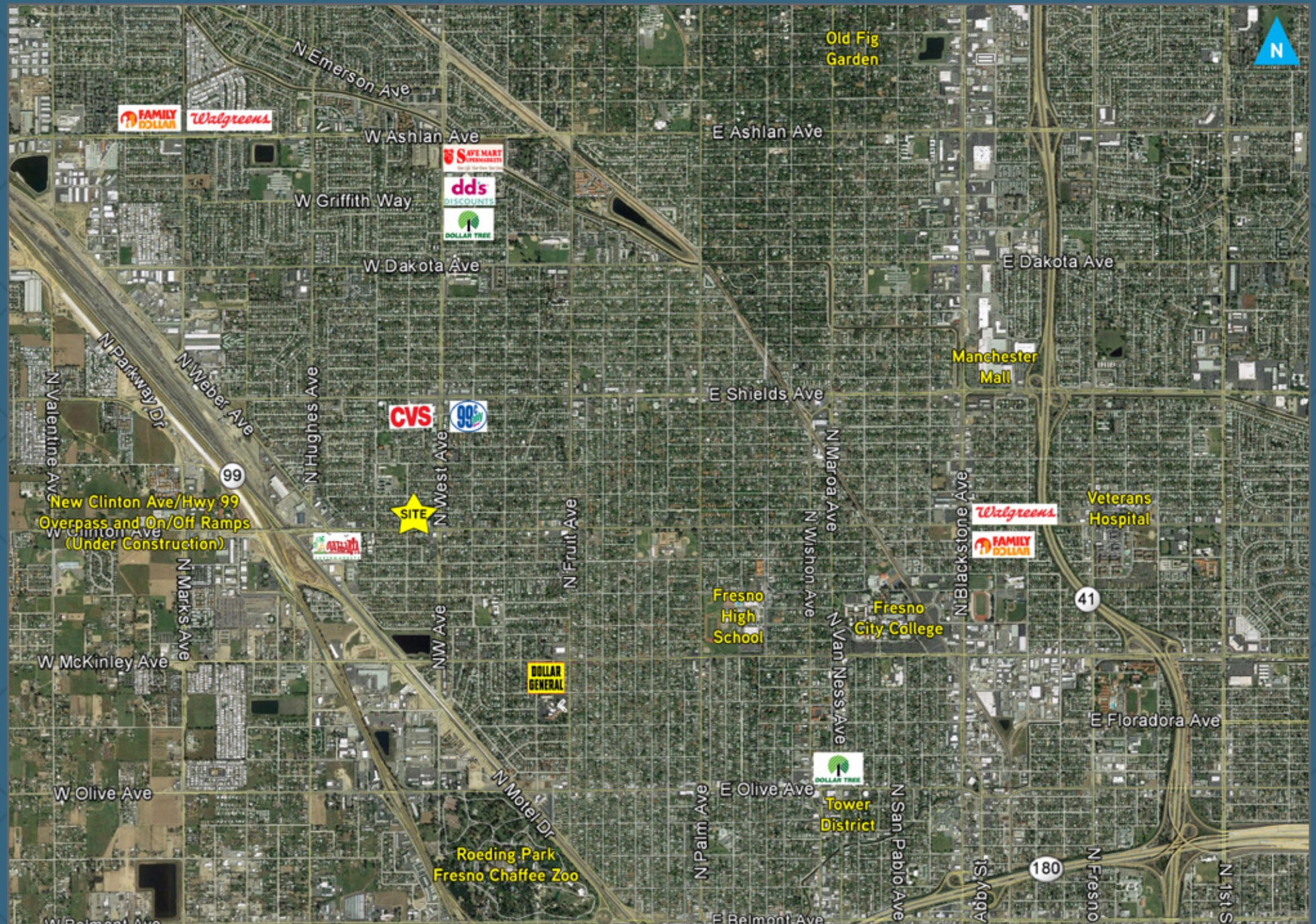
Approximately 40,000 CPD at intersection

AVAILABLE NOW

Other Property Photos



Retail Aerial





About Fresno

The Fresno Region, with Fresno itself as the 5th largest city population in the State of California and the 34th largest in the U.S., is located in the heart of California in the center of the fertile San Joaquin Valley. Home to approximately one million people, the Fresno Region enjoys a stable economy due to a booming agricultural industry, a prominent industrial presence, and hub of renewable energy companies. The Region is also poised for the prospect of future growth as various private sector industries show interest in migrating to the area. In terms of agriculture, the Region is consistently ranked # 1 for agricultural sales in the U.S., producing over \$5 billion in annual sales revenue. It is one of the world's most productive agricultural areas and this should continue to serve as a primary driver of the Region's economy.

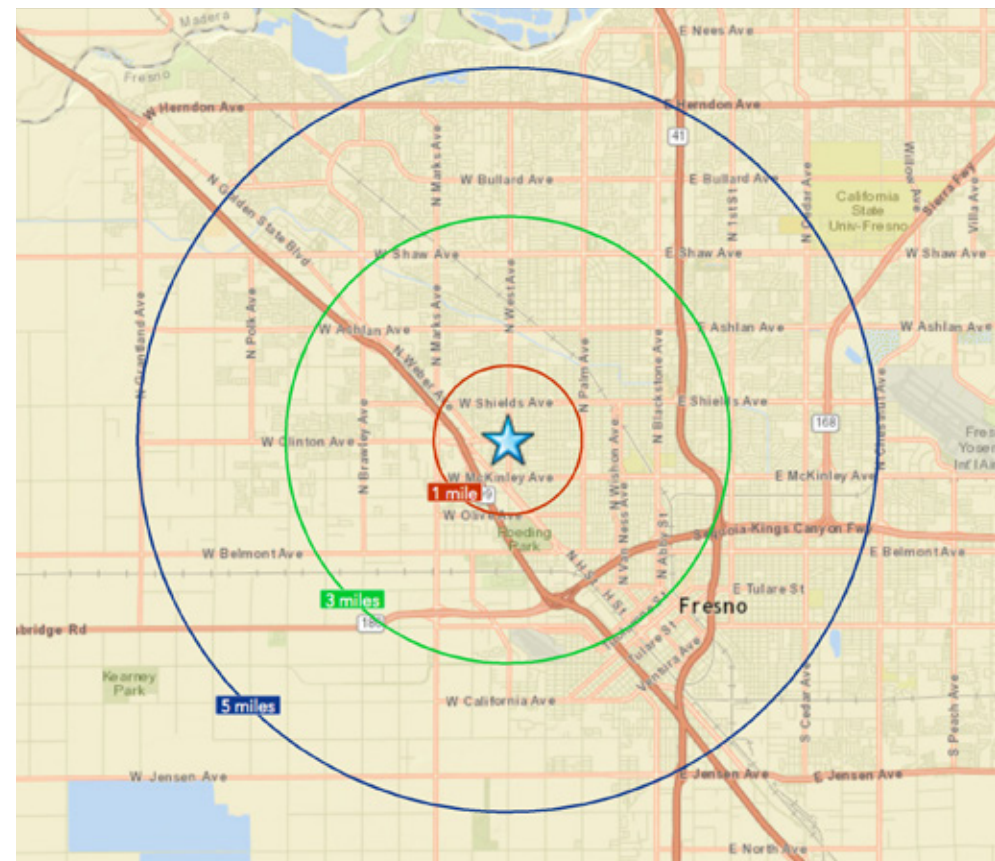
The Fresno Region offers land suitable for all types of industrial business needs and uses, ranging from light-manufacturing, to heavy industrial to warehouse and distribution. The North Pointe Business Park, Selma Industrial Park, and the Clovis Research & Technology Business Park are among numerous options available. All companies located in the Fresno Region will benefit from excellent transportation infrastructure including access to major highways and high-speed rail. Amazon just broke ground in June, 2017 for a \$200 million, 855,000 SF distribution center.



Demographic Report

Demographic Summary Report 1344 W. Clinton Ave, Fresno, CA	1 Mile Radius	3 Mile Radius	5 Mile Radius
POPULATION			
Current Est. Population	20,942	135,667	344,802
2022 Projected Population	21,285	139,649	356,282
Projected Annual Growth 2017-2022	0.33%	0.58%	0.66%
Median Age	31.0	31.2	30.7
HOUSEHOLDS			
Current Est. Households	6,921	44,622	109,407
2022 Est. Households	7,006	45,755	112,601
Projected HH Growth 2017-2022	0.24%	0.50%	0.58%
2017 Avg. Household Size	3.01	3.01	3.09
INCOME			
Avg. Household Income	\$45,970	\$53,039	\$58,140
Median Household Income	\$32,385	\$36,140	\$39,398
BUSINESS			
Number of Businesses	445	4,964	12,200
Total Number of Employees	3,290	56,577	154,973
Total Daytime Population	17,143	142,291	387,227
EDUCATION			
High School Graduate/Equivalent	26.8%	25.6%	24.8%
Some College	26.3%	24.9%	24.2%
Associate Degrees Only	5.9%	6.8%	7.1%
Bachelors Degrees or Higher	14.6%	15.5%	16.3%
POPULATION BY RACE			
White	47.5%	46.7%	46.8%
Black or African American	7.8%	8.4%	8.5%
Asian & Pacific Islander	7.9%	8.5%	10.1%
Hispanic Origin	59.4%	57.1%	55.1%

Source: U.S. Census Bureau, Census 2010 Summary File 1. ESRI Forecasts for 2017 and 2022.





Contact

Steve Rontell

SVP & Principal
Colliers International

7485 N. Palm Avenue, #110 | Fresno, CA 93711
559.256.2445 | steve.rontell@colliers.com
CA License # 00932510



SRS | 100 Pine St. Suite 1550 | San Francisco, CA 94111

The information contained herein was obtained from sources deemed to be reliable. However, SRS Real Estate Partners and Colliers International/Colliers Tingey International, Inc. make no guarantees, warranties, or representations as to the completeness or accuracy thereof.

FOR SUBLEASE | 1344 W. Clinton Ave, Fresno, CA 93705

