

# CROSSROADS SHOPPING CENTER AVAILABLE FOR LEASE

9525 N. Sommerville Drive, #115 - Fresno, California

**IDEAL RESTAURANT SPACE**



## HIGHLIGHTS

- ◆ 1,200± SF or 2,400± SF Available
- ◆ Tenant Improvement Money Available to Qualified Tenant for Restaurant Improvements
- ◆ Ideal Location in Under-Served Residential Neighborhood in Northeast Fresno
- ◆ Excellent Access & Street Visibility
- ◆ Anchored by:   
- ◆ Est. Avg. HH Income \$100,000± Within 1 Mile Radius
- ◆ 2015 Est. Pop. 82,157 Within 3 Mile Radius



**For Additional Information Please Contact:**

**Troy A. McKenney**  
Senior Vice President - Retail Division  
559.447.6277 - [tmckenney@pearsonrealty.com](mailto:tmckenney@pearsonrealty.com)  
CA DRE #00952671



FRESNO OFFICE 7480 N Palm Ave #101, Fresno CA 93711 559.432.6200  
VISALIA OFFICE 3447 S Demaree St, Visalia CA 93277 559.732.7300

Independently Owned and Operated  
[www.newmarkpearson.com](http://www.newmarkpearson.com)

Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.

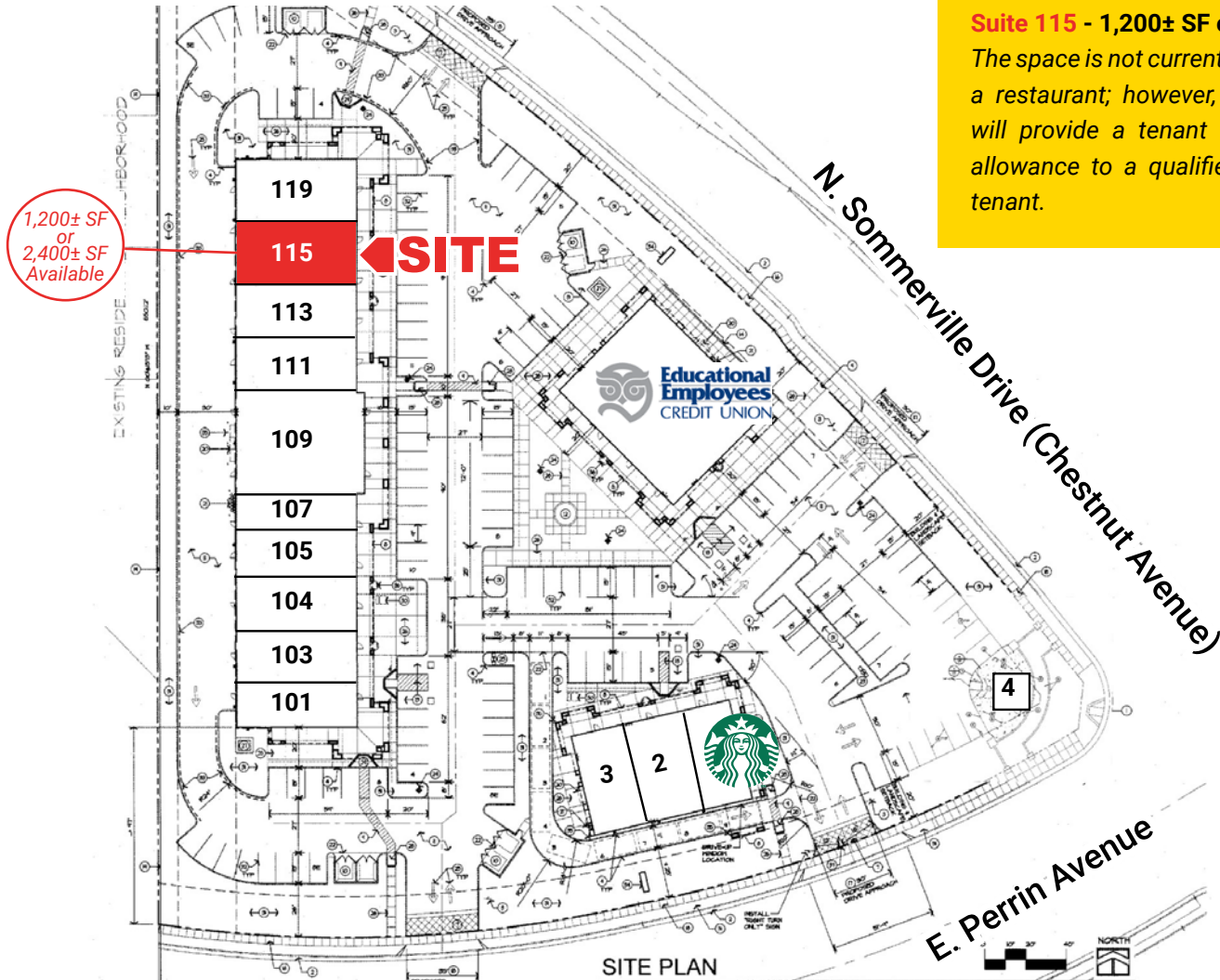


9525 N. SOMMERVILLE DRIVE, #115 - FRESNO, CA

# AVAILABLE FOR LEASE

## LOCATION DESCRIPTION

The property is located at the northwest corner of Sommerville 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.



**Suite 115 - 1,200± SF or 2,400± SF**

*The space is not currently built out as a restaurant; however, the landlord will provide a tenant improvement allowance to a qualified restaurant tenant.*

## TENANT LIST

### 9505 N. Sommerville Drive

1. Starbucks Coffee Co.
2. All American Barbershop
3. Clothing Boutique
4. EECU ATM

### 9515 N. Sommerville Drive

5. EECU Bank

### 9525 N. Sommerville Drive

- |                              |  |
|------------------------------|--|
| #101 - Ranchero's Mex. Rest. | #109 - The Little Gym                            |
| #103 - La Dama Salon         | #111 - Dominion Pizza                            |
| #104 - G's Creamery          | #113 - Dr. Elreedi, DDS                          |
| #105 - Kenzo Restaurant      | <b>#115 - Available - 1,200± SF or 2,400± SF</b> |
| #107 - Milan Nail Salon      | #119 - Club Cleaners                             |



# CROSSROADS SHOPPING CENTER AVAILABLE FOR LEASE

## AERIAL MAP

