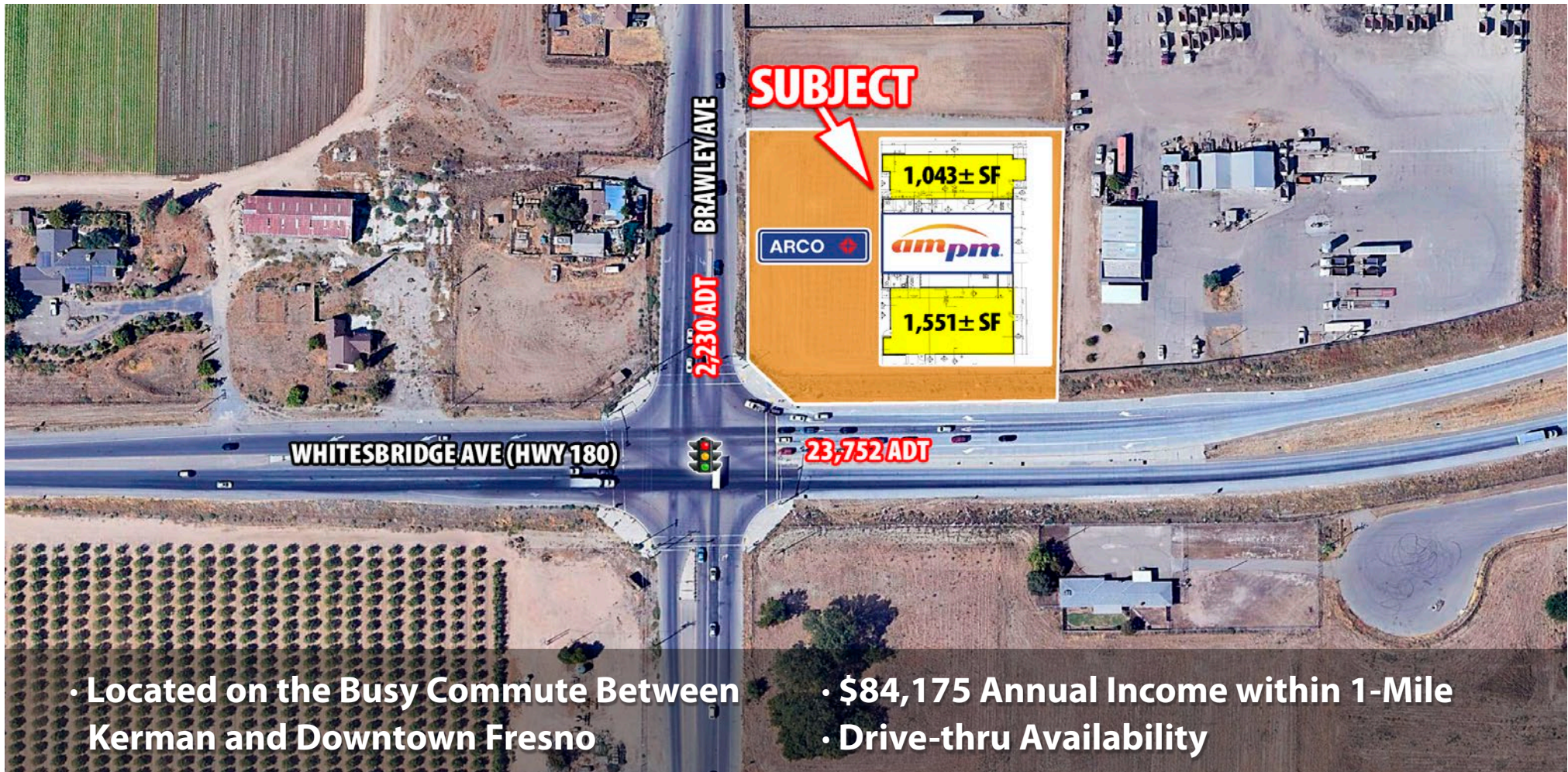


ADJACENT TO NEW AM/PM CONVENIENCE STORE & ARCO FUEL ISLAND QUICK-SERVICE RESTAURANT SPACE FOR LEASE

NEC Whitesbridge Rd (Hwy 180) & Brawley Ave · Fresno, CA 93706



FOR INFORMATION, CONTACT:

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DRE # 01181635

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Property Description:

This subject site is located at the NEC of State Hwy 180 (Whitesbridge Ave.) & Brawley Ave. New construction will establish an AM/PM convenience store and Arco fuel island to anchor the site. Two quick-service restaurant spaces are available for lease adjacent to the AM/PM store. Space #1 has a drive-thru window attached to the unit. The location provides essential services to commuters driving between the cities of Fresno and Kerman on State Hwy 180.

Available Space:

Space 1: 1,043± SF w/ Drive-thru
Space 2: 1,551± SF

Sale Price or Lease Rate:

Please contact agent Michael Arfsten at (559) 447-6233 for more information.

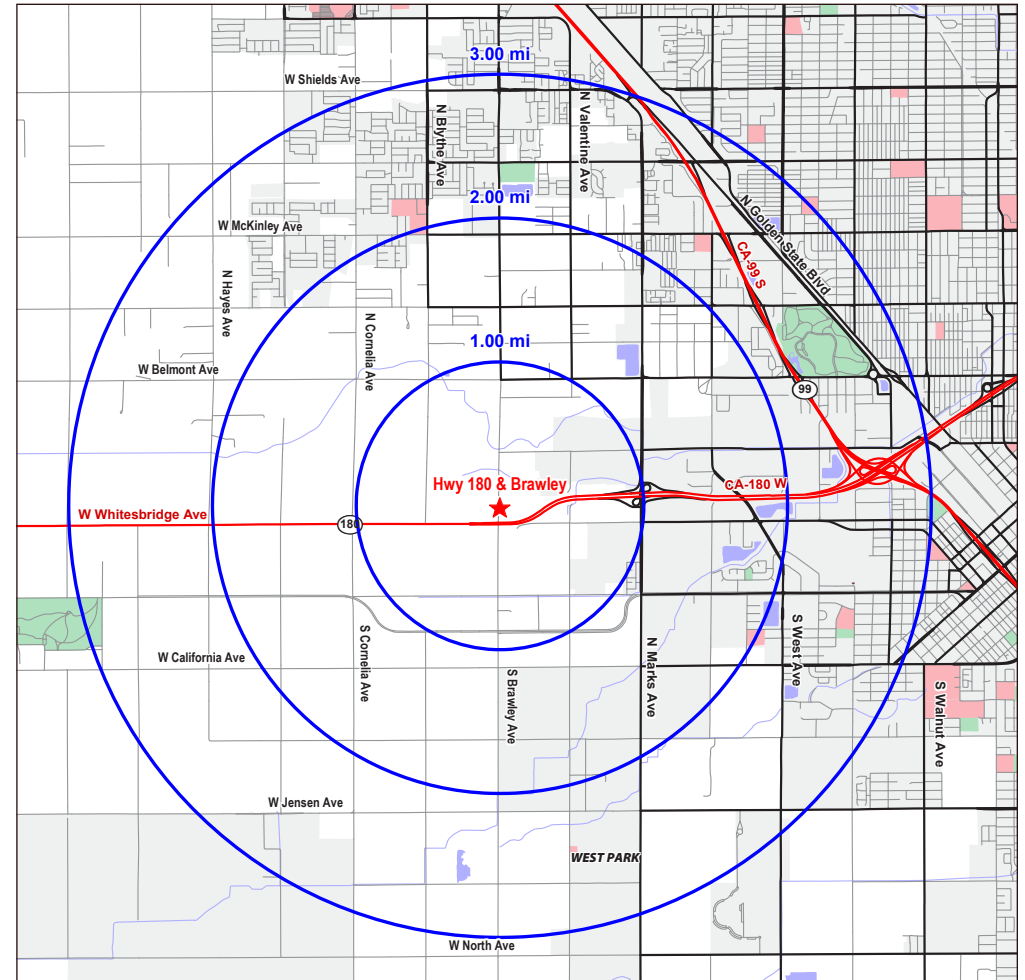
2020 Demographics

	1 Mile	2 Miles	3 Miles
Total Population:	760	8,931	46,353
Total Households:	216	2,482	13,271
Avg HH Income:	\$81,475	\$64,838	\$60,226
Total Daytime Pop:	2,048	7,178	35,027

2020 Traffic Counts

Whitesbridge Ave:	23,752 ADT
Brawley Ave:	2,230 ADT
TOTAL:	25,982 Avg Daily Traffic

Source: Claritas LLC, Kalibrate



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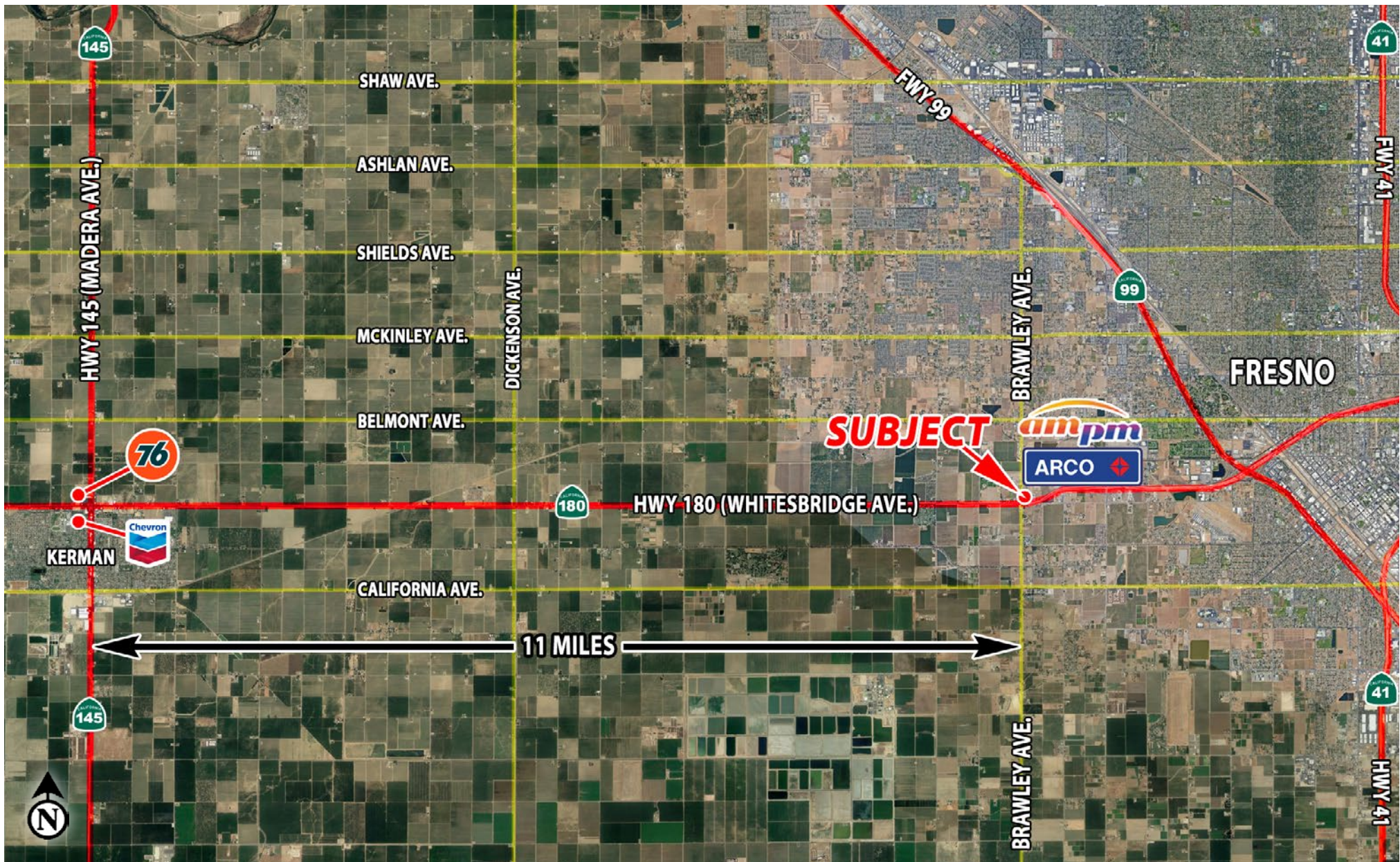


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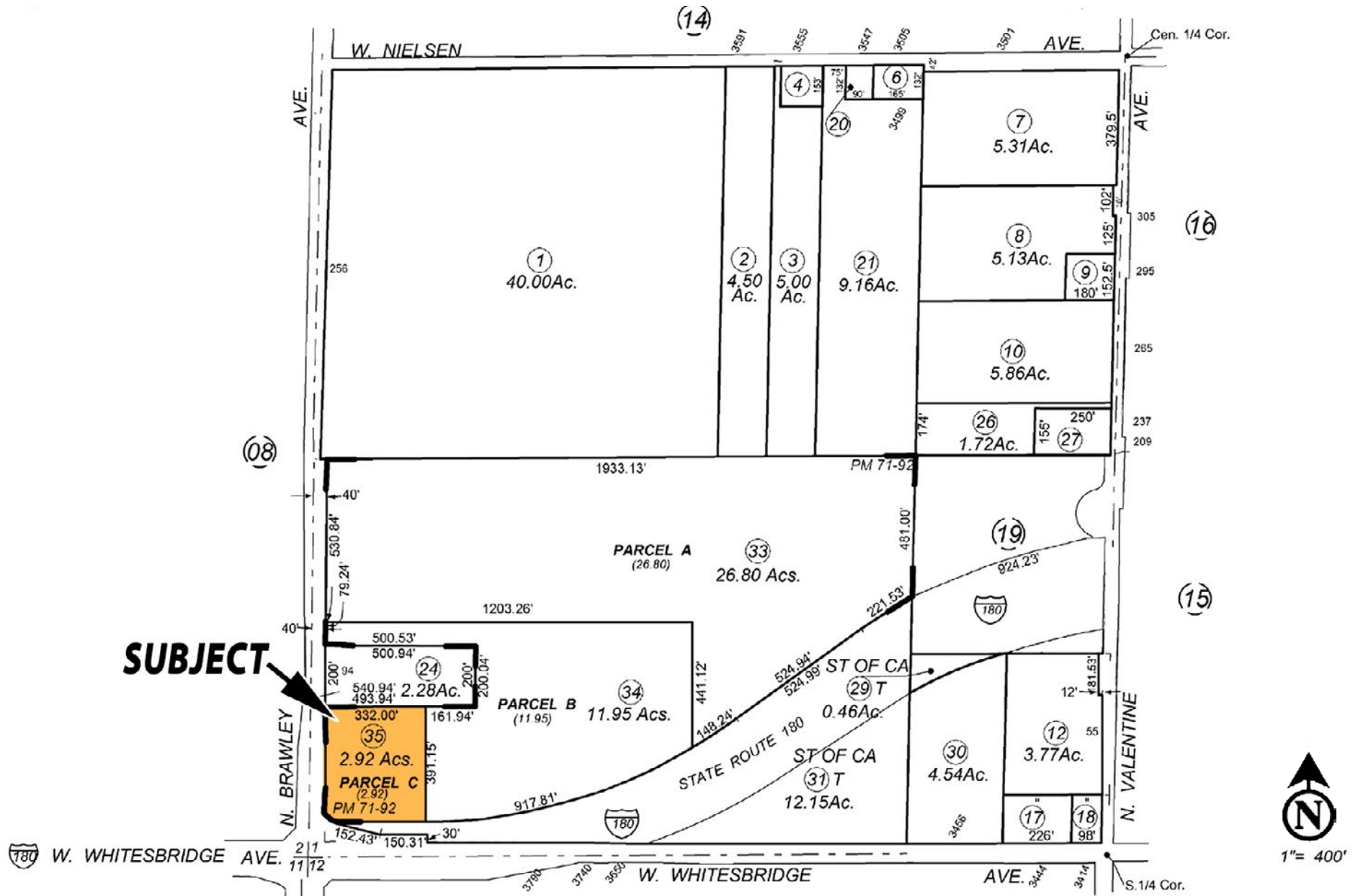


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