



THE CROSSROADS AT SHEPHERD RANCH

9525 N. Sommerville Drive Fresno, CA

AVAILABLE FOR LEASE

For information, please contact:

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Independently Owned and Operated

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newmarkpearson.com

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NEWMARK
PEARSON COMMERCIAL

MCKENNEY
Investment Properties

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9525 N. SOMMERVILLE DRIVE - FRESNO, CA

HIGHLIGHTS

- 1,340± SF Available
 - Excellent Access & Street Visibility
 - Estimated Average Household Income: \$128,000 Within 1 Mile Radius
 - 2019 Estimated Population: 85,793 Within 3 Mile Radius
- Source: Claritas (2019)*

LOCATION DESCRIPTION

The property is located at the northwest corner of Sommersville Drive & Perrin Avenue in northeast Fresno, one of Fresno's most prominent neighborhoods. The shopping center benefits the surrounding neighborhood with many needed services in one convenient location.

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9525 N. SOMMERVILLE DRIVE - FRESNO, CA

Shopping Center Site Plan & Tenants

AVAILABILITY DETAILS

Suite 113 - 1,340± SF (*Dental Office*)

This space is improved as a dental office (*See Attached Floor Plan*)

9505 N. Sommerville Drive

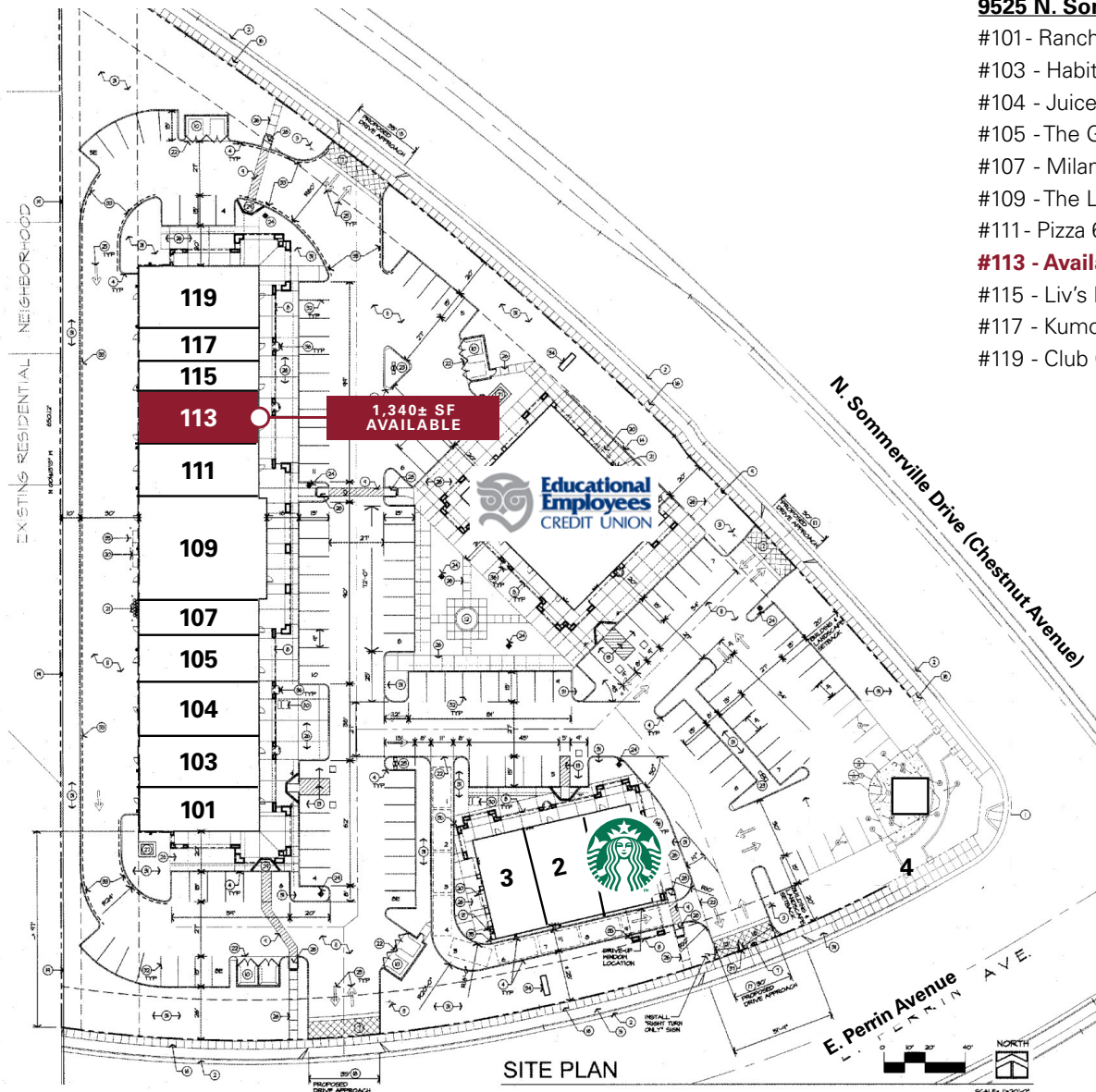
- #1 - Starbucks Coffee Co.
- #2 - All American Barbershop
- #3 - 9 Round Kickboxing
- #4 - EECU ATM

9515 N. Sommerville Drive

- #5 - EECU Bank

9525 N. Sommerville Drive

- #101 - Ranchero's Mex. Rest.
- #103 - Habitat Hair Studio
- #104 - Juice Time
- #105 - The Grazing Table
- #107 - Milan Nail Salon
- #109 - The Little Gym
- #111 - Pizza 64
- #113 - Available**
- #115 - Liv's Donuts
- #117 - Kumon Learning Center
- #119 - Club Cleaners



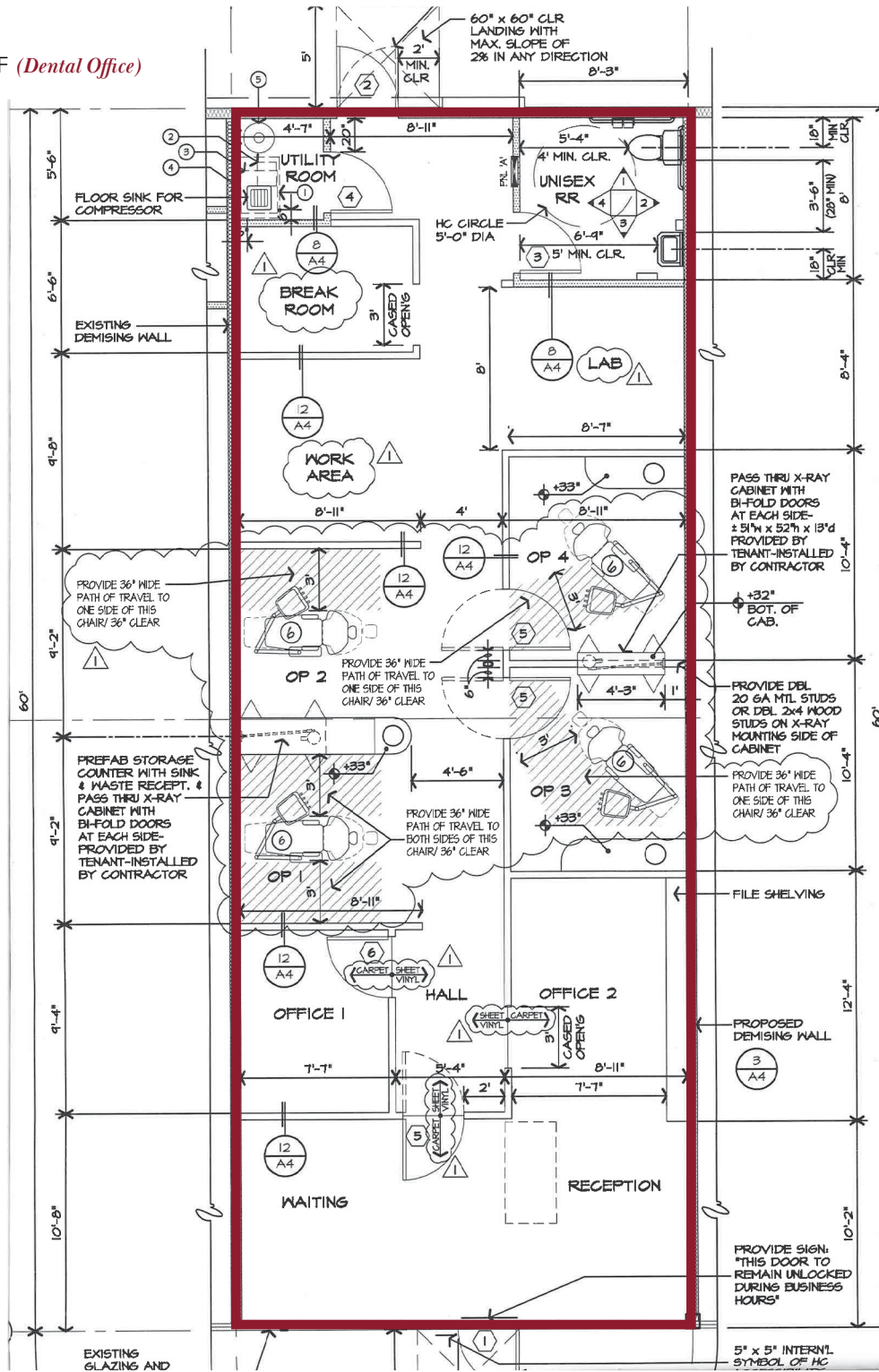
**Note: Available with 30 Days Notice to Tenant*



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Floor Plan (Not to Scale)

Suite 113 - 1,340± SF (Dental Office)





EXCLUSIVELY OFFERED BY:

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