



CITY OF SANGER

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“SANGER ON THE MOVE”

December 2009

COMMERCIAL :

- **Denny’s Restaurant** opened for business in Sanger on December 6, transforming what was once a Blockbuster video store into a beautiful Academy Avenue restaurant. The new eatery has hired almost 100 area residents to staff the 24-hour home of the Grand Slam breakfast.
- **Dollar Tree**, a value-driven variety store is nearing completion of its new store at the N.W. corner of Bethel and Jensen Avenue. Dollar Tree is the second major business to locate in the center this year. They will share the center with Rite Aid drug store, Mercado Fresco supermarket, Me ‘N Ed’s Pizza, Toap Garden Restaurant and other shops.
- **Mercado Fresco** is now open for business in the former Merri Mart grocery store on Jensen at Bethel Avenue. Capitalizing on Sanger’s roughly 80% Hispanic population the Mexican-themed supermarket offers a full line of traditional American and ethnic foods, and features an expansive meat market.
- **Telecare Corporation**, based in Alameda California, has announced that it will construct and operate a 15,000 sq. ft. medical facility on Jensen Avenue in the Sanger Professional Center. Telecare is an employee and family-owned business whose purpose is to help people with mental impairments realize their full potential. Telecare is among the largest providers of mental health services in the United States.
- **Parrot AT&T** mobile phone store is open for business in the new commercial building in the Wal Mart center. This building is now home to 7 businesses including: El Pollo Loco; Game Stop; Asia Nails & Spa; Jamba Juice; Sally Beauty; and Subway, in addition to AT&T Parrot. 53 new jobs were created by these new businesses.
- **Walgreen’s** drug store has now opened for business on the S.E. corner of Bethel and Jensen Avenue. The new Walgreens is approved for 24-hour operation and has a drive-through window for prescription drop-off and pick-up. Walgreen’s will

create approximately 40 permanent jobs in addition to the scores of construction jobs that were available during development. Sanger pharmacy needs are now served by Walgreens, Rite Aid, CVS, Barr Pharmacy, Save Mart and Wal Mart.

- **Adventist Health Centers** has opened their new clinic, Central Valley Family Health, in a 12,000 sq. ft. building in Sanger's Southgate Shopping Center. Central Valley Family Health provides primary, pediatric and dental care, as well as lab services. The new health center is open Monday, Tuesday, Wednesday and Friday from 8:00 A.M. to 5:00 P.M., and on Thursday from 8:00 A.M. to 7:00 P.M. at 1939 Academy Avenue. Adventist officials have indicated that expanded hours of operation are being evaluated.
- **DaVita Dialysis Centers** has completed construction of their new building in the Sanger Professional Center on the south side of Jensen Avenue, across from the former Sanger General Hospital. The company is currently in the process of equipping the new building with state-of-the-art dialysis systems to serve residents of Sanger and other eastern Fresno County areas. The clinic is expected to open in early 2010 will create many new professional, semi-professional, and clerical jobs for Sanger area residents. DaVita operates facilities in 43 States and has over 1,400 outpatient dialysis facilities and acute units in over 700 hospitals.
- **Fresh & Easy Neighborhood Market** has submitted plans to build a new store on the S.E. corner of Academy Avenue and 7th Street. Fresh & Easy is a specialty food store division of TESCO, one of Great Britain's largest corporations. Fresh & Easy will be joined on this 2+-acre site by one or more restaurants and approximately 5 additional retail businesses. According to property owner, Rick Bubenik, the design of this new commercial center (The Sawmill) will recall Sanger's history as a lumber town, when the world's longest flume floated lumber from the high Sierra into the city for distribution. A representative model of the flume is expected to be prominently featured on the property.
- **Sanger Crossings**, a new 11,300 sq. ft. commercial building is near completion at the N.E. corner of Academy and Annadale. This is local developer Stergios Demetrios III's second Sanger development, and it adds a unique architectural design to the Academy Avenue corridor. Demetrios reports that about half of the new commercial space has already been leased. It is expected that 50-60 new permanent obs will be created by this development.

INDUSTRIAL :

- **Fresno Fab-Tech completes move to Sanger.** Located on a 4.75-acre site at 11th and K Street, Fresno Fab-Tech has completed its relocation and is now open for business in Sanger. Fresno Fab-Tech revitalized the former Orange Cove-Sanger Citrus packing facility which had been under-utilized for several years.

Fab Tech fabricates structural steel building components for use in commercial and industrial construction and contributes 45 jobs to the Sanger workforce.

RESIDENTIAL :

- **Home sales stronger.** For well over one year Sanger has continually recorded more monthly home sales than other County cities outside the Fresno metropolitan area. During the most recent reporting period 27 home sales were finalized at a median price of \$159,500. Since the beginning of the year Sanger has recorded a total of 335 homes sold.
- **The Sanger Redevelopment Agency** has assisted in the purchase and/or rehabilitation of more than 30 homes in the city during the past year. Utilizing housing set-aside funds generated by the Agency Sanger provides 0% loans for down payment assistance to first-time homebuyers and very low interest loans for rehabilitation of existing owner-occupied homes.

OTHER :

- **Sequoia Freeway construction continues.** Construction to extend the Sequoia Freeway (Highway 180) to Temperance Avenue is now complete and an official ribbon-cutting occurred on Thursday, December 3rd. On that same day Cal Trans conducted the official groundbreaking for the Kings Canyon Expressway extending past Sanger's Academy Avenue. This 4-lane divided expressway will drastically reduce commute times between Sanger and Fresno/Clovis, and will carry motorists through Sanger into Sequoia and Kings Canyon National Parks. Construction is expected to be completed in mid-2011.
- **Academy Avenue** widening continues at a rapid pace and will eventually provide 4-lane expressway travel through Sanger with connections to Highways 99, 180 and 168. These critical transportation connections will increase demand for Sanger business and residential locations.
- **Sanger's Enterprise Zone** has already saved local business owners hundreds of thousands of dollars in State Tax Credits. All Sanger businesses are eligible for Enterprise Zone benefits, and assistance in accessing these benefits is available from the City at no cost. Go to the City's website to register your business for Enterprise Zone benefits - <http://www.ci.sanger.ca.us> - and, if you need assistance on any Enterprise Zone issue, call Dan Spears at (559) 876-6300, Ext. 1520, or email him at: dspears@ci.sanger.ca.us.