

SPACE AVAILABLE FOR LEASE



- ◆ High Visibility on I Street, Reedley's Main Retail Corridor
- ◆ Built-in Pedestrian and Vehicle Traffic Location
- ◆ Over 7,000 Student Population at Reedley College
- ◆ Over 52,000 Average Cars per Day at the Intersection
- ◆ 15,000± Daytime Population within 1 Mile Radius
- ◆ Strong Fast Food Sales Numbers - McDonalds over \$2.8M
- ◆ Join other Fast Food tenants across from the College:
Carl's Jr, Jack in the Box, KFC, Subway, Port of Subs,
Jamba Juice and Starbucks

Prime Retail Space Available for Lease

SWC "I" Street & Manning Avenue
Reedley, California



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Prime Space for Lease

SWC "I" Street & Manning Ave. in Reedley, California



Property Description

Located on the southwest corner of "I" Street and Manning Avenue in Reedley, California. Ideally located off of "I" Street with excellent street-front exposure. Within walking distance of Reedley High School and Reedley College, with more than five thousands students attending on a daily basis. This property is an ideal location in the city of Reedley, perfectly situated off of the main east/west thoroughfare. The center is approximately 8,024 square feet of retail space.

Zoning

Commercial

Total Shop Space

8,024 sq. ft. space

Available Shop Space

Please contact agent for more information.

Traffic Counts:

Manning & I Street: 52,330 (Source: City of Reedley)

2012 Demographic Summary

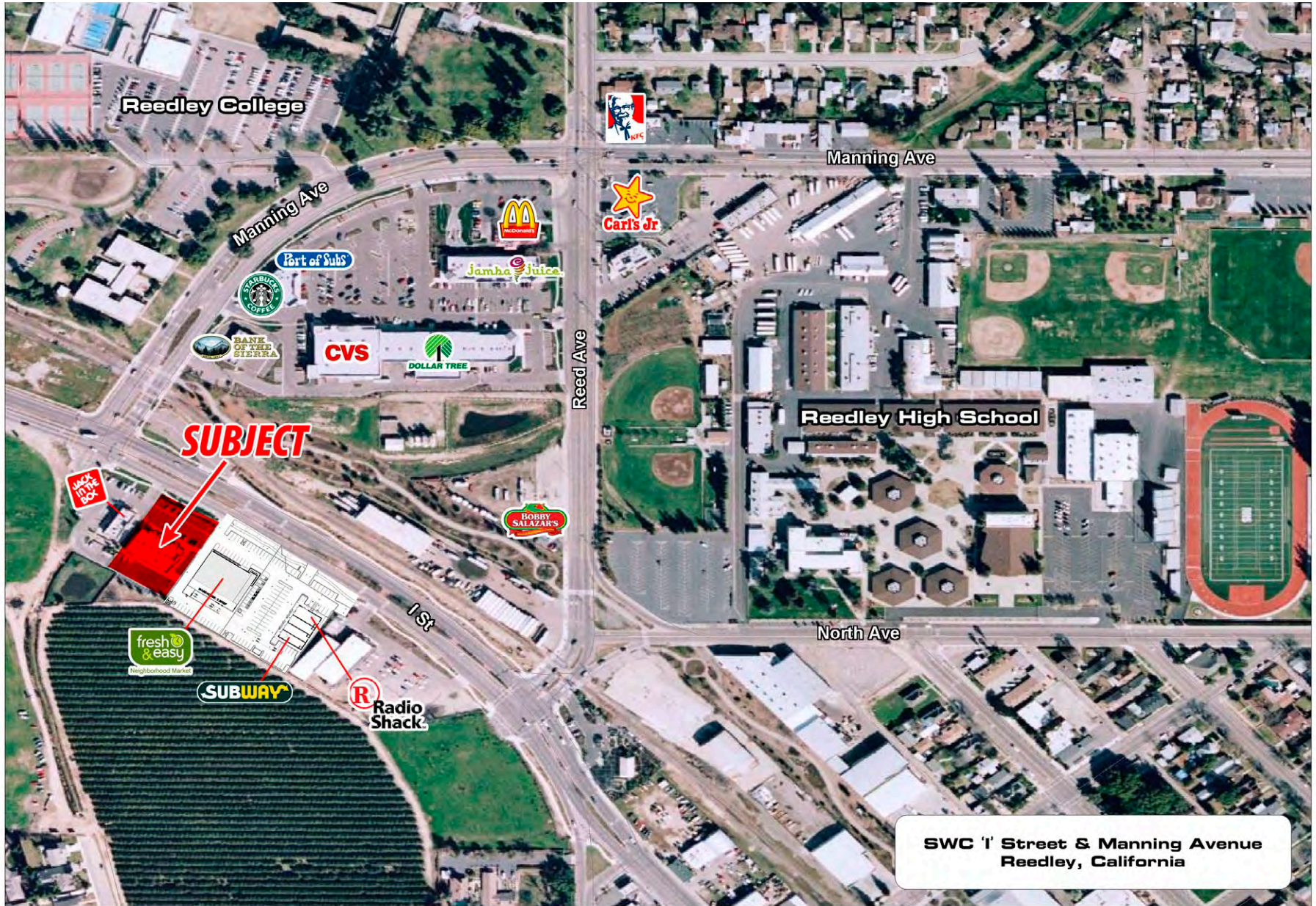
Population:	1 mile radius=	7,240	Avg. HH income:	1 mile radius=	\$61,585
	2 mile radius=	24,469		2 mile radius=	\$55,517
	3 mile radius=	26,800		3 mile radius=	\$55,830

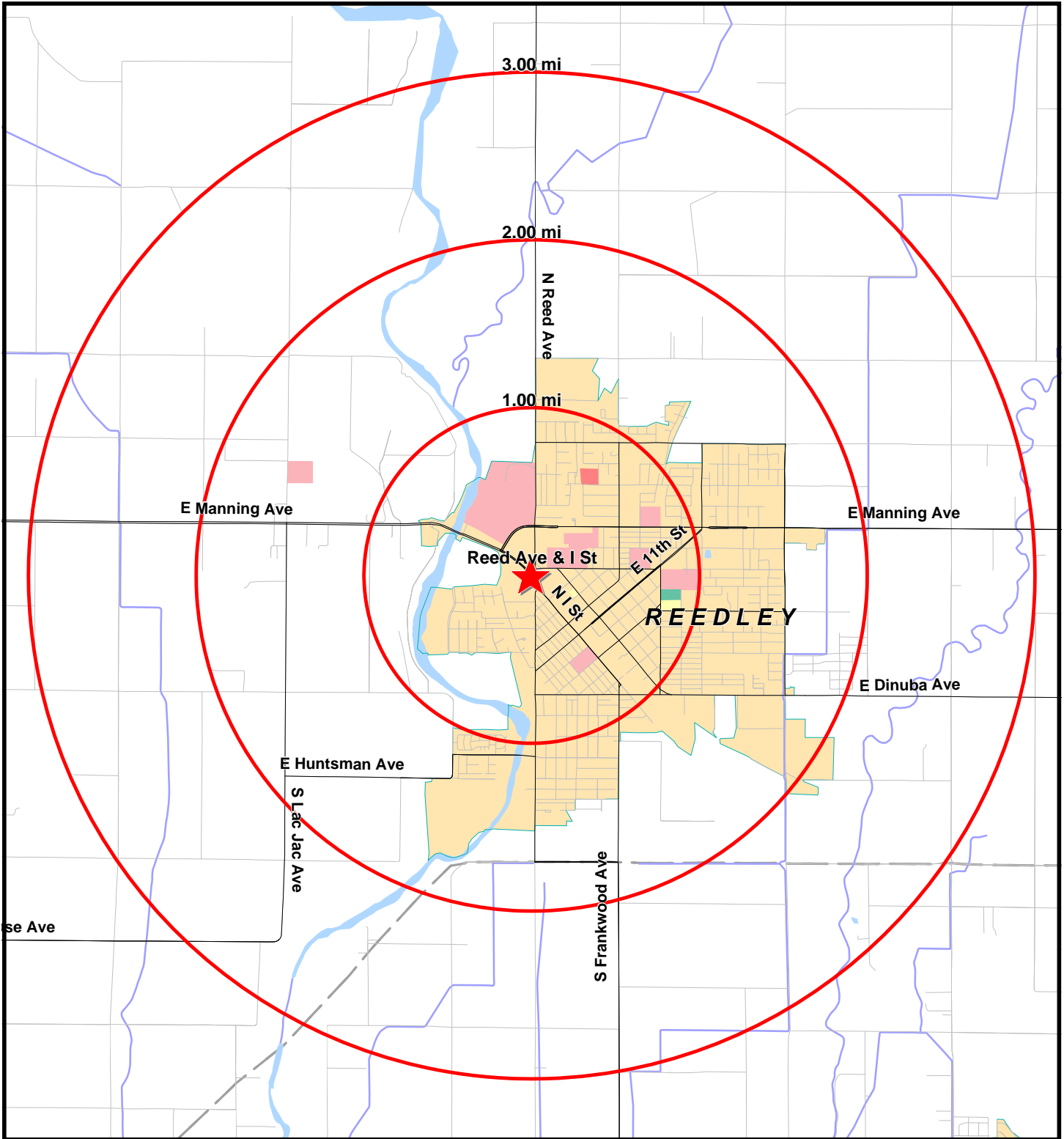
This information is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described herein shall be conducted through this office. The information included here, while not guaranteed, has been secured from sources we believe to be reliable. Each investor is encouraged to have his C.P.A. and/or Financial Advisor make independent projections.

California State Map



Aerial Map

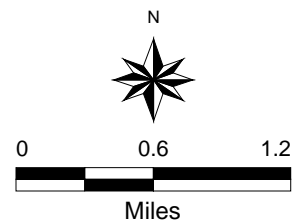




Data Source:

Site Coordinates Longitude/X: -119.458040 Latitude/Y: 36.599990

- Site
- Rings
- Cities
- County Boundaries
- Place Boundaries
- State Boundaries
- Ocean



Pop-Facts: Demographic Snapshot 2012 Report

Radius 1: I ST AT W MANNING AVE, REEDLEY, CA 93654, aggregate

Radius 2: I ST AT W MANNING AVE, REEDLEY, CA 93654, aggregate

Radius 3: I ST AT W MANNING AVE, REEDLEY, CA 93654, aggregate

Description	0.00 - 1.00 miles <i>Radius 1</i>		0.00 - 2.00 miles <i>Radius 2</i>		0.00 - 3.00 miles <i>Radius 3</i>	
		%		%		%
Population						
2017 Projection	7,492		25,584		28,152	
2012 Estimate	7,240		24,463		26,800	
2000 Census	6,345		21,454		22,944	
1990 Census	5,512		17,106		18,421	
Growth 2012-2017	3.48%		4.58%		5.04%	
Growth 2000-2012	14.11%		14.03%		16.81%	
Growth 1990-2000	15.11%		25.42%		24.55%	
2012 Est. Pop by Single Race Class						
White Alone	4,370	60.36	14,213	58.10	15,591	58.18
Black or African American Alone	82	1.13	180	0.74	197	0.74
Amer. Indian and Alaska Native Alone	95	1.31	274	1.12	312	1.16
Asian Alone	246	3.40	758	3.10	861	3.21
Native Hawaiian and Other Pac. Isl. Alone	4	0.06	9	0.04	9	0.03
Some Other Race Alone	2,204	30.44	7,987	32.65	8,708	32.49
Two or More Races	239	3.30	1,041	4.26	1,122	4.19
2012 Est. Pop Hisp or Latino by Origin						
Not Hispanic or Latino	2,312	31.93	5,626	23.00	6,425	23.97
Hispanic or Latino:	4,928	68.07	18,837	77.00	20,375	76.03
Mexican	4,731	96.00	18,048	95.81	19,469	95.55
Puerto Rican	0	0.00	0	0.00	1	0.00
Cuban	0	0.00	0	0.00	0	0.00
All Other Hispanic or Latino	197	4.00	789	4.19	905	4.44
2012 Est. Hisp or Latino by Single Race Class						
White Alone	2,453	49.78	9,678	51.38	10,415	51.12
Black or African American Alone	15	0.30	81	0.43	88	0.43
American Indian and Alaska Native Alone	75	1.52	218	1.16	248	1.22
Asian Alone	13	0.26	62	0.33	67	0.33
Native Hawaiian and Other Pacific Islander Alone	3	0.06	4	0.02	4	0.02
Some Other Race Alone	2,183	44.30	7,943	42.17	8,661	42.51
Two or More Races	186	3.77	851	4.52	892	4.38

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	Radius 1	%	Radius 2	%	Radius 3	%
2012 Est. Pop. Asian Alone Race by Cat	246		758		861	
Chinese, except Taiwanese	23	9.35	64	8.44	65	7.55
Filipino	105	42.68	345	45.51	379	44.02
Japanese	95	38.62	280	36.94	336	39.02
Asian Indian	20	8.13	59	7.78	61	7.08
Korean	0	0.00	2	0.26	3	0.35
Vietnamese	0	0.00	0	0.00	0	0.00
Cambodian	0	0.00	0	0.00	0	0.00
Hmong	0	0.00	1	0.13	1	0.12
Laotian	0	0.00	0	0.00	0	0.00
Thai	1	0.41	7	0.92	12	1.39
All Other Asian Races Including 2+ Category	0	0.00	2	0.26	4	0.46

Description	0.00 - 1.00 miles		0.00 - 2.00 miles		0.00 - 3.00 miles	
	Radius 1	%	Radius 2	%	Radius 3	%
2012 Est. Population by Ancestry	7,240		24,463		26,800	
Pop, Arab	3	0.04	11	0.04	19	0.07
Pop, Czech	0	0.00	1	0.00	1	0.00
Pop, Danish	10	0.14	38	0.16	65	0.24
Pop, Dutch	99	1.37	289	1.18	317	1.18
Pop, English	141	1.95	481	1.97	617	2.30
Pop, French (except Basque)	17	0.23	59	0.24	76	0.28
Pop, French Canadian	1	0.01	5	0.02	9	0.03
Pop, German	415	5.73	1,316	5.38	1,522	5.68
Pop, Greek	0	0.00	0	0.00	0	0.00
Pop, Hungarian	1	0.01	2	0.01	2	0.01
Pop, Irish	106	1.46	357	1.46	414	1.54
Pop, Italian	38	0.52	128	0.52	168	0.63
Pop, Lithuanian	0	0.00	1	0.00	1	0.00
Pop, United States or American	56	0.77	190	0.78	227	0.85
Pop, Norwegian	10	0.14	35	0.14	45	0.17
Pop, Polish	14	0.19	47	0.19	60	0.22
Pop, Portuguese	17	0.23	54	0.22	76	0.28
Pop, Russian	13	0.18	54	0.22	75	0.28
Pop, Scottish	25	0.35	78	0.32	79	0.29
Pop, Scotch-Irish	19	0.26	62	0.25	75	0.28
Pop, Slovak	1	0.01	1	0.00	1	0.00
Pop, Sub-Saharan African	2	0.03	3	0.01	4	0.01
Pop, Swedish	74	1.02	221	0.90	251	0.94
Pop, Swiss	0	0.00	2	0.01	2	0.01
Pop, Ukrainian	5	0.07	17	0.07	21	0.08
Pop, Welsh	10	0.14	29	0.12	29	0.11
Pop, West Indian (exc Hisp groups)	1	0.01	1	0.00	1	0.00
Pop, Other ancestries	5,823	80.43	19,896	81.33	21,477	80.14



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2012 Est. Population by Ancestry						
Pop, Ancestry Unclassified	340	4.70	1,085	4.44	1,168	4.36
2012 Est. Pop Age 5+ by Language Spoken At Home						
Speak Only English at Home	2,779	42.20	8,903	40.41	10,180	42.11
Speak Asian/Pac. Isl. Lang. at Home	74	1.12	253	1.15	282	1.17
Speak IndoEuropean Language at Home	102	1.55	317	1.44	339	1.40
Speak Spanish at Home	3,627	55.08	12,544	56.94	13,364	55.28
Speak Other Language at Home	3	0.05	13	0.06	13	0.05
2012 Est. Population by Sex						
Male	3,634	50.19	12,648	51.70	13,834	51.62
Female	3,606	49.81	11,815	48.30	12,967	48.38
2012 Est. Population by Age						
Age 0 - 4	655	9.05	2,433	9.95	2,623	9.79
Age 5 - 9	591	8.16	2,115	8.65	2,297	8.57
Age 10 - 14	543	7.50	1,971	8.06	2,135	7.97
Age 15 - 17	337	4.65	1,142	4.67	1,244	4.64
Age 18 - 20	355	4.90	1,238	5.06	1,331	4.97
Age 21 - 24	452	6.24	1,557	6.36	1,685	6.29
Age 25 - 34	1,091	15.07	3,702	15.13	4,067	15.18
Age 35 - 44	898	12.40	3,335	13.63	3,587	13.38
Age 45 - 54	898	12.40	2,872	11.74	3,151	11.76
Age 55 - 64	647	8.94	1,851	7.57	2,093	7.81
Age 65 - 74	382	5.28	1,082	4.42	1,238	4.62
Age 75 - 84	268	3.70	755	3.09	892	3.33
Age 85 and over	123	1.70	409	1.67	456	1.70
Age 16 and over	5,343	73.80	17,579	71.86	19,343	72.18
Age 18 and over	5,114	70.64	16,802	68.68	18,500	69.03
Age 21 and over	4,759	65.73	15,564	63.62	17,170	64.07
Age 65 and over	773	10.68	2,245	9.18	2,587	9.65
2012 Est. Median Age						
	31.30		29.79		30.13	
2012 Est. Average Age						
	34.10		32.50		32.90	