

SUNNYSIDE SHOPS

S. Clovis Ave. & E. Kings Canyon Rd.
Fresno, CA



Lease space with us!

PRESENTED BY:



COMMERCIAL WEST, INC.
REAL ESTATE SERVICES AND DEVELOPMENT

WILLIAM BETTENCOURT
(925) 588-2232

A QUALITY RETAIL DEVELOPMENT BY:

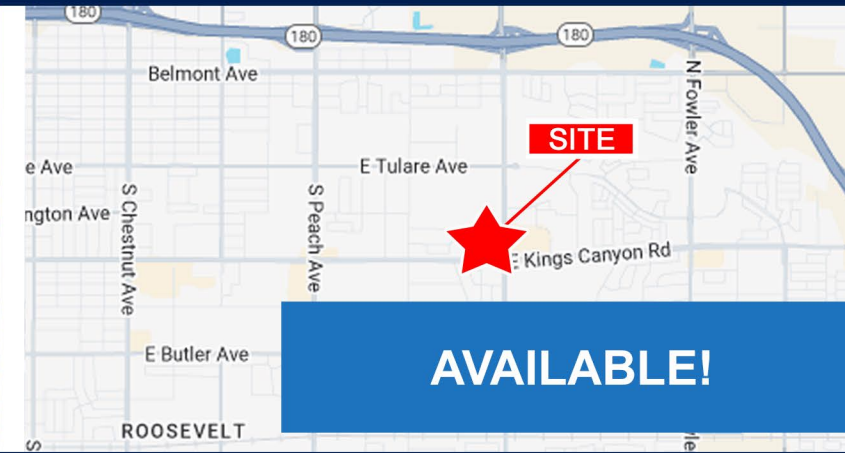


BROWMAN DEVELOPMENT COMPANY, INC.
www.browmandevelopment.com

SUNNYSIDE SHOPS

AVAILABLE

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Sunnyside Shops are located at the intersection of E. Kings Canyon Rd. and S. Clovis Ave., a 50,000 VPD intersection. The building sits right on E. Kings Canyon Rd. and features excellent visibility to the intersection. Additionally both spaces feature restaurant improvements. Anchoring the project is Walgreens but also at the intersection are Vons, FoodMaxx, Tractor Supply, and DD's Discount. Just up the road Target and Sprouts are under construction adding additional activity to the area.

DEMOGRAPHICS



TRAFFIC COUNTS



PRESENTED BY:



A QUALITY RETAIL DEVELOPMENT BY:



SUNNYSIDE SHOPS



SUNNYSIDE SHOPS

Walgreens

SPACES CAN BE COMBINED FOR 4,000 SF TOTAL

1,500 SQUARE FEET
2,500 SQUARE FEET

E. KINGS CANYON RD.

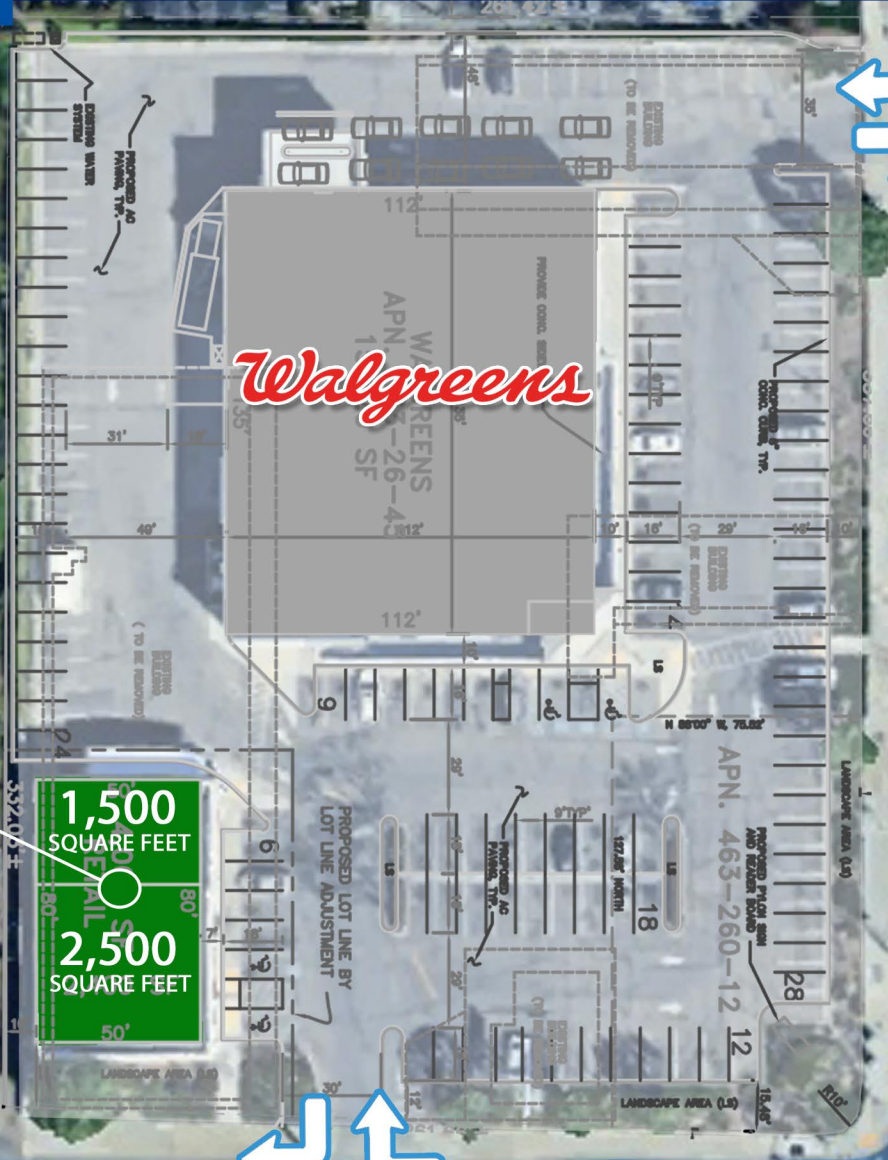
9,931 WB ADT
10,459 EB ADT

14,810 SB ADT

13,566 NB ADT



SITE PLAN



S. CLOVIS AVE.

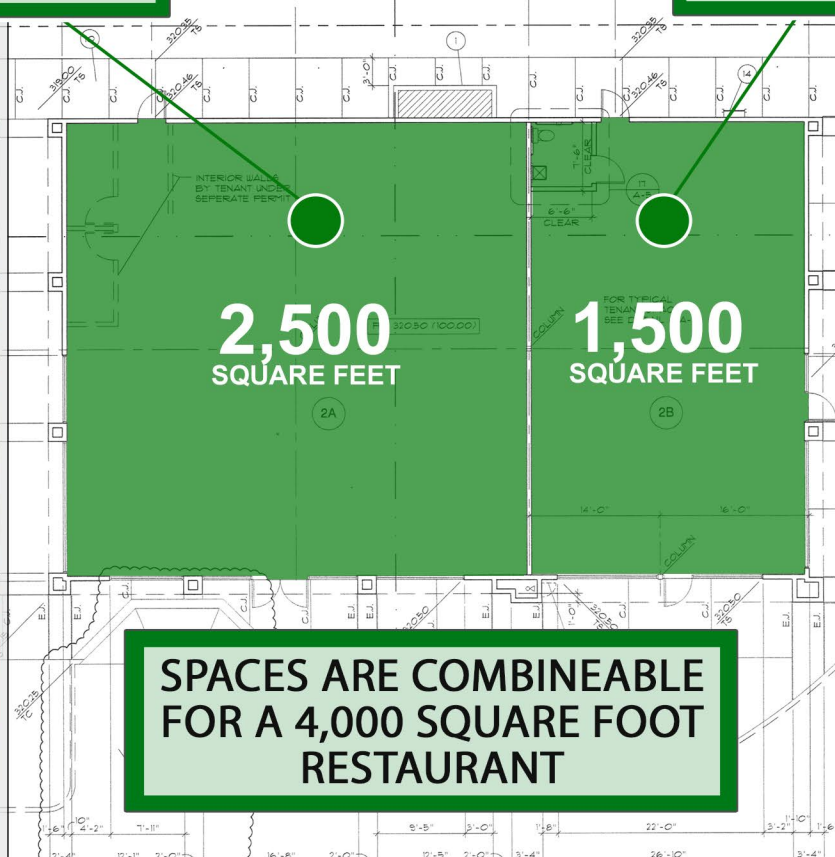
SUNNYSIDE SHOPS



FORMER PIZZA HUT RESTAURANT



FORMER MARIA'S TACOS RESTAURANT

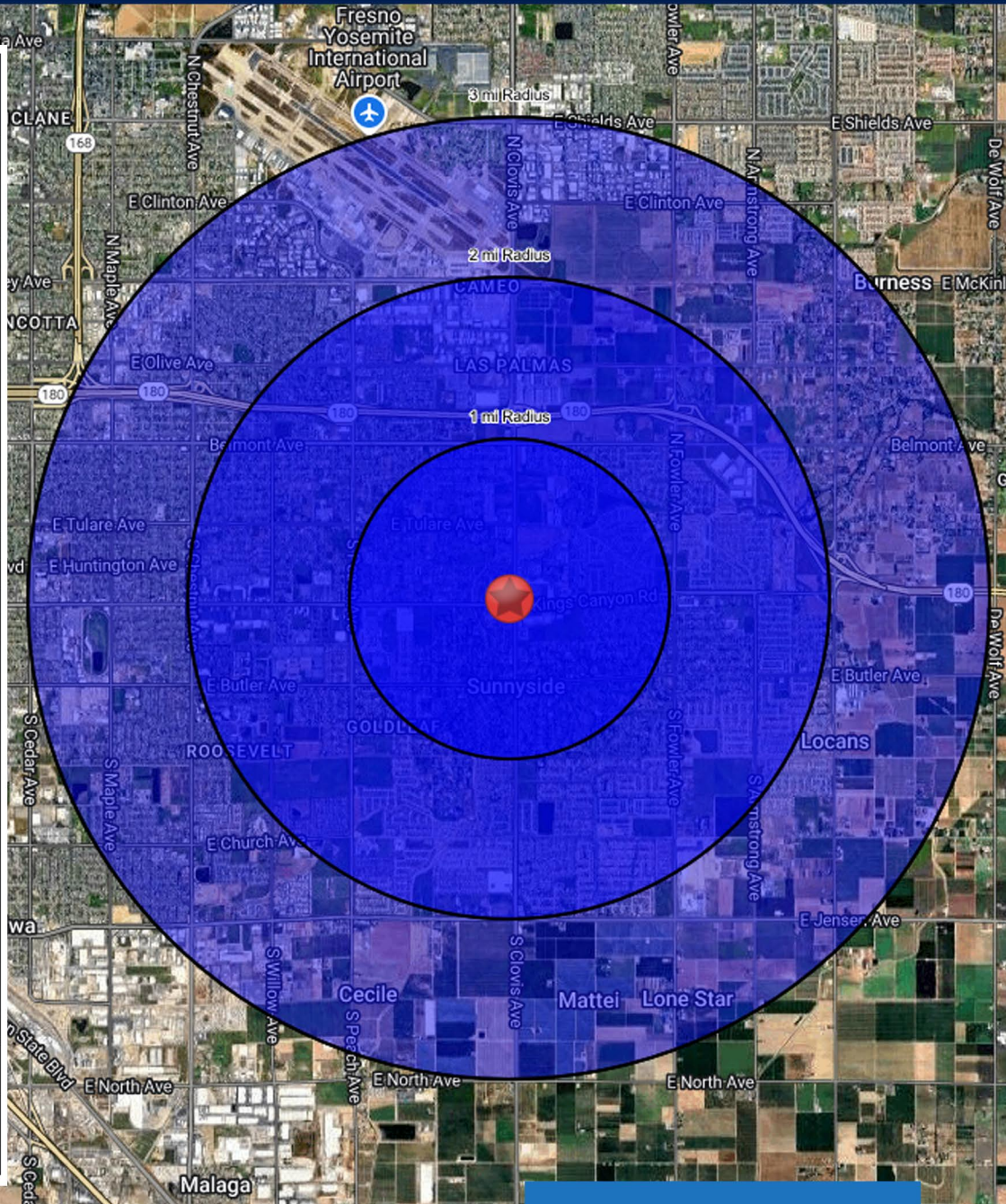


FLOOR PLAN

SUNNYSIDE SHOPS

SUMMARY PROFILE

	1 mi radius	2 mi radius	3 mi radius
Population			
2024 Estimated Population	15,063	60,866	105,797
2029 Projected Population	14,736	61,190	105,992
2020 Census Population	14,054	58,564	103,418
2010 Census Population	12,652	51,602	92,707
Projected Annual Growth 2024 to 2029	-0.4%	0.1%	-
Historical Annual Growth 2010 to 2024	1.4%	1.3%	1.0%
2024 Median Age	31.3	31.3	30.7
Households			
2024 Estimated Households	4,694	18,019	30,499
2029 Projected Households	4,682	18,312	30,851
2020 Census Households	4,508	17,357	29,004
2010 Census Households	4,058	15,340	25,957
Projected Annual Growth 2024 to 2029	-	0.3%	0.2%
Historical Annual Growth 2010 to 2024	1.1%	1.2%	1.2%
Race and Ethnicity			
2024 Estimated White	28.9%	27.7%	26.4%
2024 Estimated Black or African American	8.4%	8.0%	7.5%
2024 Estimated Asian or Pacific Islander	23.1%	24.6%	21.8%
2024 Estimated American Indian or Native Alaskan	1.4%	1.9%	1.9%
2024 Estimated Other Races	38.1%	37.9%	42.3%
2024 Estimated Hispanic	46.7%	48.0%	53.6%
Income			
2024 Estimated Average Household Income	\$95,123	\$98,277	\$90,605
2024 Estimated Median Household Income	\$76,052	\$80,049	\$73,758
2024 Estimated Per Capita Income	\$29,796	\$29,207	\$26,326
Education (Age 25+)			
2024 Estimated Elementary (Grade Level 0 to 8)	10.7%	11.9%	15.7%
2024 Estimated Some High School (Grade Level 9 to 11)	7.6%	8.0%	9.8%
2024 Estimated High School Graduate	26.7%	28.4%	27.3%
2024 Estimated Some College	20.1%	21.7%	20.5%
2024 Estimated Associates Degree Only	7.6%	7.8%	8.4%
2024 Estimated Bachelors Degree Only	17.3%	14.0%	12.0%
2024 Estimated Graduate Degree	9.9%	8.1%	6.3%
Business			
2024 Estimated Total Businesses	263	1,085	2,635
2024 Estimated Total Employees	1,922	9,415	24,090
2024 Estimated Employee Population per Business	7.3	8.7	9.1
2024 Estimated Residential Population per Business	57.3	56.1	40.2



DEMOGRAPHICS

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