

±1,400 & ± 6,000 SF AVAILABLE

# SUNSET SQUARE

7089 N. Marks Avenue

Fresno, California 93711



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## RETAIL SPACE

- Inline space ±1,400
- Pad D -±6,000 SF
- Asking Lease rate \$2.50/SF/MO/NNN
- NNN's \$0.35/SF/MO

## TENANTS

Savemart, Subway, McDonalds, Taco Bell, Citibank, Asuka Japanese Cuisine, Broadway Liquor, State Farm Insurance, Pack & Ship Pros, Pizza Factory, Bog House Pub, Top Nails, Synctron Freeplay Arena, Batter Up Pancakes & Hotworxs.



## TRAFFIC COUNTS

Marks & Herndon  
+60,000 VPD

## COMMENTS

- Located on a Signalized Intersection
- Great Visibility
- High Traffic Counts
- Located on heavily traveled Herndon Avenue corridor
- Highest Income area in County
- Low CAM rates



## NEIGHBORHOOD DEMOGRAPHICS



**1 Mile**

**7.12%**

**\$176,989**

**8,512**

**3 Miles**

**7.56%**

**\$109,612**

**90,007**

**5 Miles**

**7.77%**

**\$90,306**

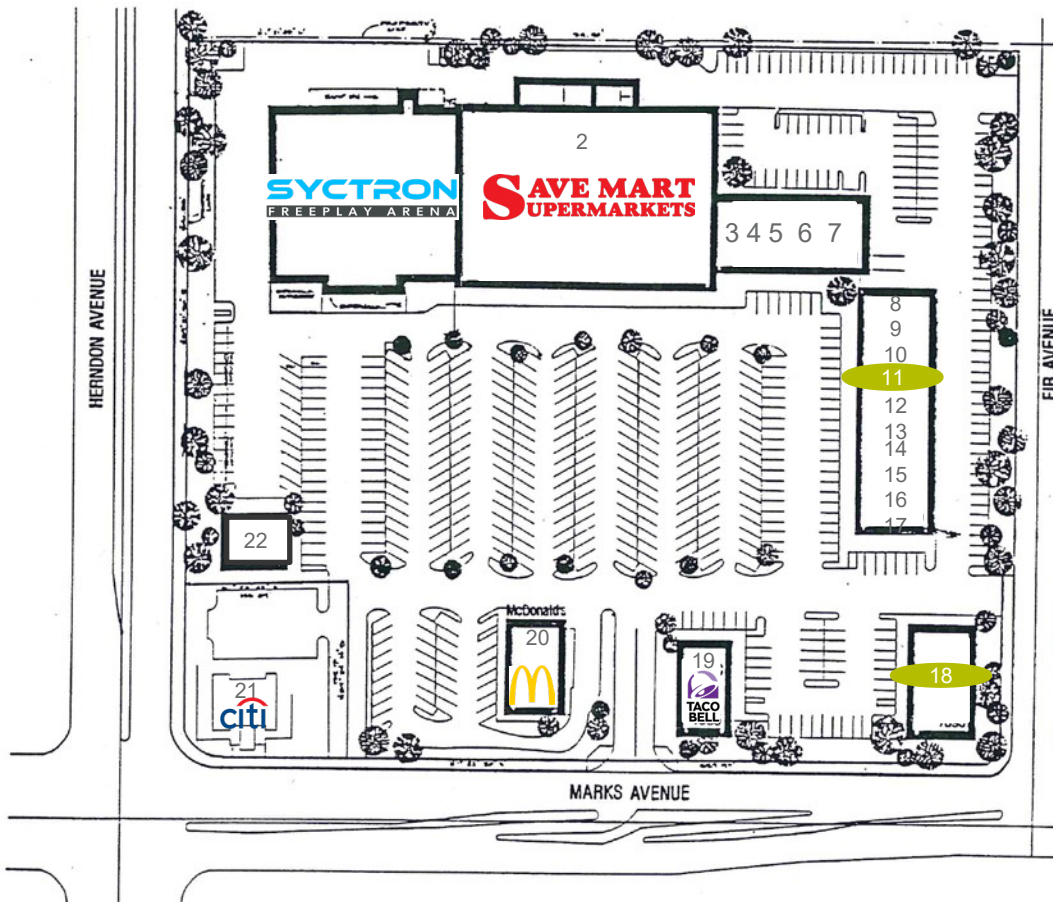
**221,918**



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# SITE PLAN



#	TENANT'S & AVAILABILITY
1	Synctron Freeplay Arena
2	Save Mart
3	Pizza Factory
4	Top Nails
5	Subway
6	Pack & Ship Pros of Fresno
7	Salon
	Batter Up
9	Wine Bar
10	Hotworx
11	±1,400 SF
12	State Farm
13	Little Lion Photography
14	Design Interior
15	Asuka Japanese
16	Bog House Pub
17	Broadway Liquor
18	±6,000 SF Pad
19	Taco Bell
20	McDonalds
21	Citi Bank
22	Bulle Restaurant

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