

AVAILABLE FOR LEASE
SIERRA STREET AND MARION STREET | 1,200± SF

902 SIERRA STREET

KINGSBURG, CA



Independently Owned and Operated
Corporate License #00020875
retailcalifornia.com

FRESNO OFFICE
7480 N. Palm Ave. #101
Fresno, CA 93711
t 559-432-6200

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PROPERTY INFORMATION

Availability:	1,200± SF
Building Size:	7560± SF
Tenancy:	Multiple
Year Built:	2007

PROPERTY DESCRIPTION

The subject property is a retail strip building in Kingsburg, CA. The property is anchored by Walgreen's and is ideal for any retail, restaurant or service tenant looking for retail shop space in Kingsburg.

HIGHLIGHTS

- Close to HWY 99 on/off ramps
- Great street front visibility
- Located in the middle of the Kingsburg market
- Surrounded by strong retail traffic drivers



Contact Agent
FOR LEASE RATE

LOCATION DESCRIPTION

The property is located at the major commercial trading hub of Kingsburg, across the street from a grocery anchored retail center, near several national retailers and restaurants and close the HWY 99 on/off ramps. The property is centrally located to serve all residents of Kingsburg, and surrounding communities.

POPULATION	DEMOGRAPHICS	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
	2031 Projection	11,502	16,444	30,368
	2026 Estimate	11,200	15,980	29,791
	Growth 2026-2031	2.70%	2.90%	1.94%
	Growth 2020-2026	23.71%	9.09%	6.82%
HOUSEHOLD	2031 Projection	4,051	5,705	9,805
	2026 Estimate	3,922	5,498	9,540
	Growth 2026-2031	3.30%	3.76%	2.78%
	Growth 2020-2026	24.22%	10.46%	8.26%
	2026 Est. Average HH Income	\$111,740	\$116,561	\$101,019

Source: Claritas 2026



TRAFFIC COUNTS
12,996± ADT

Sierra Street at Simpson Street
(Eastbound & Westbound)

Source: Kalibrate TrafficMetrix 2026

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PROPERTY
IMAGES



902 SIERRA STREET
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AERIAL
MAP



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For information, please contact:

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