

ACROSS FROM NEW VALLARTA SUPERMARKET SHOPPING CENTER COMMERCIAL RETAIL SPACE AVAILABLE FOR LEASE

2250 N. WEBER AVE · FRESNO, CA · CLOSE TO HWY 99 RAMPS AT CLINTON AVE.



- Offered as Build-to-Suit or can be provided in Vanilla Shell
- Brand New Construction Building with Street-Level Access
- Close to Freeway 99 Ramps at Clinton & Weber Avenues

- Across from High-Traffic Vallarta Shopping Center
- Daytime Population 84,765± within 2-Miles
- 47,119± Average Daily Traffic at Clinton & Weber

FOR INFORMATION, CONTACT:

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RETAIL CALIFORNIA CRE

A division of Pearson Realty

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Property Description:

The subject property for lease is a rare, new construction, existing, multi-tenant building with drive thru. This property greatly benefits from its immediate proximity to the Freeway 99 ramps at Clinton Avenue and is directly across the street from the newest Vallarta Supermarket in Fresno, CA.

Available Space: (*can be combined)

Suite 104: 1,802± SF Endcap with drive-thru window*

Suite 103: 1,584± SF*

Suite 102: 1,056± SF*

Lease Rate: Please contact agents for more information.

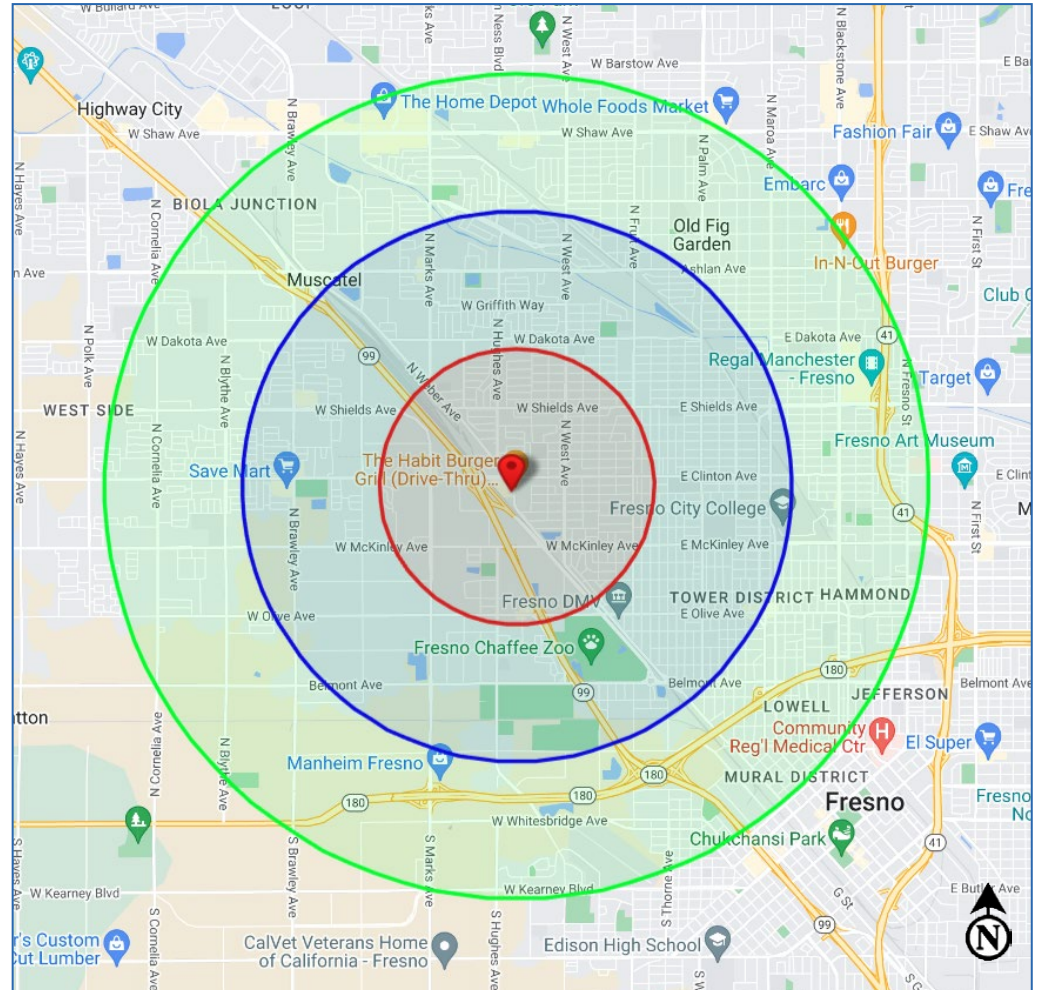
2024 Demographics:

	<u>1 Mile</u>	<u>2 Miles</u>	<u>3 Miles</u>
Total Population:	22,127	73,817	134,782
Total Households:	5,255	24,663	45,016
Avg. HH Income:	\$55,536	\$65,741	\$68,690
Total Daytime Pop:	14,617	84,765	158,539

2024 Traffic Counts:

Clinton Ave:	37,585 ADT
Weber Ave:	<u>9,534 ADT</u>
Surface Street Total:	47,119 ADT
State Hwy 99 at Clinton Ave:	<u>95,131 ADT</u>
Total Traffic Exposure:	142,250 Avg Daily Traffic

Data Sources: Claritas LLC, Kalibrate TrafficMetrix



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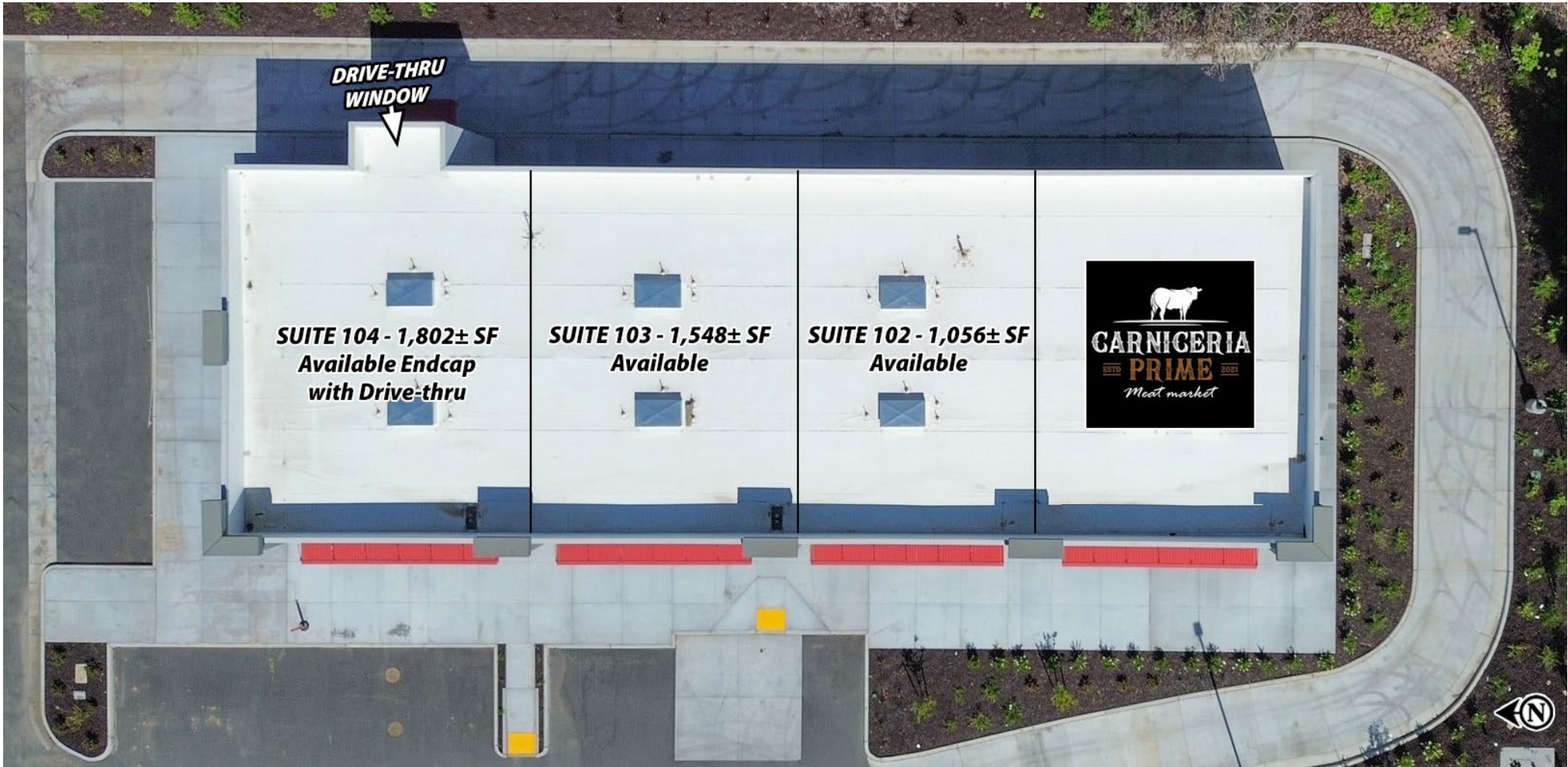
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This information is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described herein shall be conducted through this office. The information included here, while not guaranteed, is secured from sources we believe to be reliable. Each investor is encouraged to have his C.P.A. and/or Financial Advisor make an independent projection. ©2024 Retail California. All rights reserved.