

**FOR LEASE > PRIME RETAIL SHOP SPACE**

# **WASHINGTON SQUARE SHOPPING CENTER**

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

**ONLY  
TWO SPACES  
LEFT!  
878+/- SQ. FT.  
1,639+/- SQ. FT.**



**ANCHORED BY:**



- Attractive Shopping Center
- High Income Area
- Major National & Strong Local Anchor Tenants
- Located at major signalized intersection
- Heavily populated trade area



**FOR MORE INFORMATION PLEASE CONTACT:**

**Michael S. Mele**

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559.289.8803

[mmele@commercialwest.net](mailto:mmele@commercialwest.net)



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:** 878+/- Sq. Ft. & 1,639+/- Sq. Ft.  
(See Site Plan)

**LEASE RATE:** Call Agent for Details

**PARKING:** Abundant Parking

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

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

<b>DEMOGRAPHICS:</b>	<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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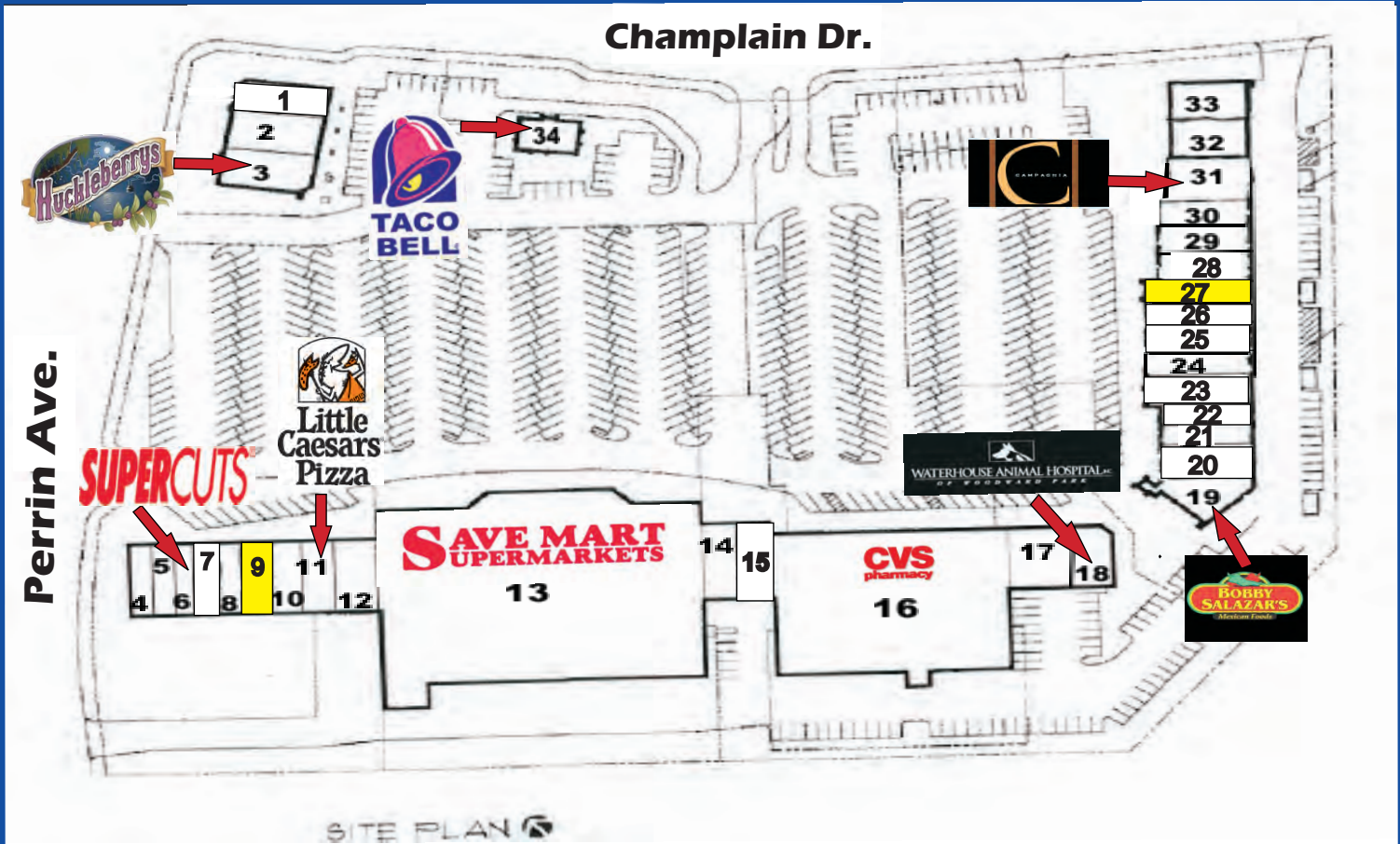
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- |                                 |                                  |                                    |                             |
|---------------------------------|----------------------------------|------------------------------------|-----------------------------|
| 1. Premium Urgent Care          | 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. Beauty Salon                   | 33. Pacific Dental Services |
| 4. The Diamond Gallery          | 14. Horizon Insurance            | 24. So Relaxing Station            | 34. Taco Bell               |
| 5. China Bistro                 | 15. Flex Factory                 | 25. Innovative Fitness & Rehab     |                             |
| 6. SuperCuts                    | 16. CVS Pharmacy                 | 26. Loving Seed                    |                             |
| 7. Cali Smoke Shop              | 17. Waterhouse Veterinary        | <b>27. Available 1,639 Sq. Ft.</b> |                             |
| 8. Postal Express               | 18. Waterhouse Vet Expansion     | 28. Wonderful Threading            |                             |
| <b>9. Available 878 Sq. Ft.</b> | 19. Salazar's Mexican Restaurant | 29. Seasons Nails & Spa            |                             |
| 10. Judy's Donuts               | 20. Woodward Bark Spa            | 30. Campagna                       |                             |

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