

FOR LEASE



Anderson Opportunity Retail / Office

2820 Freeman Street
Anderson, CA 96007



Scott Pewitt

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Property Summary

2820 Freeman Street, Anderson, CA 96007

FOR LEASE



PROPERTY DESCRIPTION

Modern ±2,350 SF commercial building offering a flexible layout ideal for a single tenant with the capability to accommodate dual tenant use. The property is well-suited for food service, professional office, or storefront retail, and features an east-facing shaded patio for outdoor seating or customer engagement, grease trap connection, and adjacency to a top-performing local restaurant that enhances customer draw. Delivered in near move-in ready condition, the space allows an incoming user to complete final finishes to suit their business needs.

Positioned at a high-visibility intersection within the Anderson C-1 General Commercial District, the property benefits from strong exposure and consistent drive-by traffic, with an estimated ±7,000+ average daily vehicles.

PROPERTY HIGHLIGHTS

- - Shaded Patio
- - Office, Retail or Food Service

OFFERING SUMMARY

Lease Rate:	\$1.65 SF/month (MG)
Available SF:	2,350 SF
Lot Size:	7,841 SF
Building Size:	2,350 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	254	923	2,441
Total Population	582	2,044	5,580
Average HH Income	\$59,254	\$54,781	\$59,345

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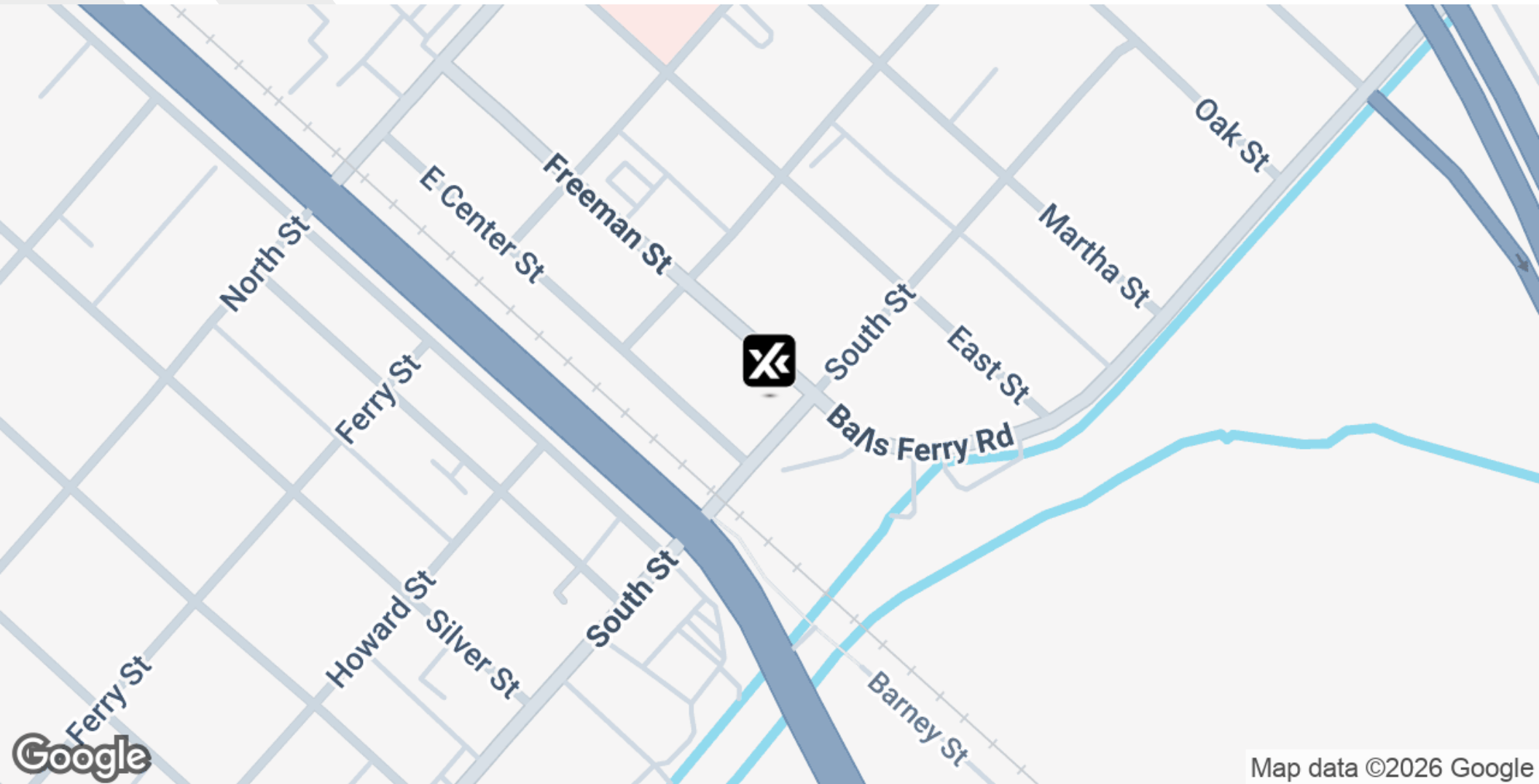
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Location Map

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Additional Photos

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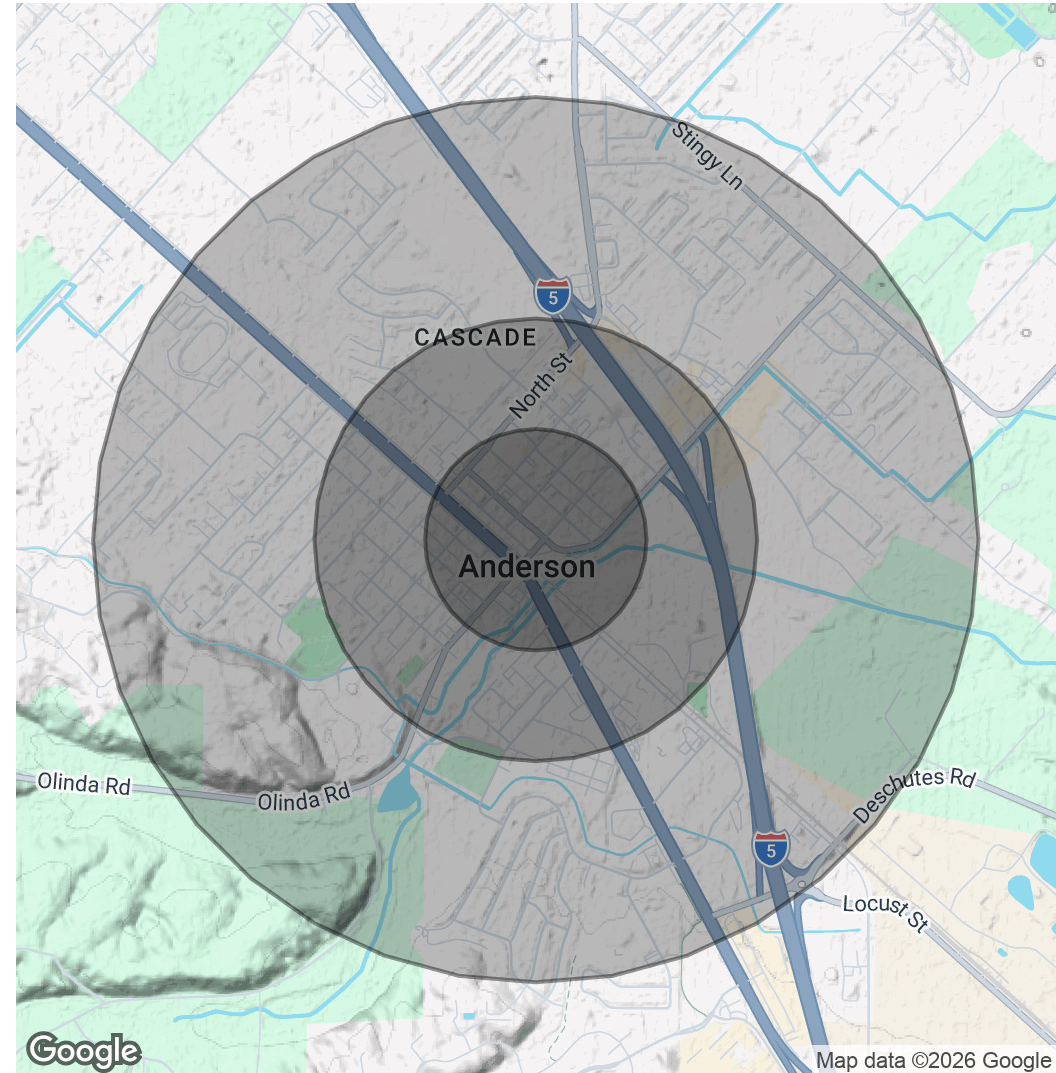
Demographics Map & Report

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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	582	2,044	5,580
Average Age	41.5	39.7	39.1
Average Age (Male)	40.9	39.9	39.1
Average Age (Female)	51.5	49.7	47.4
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	254	923	2,441
# of Persons per HH	2.3	2.2	2.3
Average HH Income	\$59,254	\$54,781	\$59,345
Average House Value	\$271,919	\$270,680	\$286,888

2023 American Community Survey (ACS)



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Advisor Bio 1

2820 Freeman Street, Anderson, CA 96007

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SCOTT PEWITT

Senior Advisor

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CalDRE #01887963

PROFESSIONAL BACKGROUND

Scott Pewitt has been working with business owners and investors since 2011. Scott launched eXp Commercial seeing a need for responsive, relationship-based commercial real estate services. Scott is passionate about strategically helping people build or rebuild their net worth through commercial real estate.

Scott's favorite past times include traveling, backpacking, hiking, family time, The Art of Personal Mastery, and his pursuit playing Pickleball on his journey to the U.S. Open. He and his wife Deanna have a blended family of seven kids, all of whom are entrepreneurs in their own right.

EDUCATION

California Broker License
California Business Broker
CCIM Candidate

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