# For Sale or Lease

Highway Parcel Available with HWY 99 Frontage & Signage!

Golden State Boulevard Just North of Herndon Ave. Fresno, California

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### Site Plan Golden State Blvd., Fresno, California

Golden State Blvd.

Gas Statior with Mini Market

Sale or Lease Land Parcel Available with Highway 99 Frontage

Left In - Left Out

Signalized Intersection

# Property Facts

For Sale or Lease

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- 33,596 square feet
- Signalized Intersection
- Brand new Taco Bell Under Construction !

±151,000 ADT

- Gas/Truck Stop Coming Soon!
- Hwy 99 Access, Visibility & Signage!
- 151,000 Cars Per Day HWY 99!

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## Demographic Trends

	Population	Average Household Income
1 Mile	3,912	\$100,909
2 Miles	23,663	\$105,031
3 Miles	42,813	\$94,134
4 Miles	70,543	\$92,554
5 Miles	101,687	\$94,902
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GAS GAS CONTACCO BELL CONTACCO BELL CONTACCO BELL CONTACCO BELL CONTACCO BELL CONTACCO BELL CONTACCO DRIVE HOTEL

Source: 🎯 esri

Hwy 99 Traffic Count: 151,000 cars per day (2020 Cal Trans) City of Fresno Zoning: CH - Commerical Highway and Auto

#### "Preliminary Hwy 99 Pylon Sign for approvals"

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