

Reedley Shopping Center

FOR LEASE



1520 E. Manning Avenue | Reedley, California

Reedley's premiere neighborhood center in the prime northeast area of Reedley. This area is represented by most of the national tenants active in California. The center is professionally designed and landscaped and projects an extremely up-scale image. The entrance to the center is currently undergoing eye catching improvements.

Currently available is a 21,440 sq.ft. major tenant location adjacent to the anchor tenant, Save Mart Grocery Store. Ingress and egress from the center is excellent. Also available is a smaller space (see reverse).

Steve Fisher

559.433.3501

stephen.fisher@cbre.com

10 River Park Place East
Suite 105

Fresno, California 93720

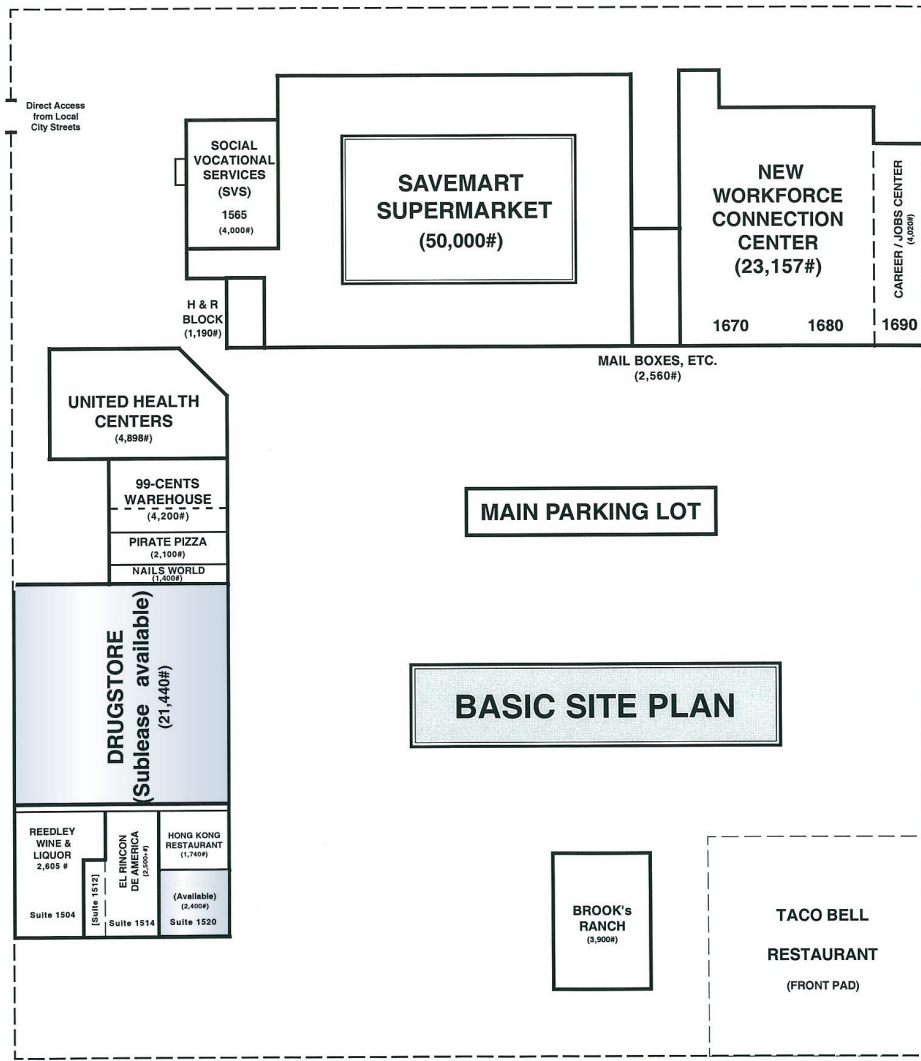
T. 559.433.3500

F. 559.433.3537

www.cbre.com/fresno

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THE REEDLEY SHOPPING CENTER



1504-1690 MANNING AVENUE REEDLEY, CALIFORNIA

Zoning: CC (Shopping Center Commercial)

Price
 1) 21,440 ± SF (Price Negotiable)
 2) 2,400 ± SF (\$1.45 per sq. ft., NNN)

Signage: Major tenant identity plus monument signage

Traffic Counts: Manning Avenue: 42,619 cars per day
 Buttonwillow: 11,213 cars per day

Demographics:

| Radius | 1 Mile | 5 Mile | 10 Mile |
|-------------|--------|--------|---------|
| Population | 29,420 | 44,012 | 157,300 |
| Avg. Income | 34,712 | 34,906 | 31,688 |

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