



±0.956 Acres Commercial Land & High Density Residential



OFFERING SUMMARY

Sale Price:	\$495,000
Lot Size:	41,648 SF
Zoning:	Commercial CC
Price / SF:	\$11.89
Market:	Fresno
Submarket:	Fresno County
APN:	424-050-24

PROPERTY HIGHLIGHTS

- ±0.956 Acres: Commercial & High Density Residential
- High Identity Location | Shovel Ready
- Prime Land w/ Nearby CA-99 & HWY 41 Access
- Easy Access to Upgraded HWY 99 Off/On Ramps
- Optimal Visibility w/ 148,089 Cars Per Day
- Unmatched Level of Consumer Traffic & High Volume Exposure
- Situated Near Many Existing & Planned Developments
- North & South Bound Traffic Generators Near CA 99
- Ideal for Fast Food, Fuel Station, Hotel, Super Market, & More!
- Close to Transit and Public Transportation

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Central CA Commercial
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PROPERTY DESCRIPTION

±0.956 Acre (±41,648 sf) Highway Commercial Development land located off Exit Ashlan Ave just off of State Route CA 99, Highly visible corner location with easy nearby Highway Exit and Entrance with long frontage on Ashlan Ave. This property carries an average daily traffic count of over 54,470 cars per day. The City of Fresno made a significant investment in new road infrastructure in the area and has been supportive of a variety of commercial and high density multifamily developments in the proximity. FFD confirmed via code 402 that the ingress and egress is sufficient for one access point. The property has quick access to CA-99, which allows for convenient access to all the major Cities in the area absorbing from Madera, Chowchilla, Merced, Selma and more. The zoning is very flexible and allows for a variety of commercial uses.

Ashlan Ave is a full interchange Highway 99 overpass, a natural resting spot for travelers and commuters to and from some of the California destinations such as Yosemite National Park, San Francisco, Sacramento, Santa Cruz, Monterey, Pismo Beach, Santa Barbara & Los Angeles. Excellent big-box site, fast food, fuel station, hotel, super market shopping center, lodging, restaurant, freeway-oriented hotel, Vehicle Sales and More!

Strategically positioned at the full interchange with both north and south bound loop on and off-ramps, which carry approximately ±148,089 cars per day; CA-99: ±58,770 northbound and ±65,351 southbound; Existing ramps dispense traffic near the subject property. Flexible commercial zoning uses include convenience store, car wash, hotel, conference center, quick serve & sit down restaurants, food market, retail strip center, professional office, etc. All wet & dry utilities at site.

LOCATION DESCRIPTION

Located off the corner of W Ashlan Ave and N Marks Ave in Fresno, CA. Location is 1 intersection east of the CA-99, surrounded by a large housing tracts and commercial developments. Property benefits directly from CA-99 and Hwy 41 traffic to pass in front of this property on all sides, in addition to a signalized corner. Easy north/south CA-99 access & will benefit from this large, expanding commercial market. This parcel is located 2 blocks from CA-99 servicing the Madera, Chowchilla, Hanford, Visalia, Tulare markets.

Fresno is a city in and the county seat of Fresno County,



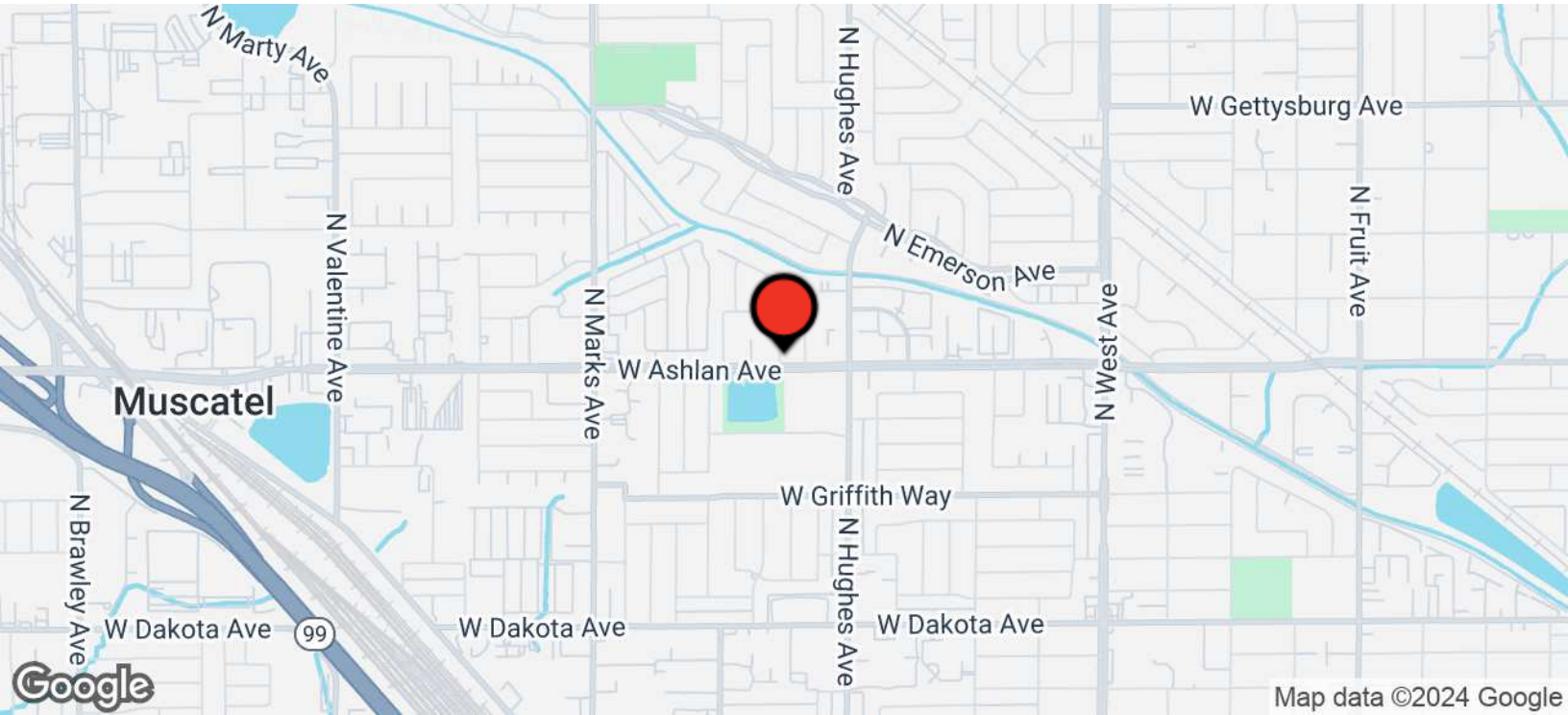
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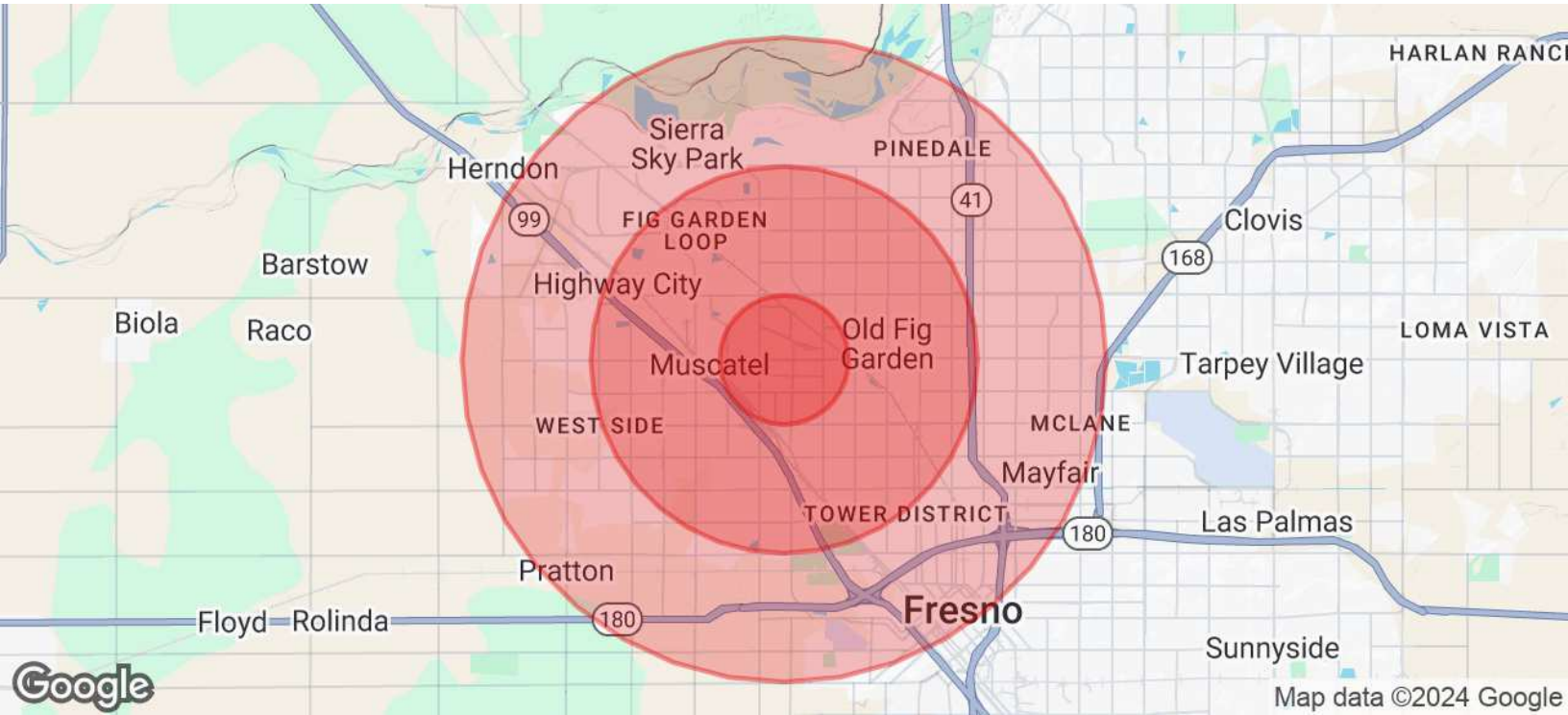
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	22,289	137,284	295,093
Average Age	29.6	33.6	32.8
Average Age (Male)	28.2	31.9	31.6
Average Age (Female)	30.5	35.0	34.0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	7,369	48,490	102,536
# of Persons per HH	3.0	2.8	2.9
Average HH Income	\$42,933	\$60,195	\$61,563
Average House Value	\$200,473	\$287,229	\$281,854

2020 American Community Survey (ACS)

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