

FOR LEASE > PRIME RETAIL SPACE

WASHINGTON SQUARE SHOPPING CENTER

SWC OF E. CHAMPLAIN DRIVE AND PERRIN AVE., FRESNO, CA



**Former Union Bank Space
2,530+/- Square Feet Available Now
Located on the corner of major signalized intersection
of Champlain & Perrin**

ANCHORED BY:

**SAVE MART
SUPERMARKETS**



**CVS
pharmacy**



**WATERHOUSE
ANIMAL HOSPITAL**
OF HIGHLAND PARK



SUPERCUTS



FOR MORE INFORMATION PLEASE CONTACT:

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The information contained herein has been either given to us by the owner of the property or obtained from sources that we deemed reliable. We have no reason to doubt its accuracy but we do not guarantee it. The prospective buyer, renter or lessee should verify all information contained herein. This statement with the information contained herein is presented with the understanding that all negotiations relating to the purchase, rental or lease of the property described above shall be conducted through this office.

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PROPERTY SUMMARY

LOCATION: Southwest Corner of Champlain Drive and Perrin Ave., Fresno, Ca

AVAILABLE: 2,530+/- FORMER UNION BANK (SEE SITE PLAN SPACE #1)

LEASE RATE: Call Agent for Details

PARKING: Abundant Parking

MAJOR CO-TENANTS: * Save Mart * CVS Pharmacy * Taco Bell * Bobby Salazar's
* Little Caesars * Supercuts * Campagnia * HuckleBerrys
* Waterhouse Veterinary Hospital

TRAFFIC COUNTS: 31,112 +/- Cars Per Day (CHAMPLAIN DRIVE & PERRIN AVE. INTERSECTION)

DEMOGRAPHICS:	<u>Miles</u>	<u>Population</u>	<u>Avg. HH Income</u>
	1	15,816	\$ 105,455
	2	82,414	\$ 95,839
	3	172,565	\$ 81,731



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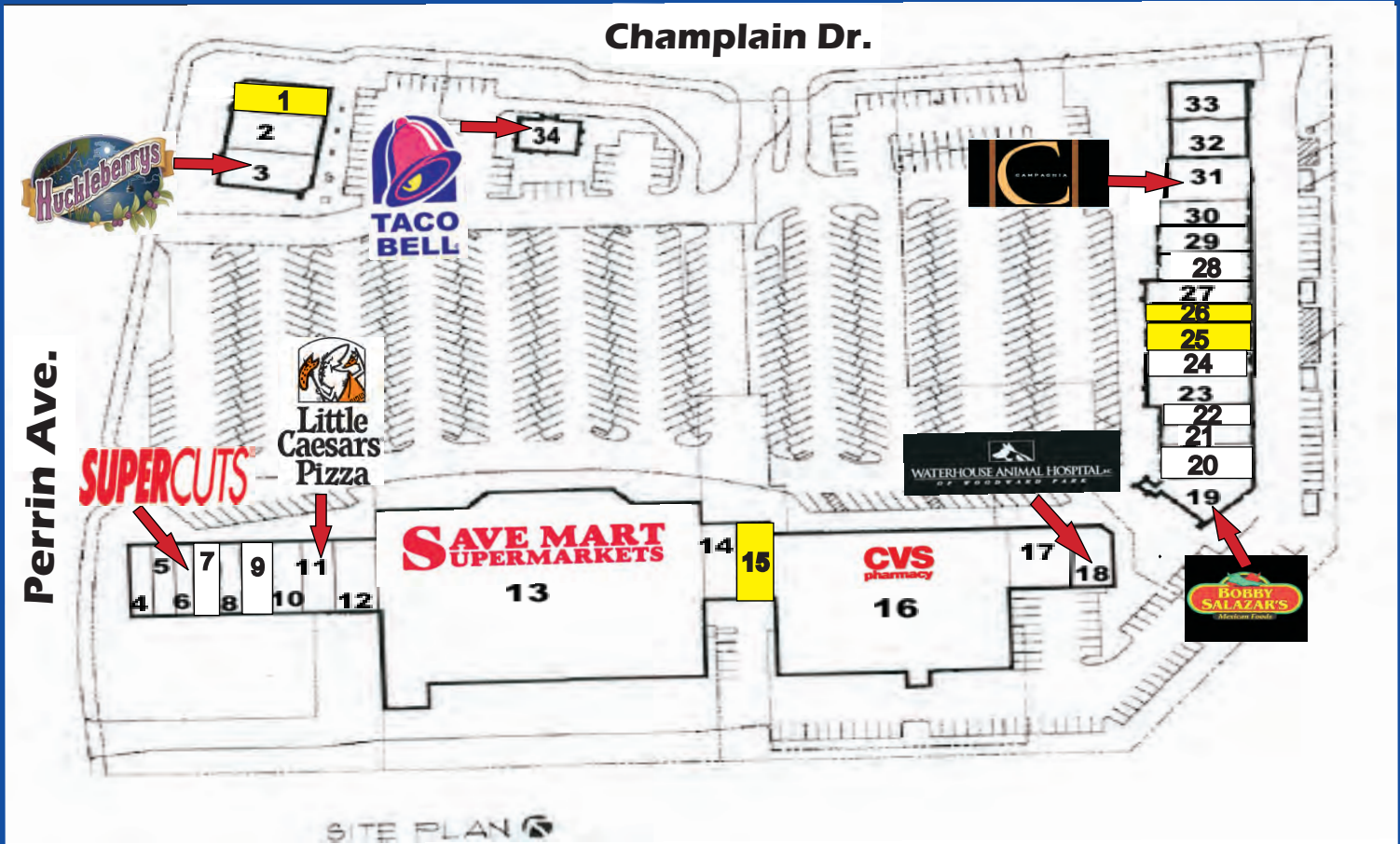
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SITE PLAN

- | | | | |
|-------------------------------|----------------------------------|-----------------------------|-----------------------------|
| 1. Available 2,531 sf. | 11. Little Caesar's Pizza | 21. Coffee House | 31. Campagna |
| 2. Cleaners | 12. Wine Barrel | 22. Coffee House | 32. PokiLand Sushi Bowl |
| 3. Huckleberry's | 13. Save Mart Supermarket | 23. So Relaxing Station | 33. Pacific Dental Services |
| 4. The Diamond Gallery | 14. Horizon Insurance | 24. Beauty Salon | 34. Taco Bell |
| 5. China Bistro | 15. Vacant 2,497 sf. | 25. Vacant 4,000 sf. | |
| 6. SuperCuts | 16. CVS Pharmacy | 26. Vacant 1,574 sf. | |
| 7. Cali Smoke Shop | 17. Waterhouse Veterinary | 27. Jugo Salad & Juice Bar | |
| 8. Postal Express | 18. Waterhouse Vet Expansion | 28. Wonderful Threading | |
| 9. Nerds on Call | 19. Salazar's Mexican Restaurant | 29. Seasons Nails & Spa | |
| 10. Judy's Donuts | 20. Woodward Bark Spa | 30. Campagna | |

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