

WALMART SUPERCENTER · SWC JENSEN & BETHEL AVENUES
RETAIL ENDCAP SPACE AVAILABLE FOR LEASE

2669 E. JENSEN AVE · SANGER, CA 93657



- Excellent Street Visibility and Access
- Located on Sanger's Primary Retail Corridor
- Mature & Dense Residential Surrounding
- 22,425± Average Daily Traffic
- 30,940± Average Daytime Population
- One Half-Mile from Sanger High School



RETAIL CALIFORNIA CRE
A division of Pearson Realty
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Property Description:

The subject property is a 2,000± SF endcap pad in the Walmart Supercenter anchored shopping center at the southwest corner of Jensen and Bethel avenues in Sanger, CA.

Property Highlights:

Jensen is Sanger's primary retail corridor. Major co-tenants include O'Reilly Auto Parts, Sally Beauty, Quest Diagnostics, Game Stop, Cricket Wireless, T-Mobile, AT&T, Mountain Mike's Pizza, Jamba Juice, and Subway.

Available Space: 2,000± SF

Lease Rate: Please contact agent for more information.

2017 Demographics:

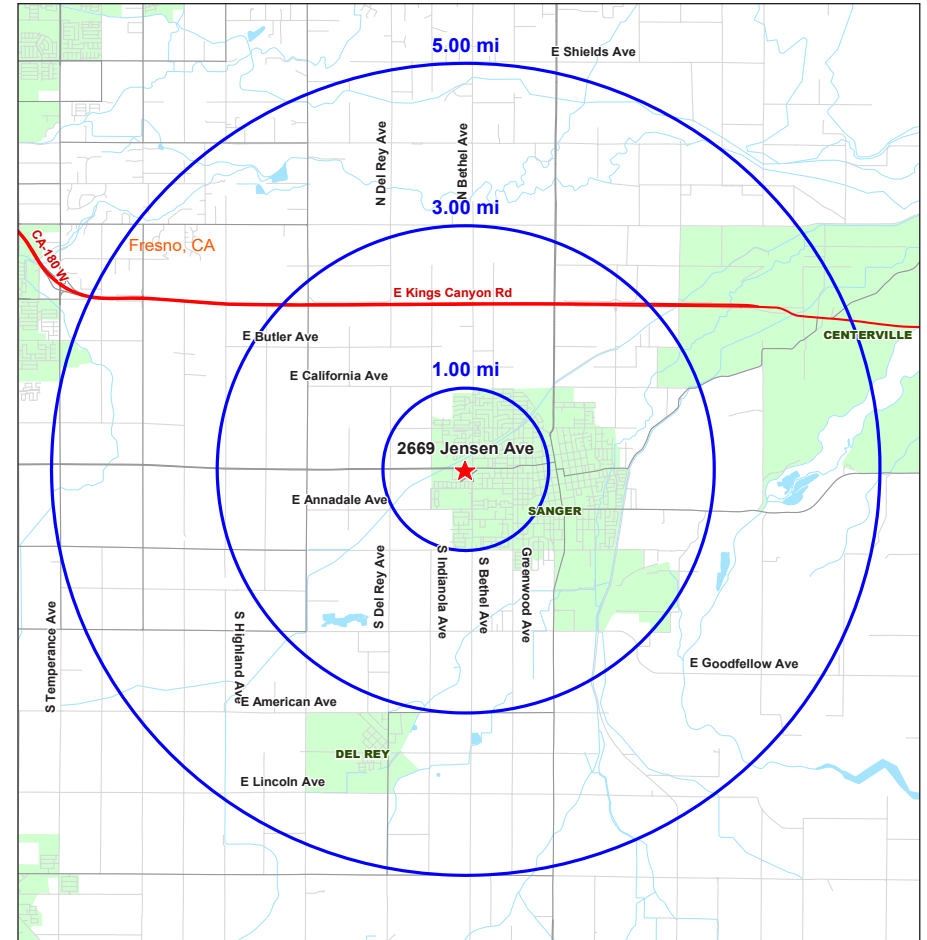
	1 Mile	3 Miles	5 Miles
Total Population:	12,911	28,708	34,784
Total Households:	3,961	8,008	9,807
Avg. HH Income:	\$67,105	\$62,093	\$64,479
Total Daytime Pop:	11,011	25,641	30,941

Data Source: AnySite

2017 Traffic Counts:

Jensen Avenue:	12,694 ADT
Bethel Avenue:	9,732 ADT
Total:	22,426 Avg Daily Traffic

Data Source: Kalibrate TrafficMetrix



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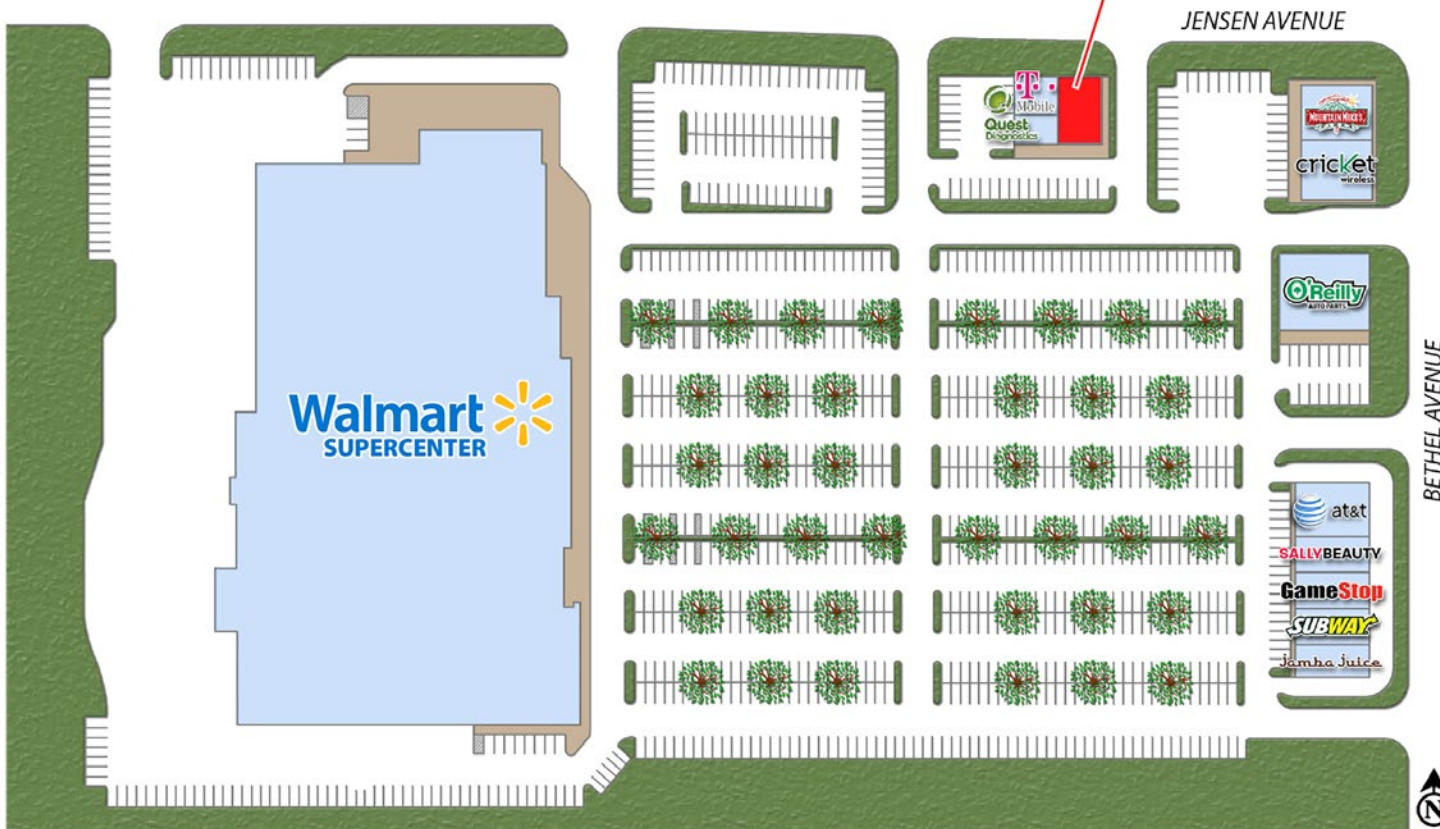
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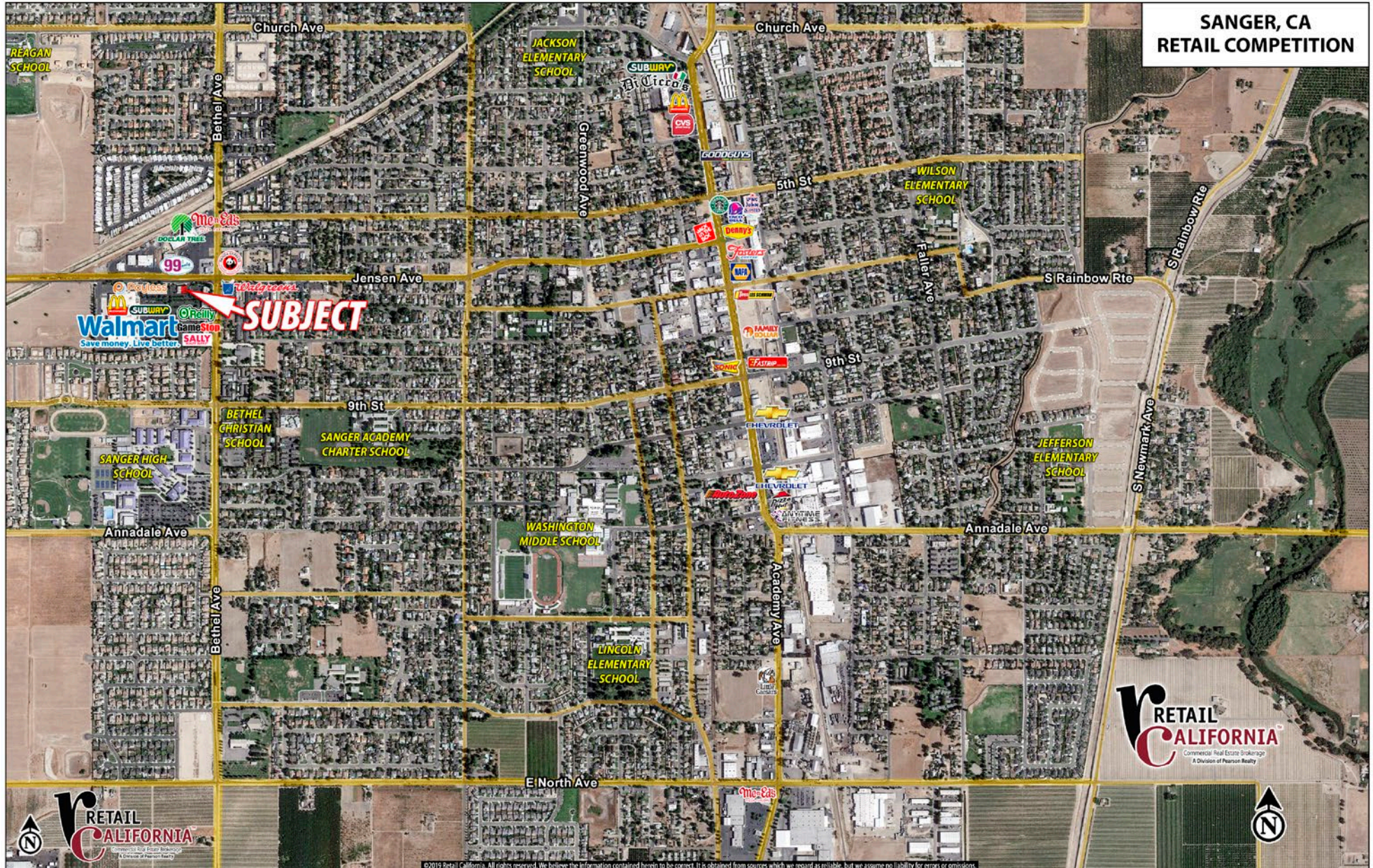
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This information is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described herein shall be conducted through this office. The information included here, while not guaranteed, has been secured from sources we believe to be reliable. Each investor is encouraged to have his C.P.A. and/or Financial Advisor make an independent projection. ©2018 Retail California. All rights reserved.

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SANGER, CA
RETAIL COMPETITION

RETAIL CALIFORNIA
Commercial Real Estate Brokerage
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Retail California CRE
Updated Summary Report



2669 Jensen Ave
2669 Jensen Ave Sanger, CA 93657

9 April 2019

Coordinates Longitude: -119.575649
Latitude: 36.706567

	1 MILE RING 3.14 SQ/MI	3 MILE RING 28.27 SQ/MI	5 MILE RING 78.53 SQ/MI
Population Trend			
2000 Total Population	8,665	21,599	26,130
2010 Total Population	11,735	27,010	32,819
2017 Total Population	12,911	28,708	34,784
2022 Total Population	13,814	30,306	36,753
Households Trend			
2000 Total Households	2,785	6,027	7,407
2010 Total Households	3,610	7,468	9,155
2017 Total Households	3,961	8,008	9,807
2022 Total Households	4,279	8,566	10,509
Population Change Trend			
2000 to 2010 Population Change	35.4%	25.1%	25.6%
2000 to 2017 Population Change	49.0%	32.9%	33.1%
2010 to 2022 Population Change	17.7%	12.2%	12.0%
2017 to 2022 Population Change	7.0%	5.6%	5.7%
Household Change Trend			
2000 to 2010 Household Change	29.6%	23.9%	23.6%
2000 to 2017 Household Change	42.2%	32.9%	32.4%
2010 to 2022 Household Change	18.5%	14.7%	14.8%
2017 to 2022 Household Change	8.0%	7.0%	7.2%
2017 Race			
White alone	60.5%	56.8%	56.5%
Black or African American alone	1.1%	0.9%	0.9%
American Indian and Alaska Native alone	1.3%	1.2%	1.1%
Asian alone	3.9%	3.8%	5.2%
Native Hawaiian and OPI alone	0.1%	0.2%	0.2%
Some Other Race alone	28.7%	32.9%	31.9%
Two or More Races	4.4%	4.3%	4.2%
2017 Income			
Per Capita Income	\$20,535	\$17,444	\$18,314
Household Income: Median	\$56,060	\$43,282	\$44,129
Household Income: Average	\$67,105	\$62,093	\$64,479
Less than \$10,000	5.6%	5.9%	6.1%

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\$10,000 to \$14,999	6.9%	9.4%	8.5%
\$15,000 to \$19,999	5.4%	7.0%	7.1%
\$20,000 to \$24,999	3.1%	3.9%	4.4%
\$25,000 to \$29,999	5.8%	6.5%	6.1%
\$30,000 to \$34,999	8.8%	7.8%	7.7%
\$35,000 to \$39,999	4.5%	5.1%	4.9%
\$40,000 to \$44,999	5.4%	6.6%	6.1%
\$45,000 to \$49,999	1.5%	2.7%	2.9%
\$50,000 to \$59,999	5.0%	4.8%	5.0%
\$60,000 to \$74,999	15.3%	13.2%	12.8%
\$75,000 to \$99,999	13.8%	12.1%	12.1%
\$100,000 to \$124,999	9.2%	6.6%	7.2%
\$125,000 to \$149,999	5.2%	4.1%	4.0%
\$150,000 to \$199,999	2.9%	2.8%	3.0%
\$200,000 or more	1.6%	1.4%	1.8%
Average household size	3.3	3.6	3.5
Total Daytime Population	11,011	25,641	30,941
Total Employee Population	3,259	7,629	9,021
Total Daytime at Home Population	7,752	18,012	21,920
Total Employee Population (% of Daytime Population)	29.6%	29.8%	29.2%
Total Daytime at Home Population (% of Daytime Population)	70.4%	70.2%	70.8%