

2714 & 2760 WHITSON STREET

SELMA, CALIFORNIA

RETAIL SPACE FOR LEASE



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2714 & 2760 WHITSON STREET

Retail leasing opportunities available within an established Whitson Street shopping center, featuring both an inline suite and a freestanding building. The property offers a $\pm 1,200$ SF inline retail space and a $\pm 5,000$ SF freestanding building, providing flexible options for a variety of retail or service users.

The center benefits from convenient access, shared parking, and consistent neighborhood traffic. The freestanding building offers strong visibility and standalone identity, while the inline space provides an efficient, customer-facing layout. Ideal for businesses seeking presence in a well-trafficked Selma retail corridor.

2714 Whitson Available Space: 1,200 square feet

2760 Whitson Available Space: 5,000 square feet

Lease Rate: \$1.50/sf/mo.

NNN: \$0.35/sf/mo.

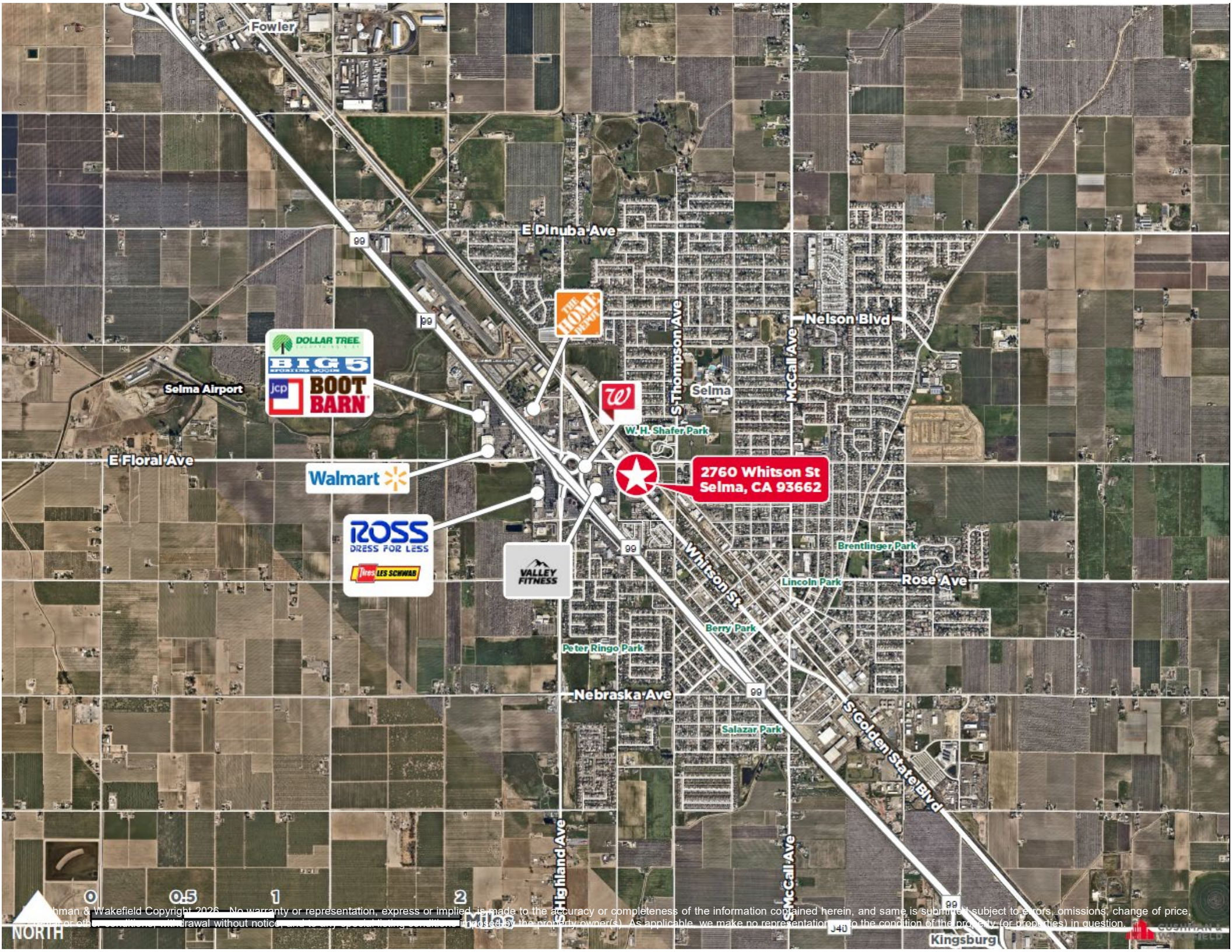
Year Built: 1988

- Monument & Suite Signage Available
- Convenient On-Site Parking
- Located in the Center of Selma Retail

SITE PLAN – TENANCY

5,000 sf





DOLLAR TREE
BIG 5
JCP
BOOT BARN

Walmart

ROSS
DRESS FOR LESS
Les SCHWAB

VALLEY
FITNESS

THE HOME DEPOT

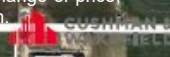
Target

2760 Whitson St
Selma, CA 93662



0 0.5 1 2 Miles

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POPULATION



AVERAGE HH INCOME



5 YR. % HH GROWTH RATE

1 Mile	16,081	\$62,161	3.23%
3 Mile	29,103	\$64,048	3.32%
5 Mile	45,364	\$71,821	3.30%



EMPLOYEES



MEDIAN AGE



CONSUMER EXPENDITURES

1 Mile	4,939	33.0	\$276,393,000
3 Mile	5,542	34.0	\$510,590,000
5 Mile	6,519	34.0	\$801,855,000

TRAFFIC COUNTS

FLORAL AVE. & WHITSON ST.

±25,080 ADT

HWY 99

±78,000 ADT





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