

AVAILABLE FOR SUBLEASE

Bank Building • 1710 9th Street

REEDLEY, CA 93654

FULLY BUILT-OUT BANK BUILDING

RETAIL



CONTACT US

Chris Campbell

Executive Vice President
+1 916 446 8760
chris.campbell@cbre.com
www.cbre.com/chris.campbell
Lic. 01204114

Sam Bogdanovich

Commercial Retail Associates, Inc.
+1 559 650 1308
sbogdanovich@retailassociates.com
www.retailassociates.com
Lic. 01185453

CBRE, Inc.
500 Capitol Mall,
Suite 2400
Sacramento, CA 95814
+1 916 446 6800
www.cbre.com/sacramentodt

www.cbre.com

CBRE

AVAILABLE FOR SUBLEASE

Bank Building • 1710 9th Street

REEDLEY, CA 93654

RETAIL



AVAILABILITY - FOR SALE

- + Bank Building - ±3,057 SF
\$1.50 PSF, plus NNN
(Lease expiration date: January 31, 2024)

PROPERTY HIGHLIGHTS

- + Located in a dense business sector of Reedley, California
- + Reedley College and Reedley High School are located two streets away with an approximate total of 15,709 students combined
- + Situated on a busy corner with two walk-up ATM's
- + Dense residential populations surround the Project

2016 ESTIMATED DEMOGRAPHICS

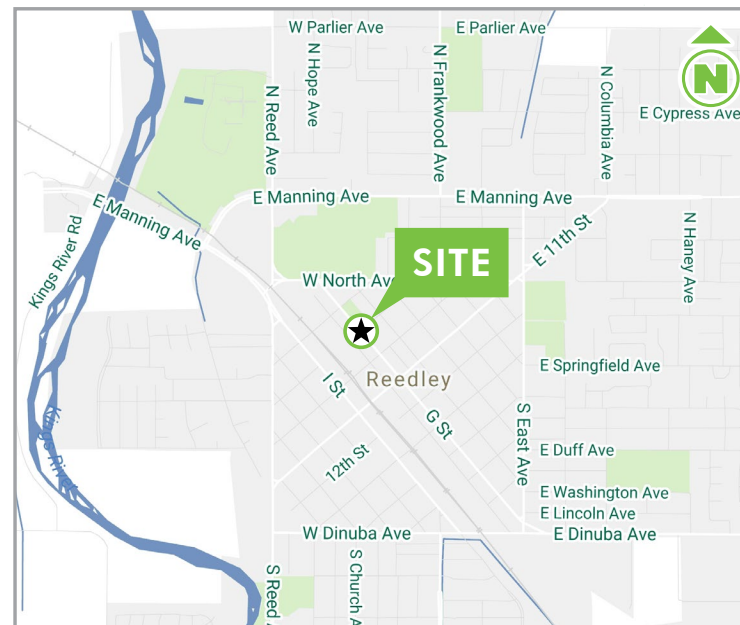
Radius	1-mile	3-mile	5-mile
Population	15,018	27,679	49,447
Avg. Household Income	\$52,240	\$58,320	\$57,358
Employees	4,758	7,162	12,542

Source: Fast Report

2015 TRAFFIC COUNTS

W North Avenue @ 8th Street	3,500 ADT
G Street @ 8th Street	2,800 ADT

Source: Fast Report, 2004



MAPS NOT TO SCALE.

SURROUNDING TENANTS



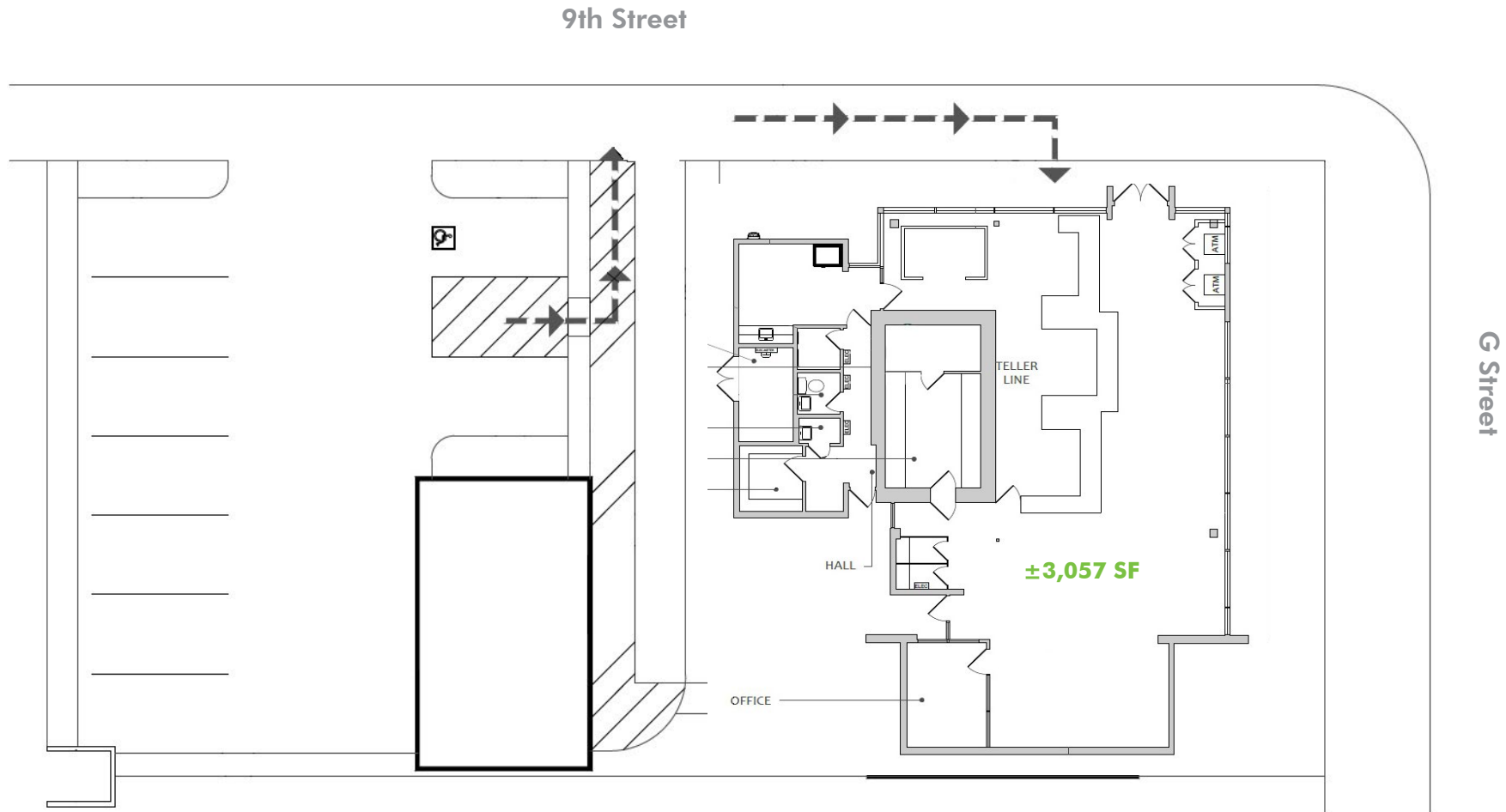
STARBUCKS

AVAILABLE FOR SUBLEASE

Bank Building • 1710 9th Street

REEDLEY, CA 93654

RETAIL



CBRE

AVAILABLE FOR SUBLEASE

Bank Building • 1710 9th Street

REEDLEY, CA 93654

RETAIL



CONTACT US

Chris Campbell

Executive Vice President

+1 916 446 8760

chris.campbell@cbre.com

Lic. 01204114

Sam Bogdanovich

Commercial Retail

Associates, Inc.

+1 559 650 1308

sbogdanovich@

retailassociates.com

www.retailassociates.com

Lic. 01185453

© 2016 CBRE, Inc. This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited. CBRE and the CBRE logo are service marks of CBRE, Inc. and/or its affiliated or related companies in the United States and other countries. All other marks displayed on this document are the property of their respective owners.

www.cbre.com

CBRE