

## RETAIL FOR LEASE

# RETAIL STOREFRONT SHOP SPACES - TI'S AVAILABLE

3791 N Hughes Ave, Fresno, CA 93705



### OFFERING SUMMARY

<b>AVAILABLE SF:</b>	1,250 - 6,525 SF
<b>LEASE RATE:</b>	\$1.25 SF/month (NNN)
<b>LOT SIZE:</b>	1.04 Acres
<b>BUILDING SIZE:</b>	14,400 SF
<b>ZONING:</b>	RS-5: Residential-Medium Density
<b>APN:</b>	433-220-41
<b>MARKET:</b>	West Fresno
<b>SUBMARKET:</b>	Dakota Plaza Retail

### PROPERTY HIGHLIGHTS

- TI's Available in High Traffic Retail Center
- Excellent Storefront Signage
- Signalized Intersection
- Located in an Established Area of Central Fresno
- Located in Densely Populated Residential Area
- Additional 1.22 Acre Parcel Adjacent Also Available
- Neighbors Include Gas Station/C-Store + U.S. Post Office
- 297' Forntage on Dakota Avenue

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### PROPERTY OVERVIEW

1,250 SF - 6,525 SF Available at Dakota Plaza, a single-story, multi-tenant retail center. The property is located on 1.04 AC of the heavily trafficked corner of North Hughes and Dakota Avenues. It consists of two buildings totaling  $\pm$ 14,400 SF with ample parking. There is direct ingress and egress from both Hughes Avenue and Dakota Avenue, and the retail center is situated in close proximity to Highway 99. Tenant improvements available.

### LOCATION OVERVIEW

Located in an established and well-trafficked area of central Fresno. This property is located north of W Shields Avenue, east of N Pleasant Avenue, south of W Dakota Avenue and west of N Hughes Avenue in Fresno, California. Retail center has unparalleled visibility from street with a lighted monument sign for the center, plus a separate sign location for each of the retail tenants



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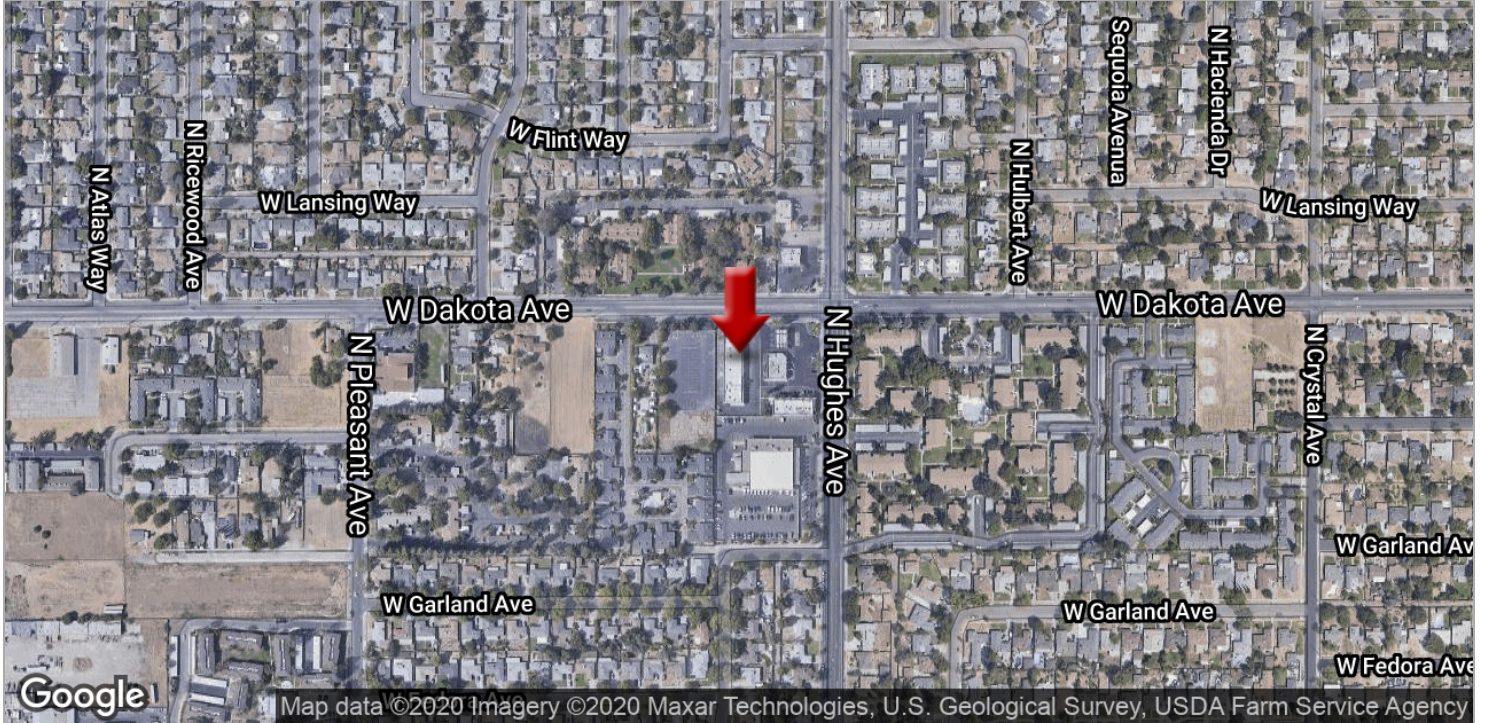
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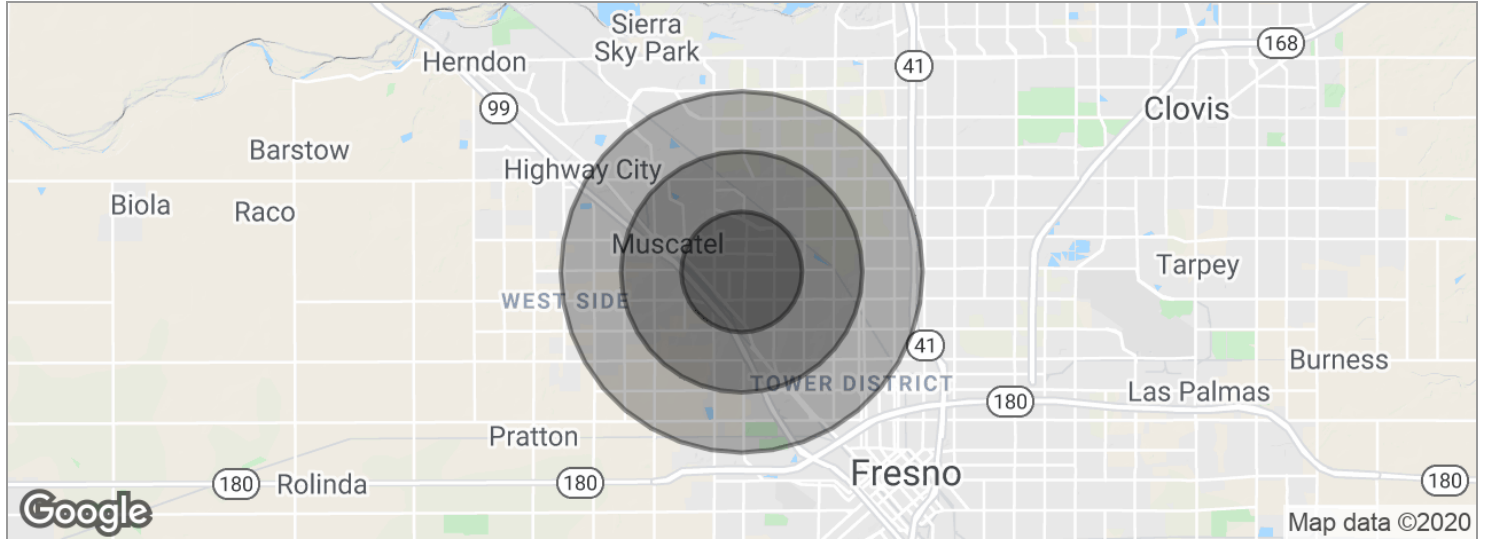
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POPULATION	1 MILE	2 MILES	3 MILES
Total population	23,975	71,395	137,401
Median age	29.3	31.5	32.9
Median age (male)	28.6	29.4	31.3
Median age (Female)	30.0	33.0	34.4
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total households	7,890	24,514	48,080
# of persons per HH	3.0	2.9	2.9
Average HH income	\$40,917	\$46,831	\$55,925
Average house value	\$188,763	\$227,575	\$267,437
ETHNICITY (%)	1 MILE	2 MILES	3 MILES
Hispanic	53.3%	49.6%	46.0%
RACE (%)	1 MILE	2 MILES	3 MILES
White	59.5%	62.6%	64.1%
Black	13.0%	9.3%	7.8%
Asian	5.4%	6.9%	7.6%
Hawaiian	0.0%	0.1%	0.1%
American Indian	1.0%	1.3%	0.9%
Other	17.0%	15.7%	14.7%

\* Demographic data derived from 2010 US Census

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