

RETAIL FOR LEASE

±3,765 SF RETAIL SPACE AVAILABLE IN KINGSBURG, CA

1448 Draper Street, Kingsburg, CA 93631



AVAILABLE SF:	1,700 - 3,765 SF
LEASE RATE:	\$4,950.00 Per Month (MG)
LOT SIZE:	0.09 Acres
BUILDING SIZE:	3,765 SF
YEAR BUILT:	1950
RENOVATED:	2020
ZONING:	C2
MARKET:	Downtown Kingsburg
CROSS STREETS:	Draper St & Smith St

PROPERTY FEATURES

- ±3,765 SF Space Available | Draper Street Frontage & Parking
- Walk-able Location | Densely Populated Downtown Corridor
- Fresh \$350K Remodel | Move In Ready Condition
- Great Exposure Located Within Downtown Kingsburg
- Busy Retail Growth Corridor | Surrounded w/ Quality Tenants
- Close Proximity to Major Traffic Generators & Fwy Ramps
- Great Access & Visibility w/ Unmatched Level of Consumer Traffic
- Ample Parking w/ Multiple Access Points | Open Floor Plan
- Excellent Draper St Exposure Surrounded w/ Quality Tenants
- Centrally Located w/ Close Access to the Entire City
- Located Off HWY-99 In Downtown Kingsburg
- High Level of Consumer Traffic & High Volume Exposure
- Situated Near Many Existing Downtown Developments

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PROPERTY OVERVIEW

Fully remodeled high exposure ±3,765 SF retail building off the corner. Wide-open building with (1) large open showroom, (2) private offices, conference room, large open upstairs office located up the beautiful stairway, (2) ADA restrooms and (2) large storage rooms. Vehicle access with parking in the front and rear in a very walk-able area (dense downtown location). This property is located in downtown Kingsburg. Move-in ready interior with new paint, hard surface flooring (wood look), new carpet and fresh exterior paint. The visibility offers a tremendous draw of traffic from the neighboring retailers and neighborhoods.

LOCATION OVERVIEW

Building is located in the heart of downtown Kingsburg, CA. It is located on one of Kingsburgs busiest streets. Located North of Lewis Street, South of Ellis Street, West of Smith St and East of Marion Street.



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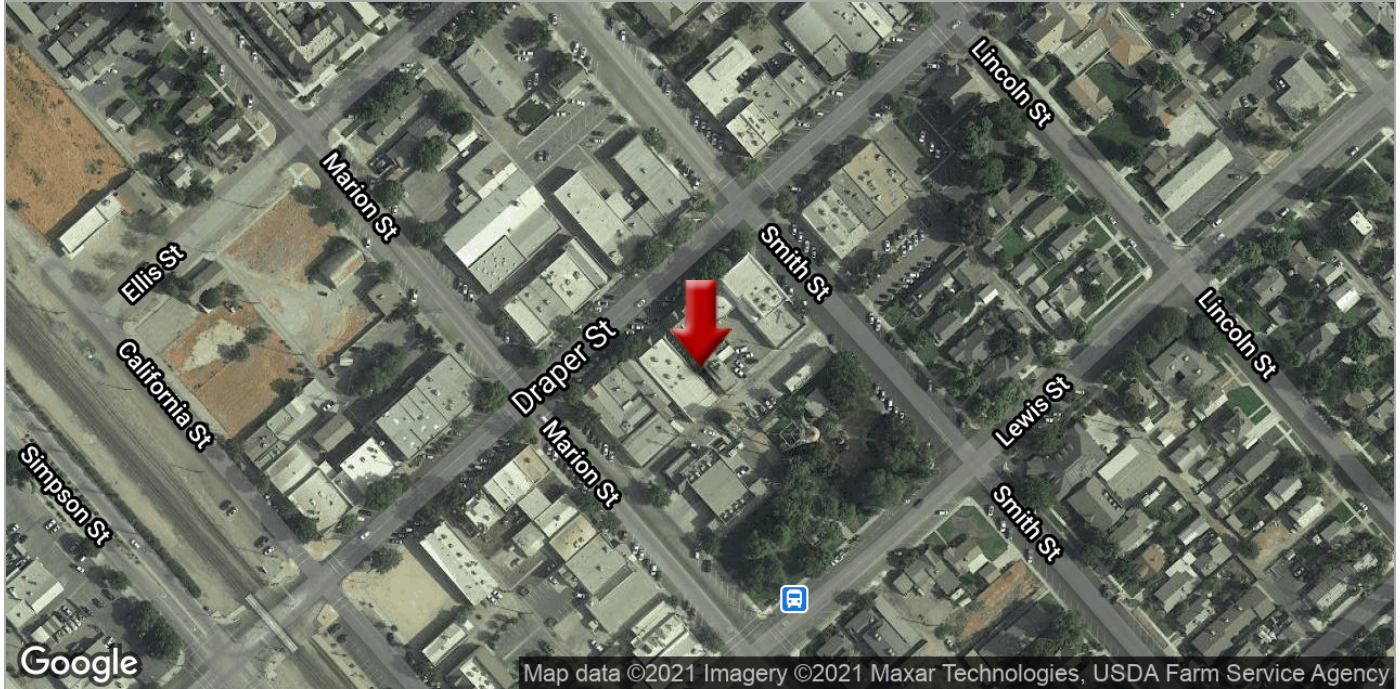
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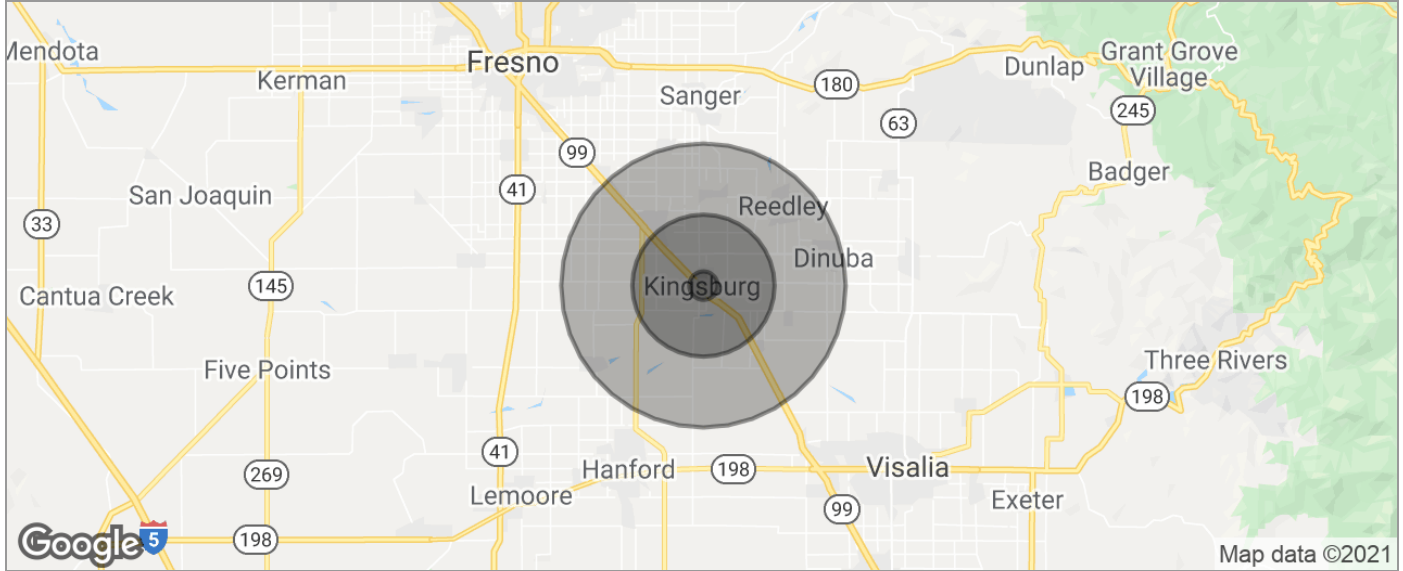
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POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	929	16,356	69,382
MEDIAN AGE	35.5	34.4	31.5
MEDIAN AGE (MALE)	35.1	34.5	31.5
MEDIAN AGE (FEMALE)	34.2	32.8	31.1
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	312	5,351	20,985
# OF PERSONS PER HH	3.0	3.1	3.3
AVERAGE HH INCOME	\$69,430	\$67,622	\$64,719
AVERAGE HOUSE VALUE		\$179,176	\$204,484
RACE	1 MILE	5 MILES	10 MILES
% WHITE	71.7%	73.2%	73.8%
% BLACK	10.1%	8.9%	7.7%
% ASIAN	2.7%	2.9%	4.5%
% HAWAIIAN	0.0%	0.0%	0.1%
% INDIAN	0.6%	0.6%	0.7%
% OTHER	11.8%	11.9%	10.7%
ETHNICITY	1 MILE	5 MILES	10 MILES
% HISPANIC	37.8%	38.8%	43.3%

* Demographic data derived from 2010 US Census

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