

SUB-LEASE OPPORTUNITY



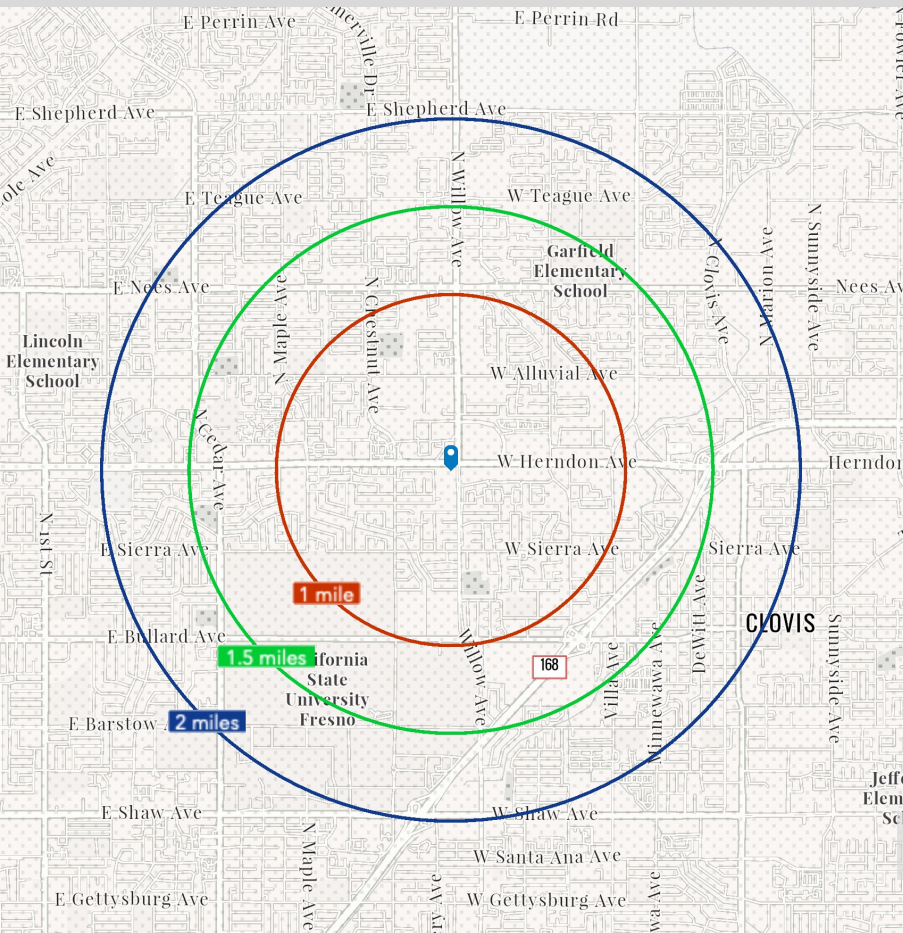
FRESNO, CA

Walgreens #9655

± 14.8K SF | \$175,000/yr, MG | Jan '32

6885 N WILLOW AVE





Property Overview

- **Rent.** \$175,000/yr, Modified Gross*
*(inclusive of RET; R&M, insurance, utilities separate)
- **Master Lease Expiration.** 1/31/2032
- **Walgreens Premises.** ±14,820 SF
- **Drive-Thru.** Single
- **Signage.** Shared pylon + building
- **Year Built.** 2006
- **Intersection.** E Herndon Ave + N Willow Ave
- **Parking.** ~42
- **Access.** RI/RO on N Willow Ave
- **Zoning.** Commercial-Community CC – ALLOWABLE USES (p. 73-87)
- **Prohibited Uses.** RESTRICTIONS

Location Overview

- Easy access to 41 & 168 Freeways.
- Significant regional intersection with ~60 VPD
- Strong Avg HH Inc (\$111K/yr w/in 2 miles)
- ~2 mi from California State University.

'24 Estimates	1 mi radius	1.5 mi radius	2 mi radius
Population	14,493	30,362	58,105
Households	5,512	11,706	22,211
Avg. HH Inc.	\$120,809	\$117,651	\$111,254
E Herndon Ave – Daily Traffic Count Estimate			36,852 VPD
N Willow Ave – Daily Traffic Count Estimate			24,105 VPD



Target Burlington TJ-MAXX BEST BUY

PETSMART

GameStop verizon

E Herndon Ave – 36,852 VPD

N Willow Ave – 24,105 VPD



WAL-MART Neighborhood Market



Honda North

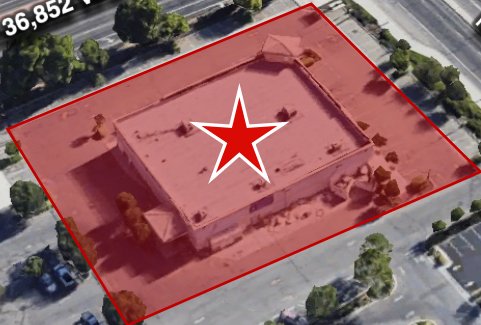
SUBLEASE OPPORTUNITY

RetailNet REAL ESTATE



E Herndon Ave - 36,852 VPD

N Willow Ave = 24,105 VPD



WALMART Neighborhood Market



SUBLEASE OPPORTUNITY

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REAL ESTATE

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6885 N Willow Ave



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SUBLEASE OPPORTUNITY

RetailNet
REAL ESTATE

SUB-LEASE TERMS

SUGGESTED RENT*

\$175,000

(inclusive of RET; R&M, insurance, utilities separate)

TERM

1/31/2032

DELIVERY

“As-Is”

OFFERS EVALUATED AS RECEIVED

**Price + terms, along with all offers, are subject to approval of Walgreen Co.'s Real Estate Committee*

CONTACT

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