

For Sale or Lease

Highway Parcel Available with HWY 99 Frontage & Signage!

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

Zack Kaufman
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DRE #01902869

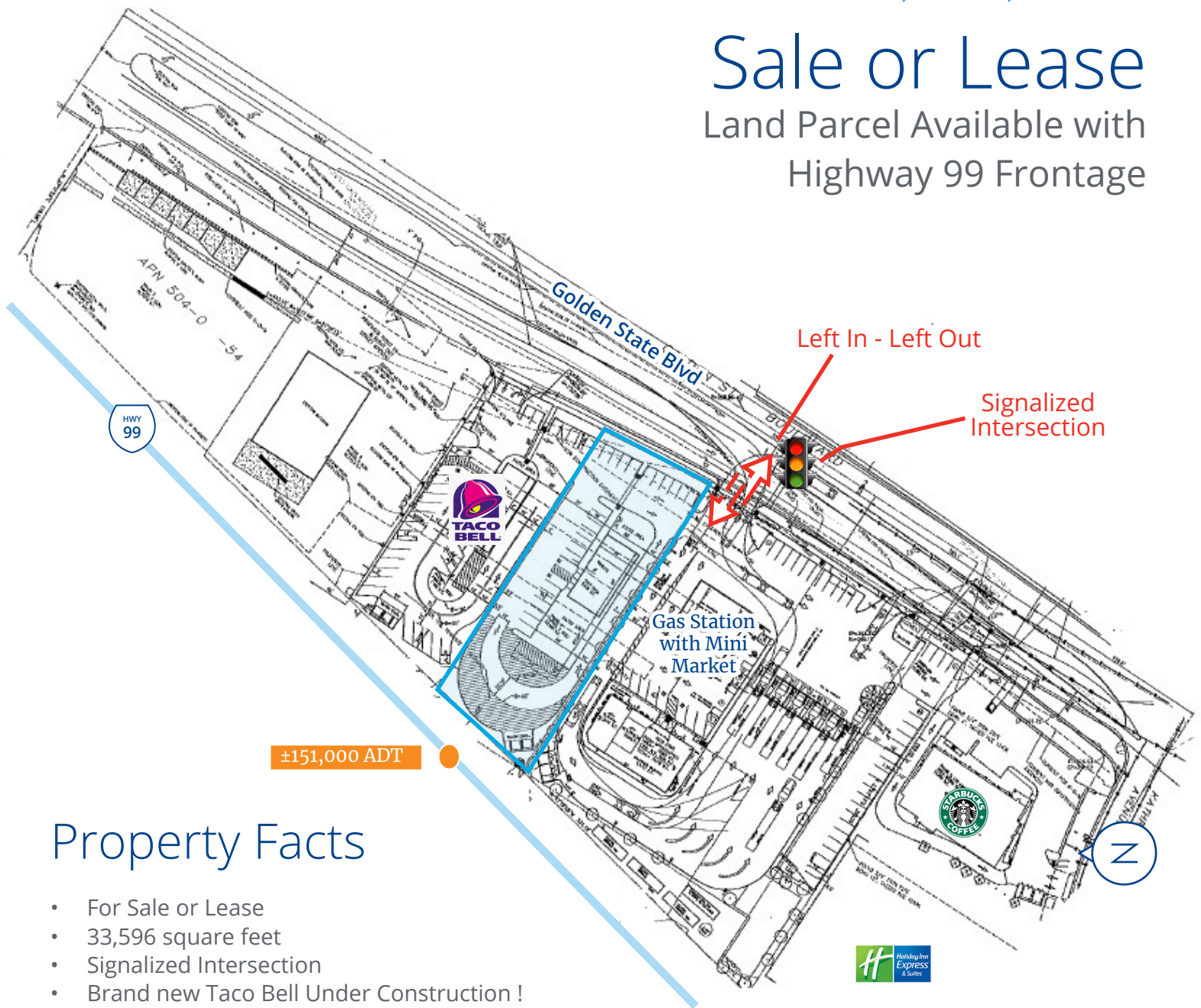
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Accelerating success.

Sale or Lease

Land Parcel Available with
Highway 99 Frontage



±151,000 ADT

Property Facts

- For Sale or Lease
- 33,596 square feet
- Signalized Intersection
- Brand new Taco Bell Under Construction !
- Gas/Truck Stop Coming Soon!
- Hwy 99 Access, Visibility & Signage!
- 151,000 Cars Per Day - HWY 99!

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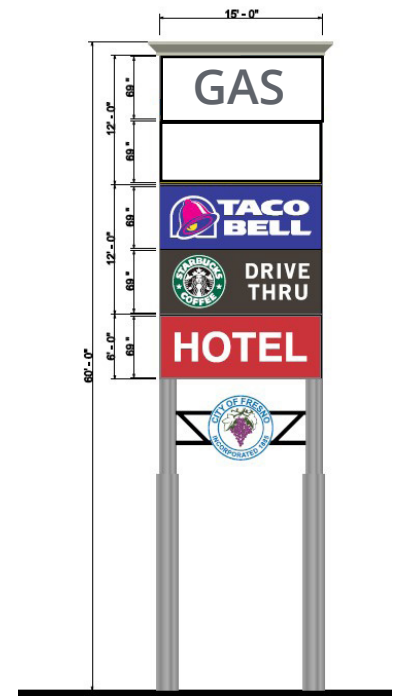


Demographic Trends

	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

Source: esri

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



"Preliminary Hwy 99 Pylon Sign for approvals"

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