



3640 W NIELSEN AVE FRESNO, CA, 93706



TRUCK YARD FOR SALE

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FRESNO, CA 93706

OFFERING MEMORANDUM

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FRESNO, CA 93706

EXCLUSIVELY PRESENTED BY:



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ROD ALUISI REAL ESTATE

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INVESTMENT SUMMARY

Rare to find Truck Yard property in Fresno. Close to Freeway 180 and 99.

- ✓ 4.61 Acres
- ✓ Industrial Zoning
- ✓ 2 Shops
- ✓ Office Space
- ✓ Truck Parking



PROPERTY SUMMARY

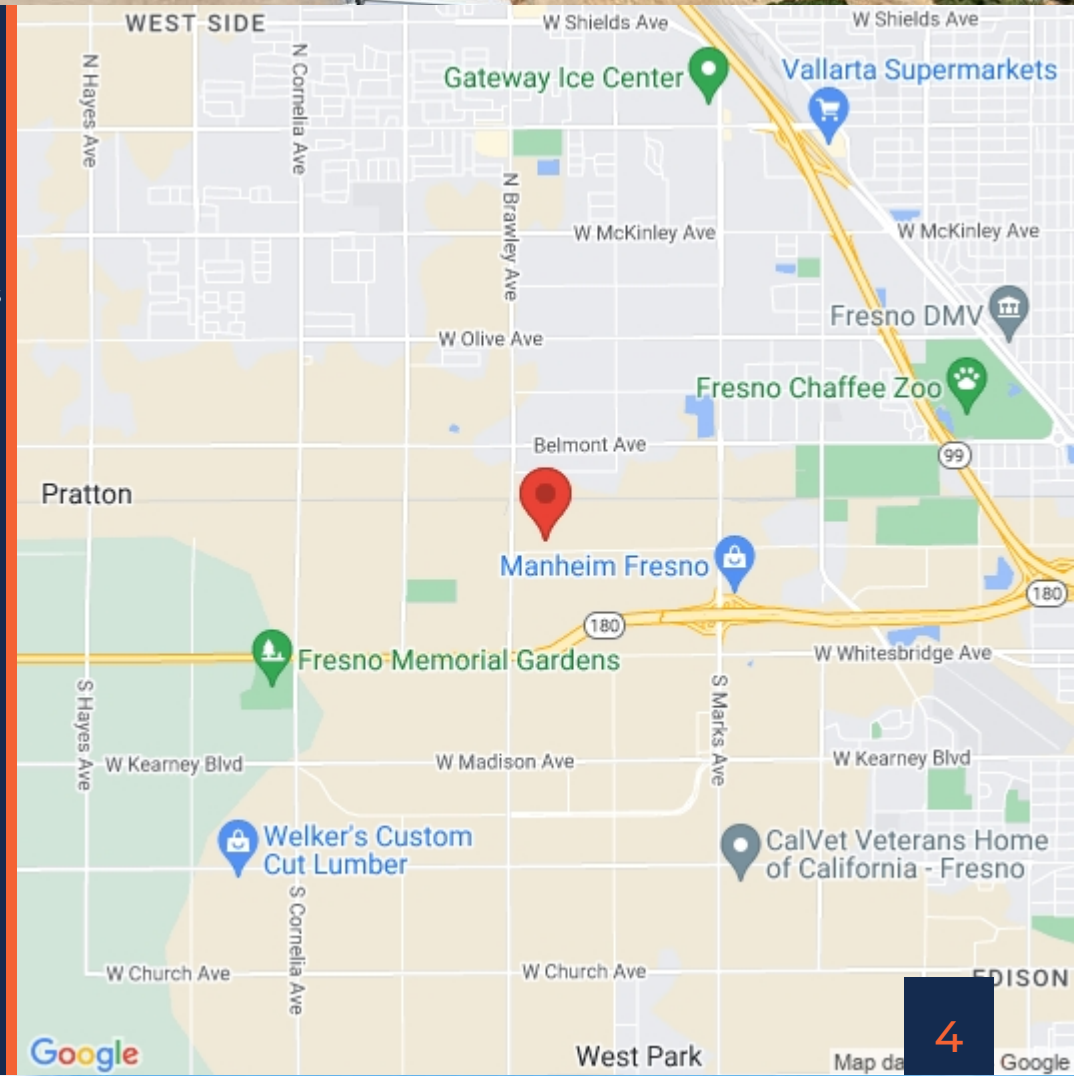
Offering Price	\$2,499,000.00
Building SqFt	4,629 SqFt
Year Built	1950
Lot Size (acres)	4.61
Parcel ID	326-140-16
Zoning Type	M3
County	Fresno
Coordinates	36.743372,-119.859218





INVESTMENT HIGHLIGHTS

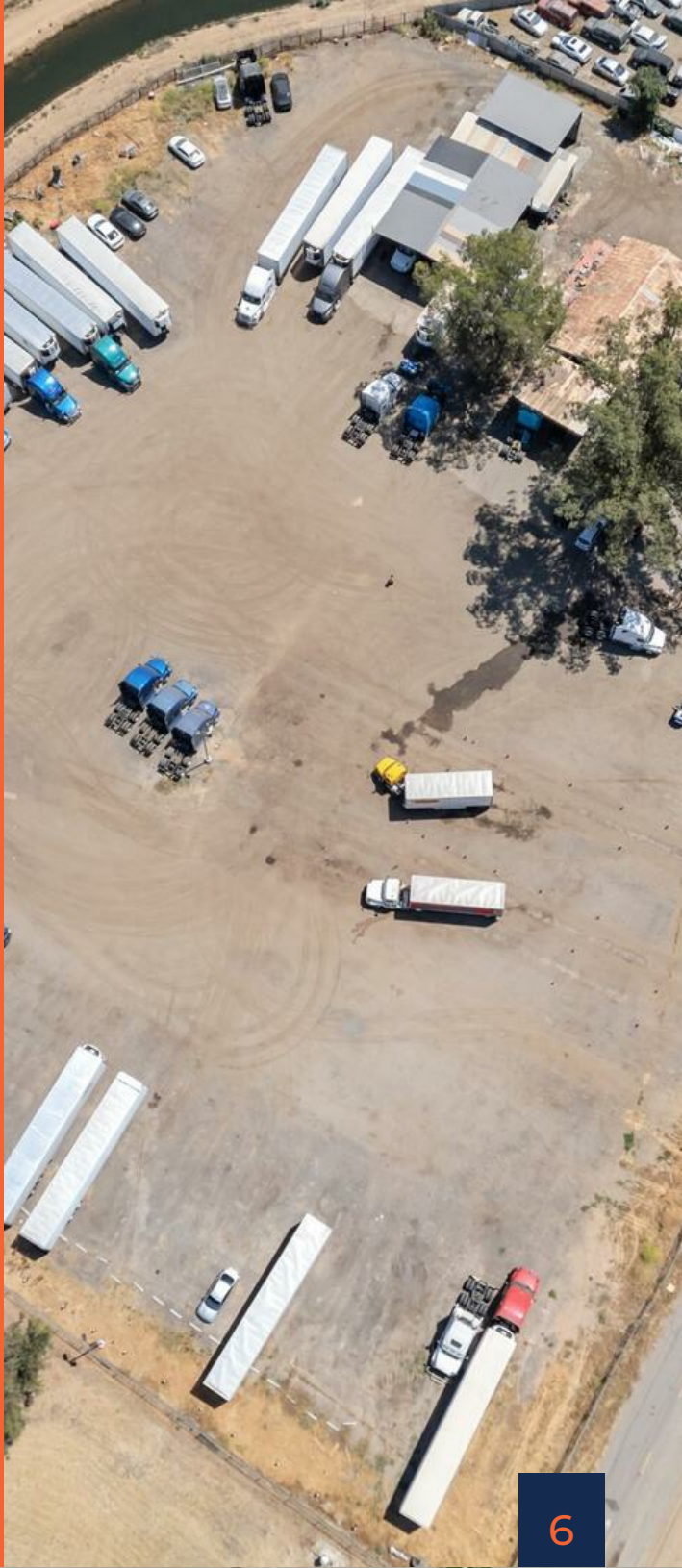
- Located in the desirable Transportation corridor, the property is a great owner/user or investment opportunity.
- This expansive 4.61-acre industrial property, zoned Light Industrial, offers a unique investment opportunity in a highly sought-after location in Fresno. Gated, and fenced, the property is ideal for industrial use, with steady income and ample parking for large vehicles.





LOCATION HIGHLIGHTS

- Ideal for a Truck Terminal, Repair shop or Truck Parking project.

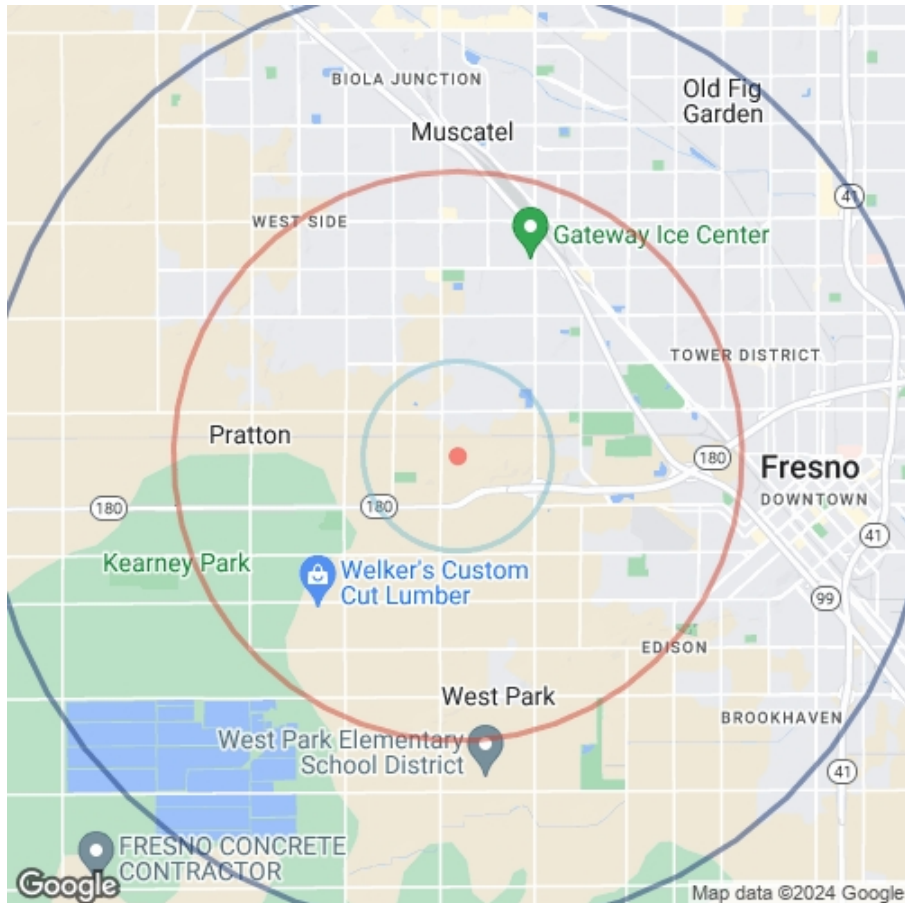




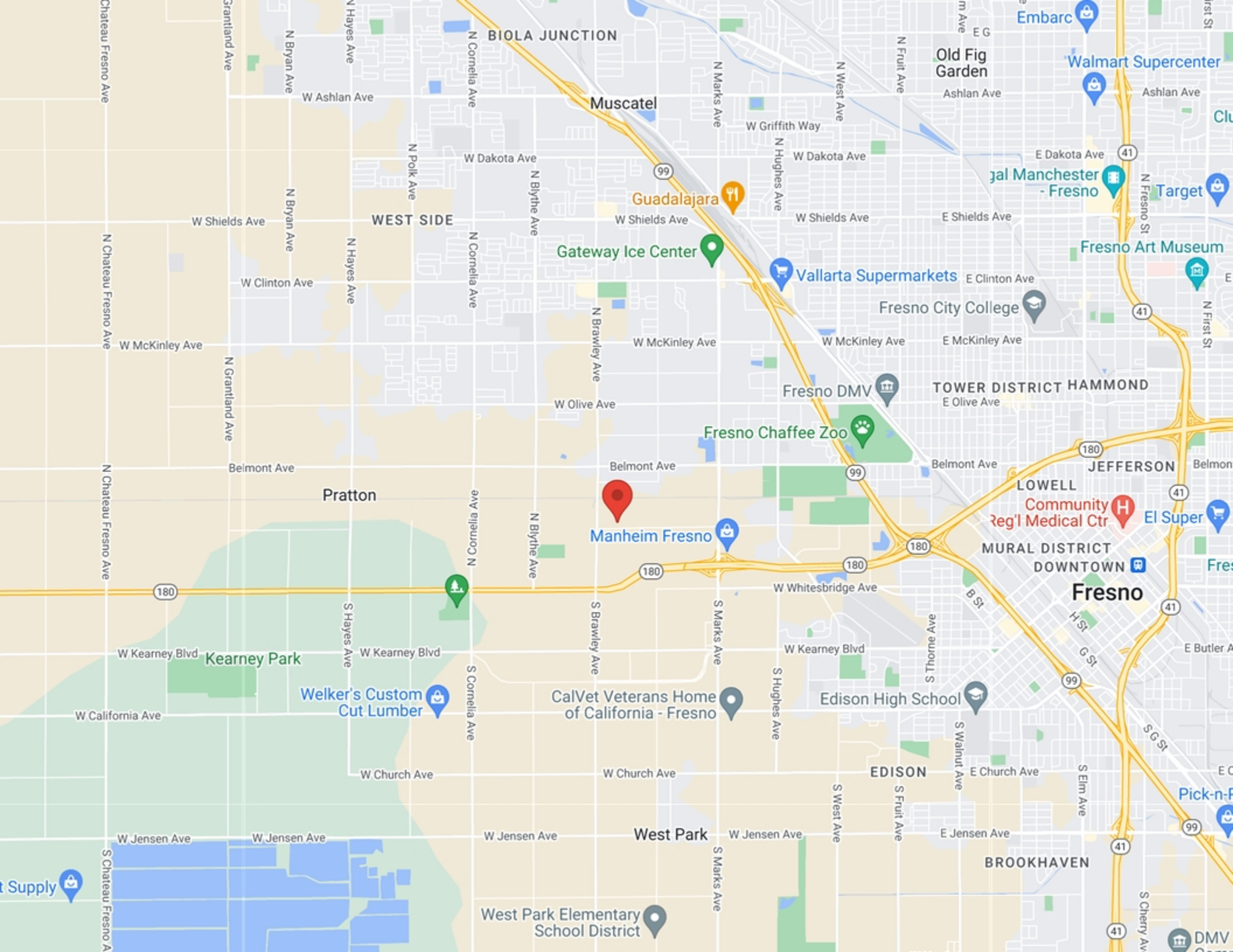
DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	942	49,407	168,928
2010 Population	1,207	57,961	186,318
2024 Population	1,252	62,313	198,814
2029 Population	1,240	62,879	200,177
2024-2029 Growth Rate	-0.19 %	0.18 %	0.14 %
2024 Daytime Population	2,017	51,028	225,959

2024 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15000	63	3,015	10,332
\$15000-24999	31	1,700	5,880
\$25000-34999	40	1,596	6,241
\$35000-49999	29	2,030	7,892
\$50000-74999	60	3,060	9,615
\$75000-99999	33	2,369	7,223
\$100000-149999	34	2,966	9,524
\$150000-199999	20	992	2,705
\$200000 or greater	45	1,033	3,395
Median HH Income	\$ 54,434	\$ 56,520	\$ 51,950
Average HH Income	\$ 92,417	\$ 78,377	\$ 75,619



HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	292	15,275	53,338
2010 Total Households	344	17,346	57,157
2024 Total Households	355	18,760	62,806
2029 Total Households	357	19,163	64,014
2024 Average Household Size	3.51	3.3	3.08
2024 Owner Occupied Housing	202	9,608	27,747
2029 Owner Occupied Housing	209	10,210	29,446
2024 Renter Occupied Housing	153	9,152	35,059
2029 Renter Occupied Housing	147	8,953	34,568
2024 Vacant Housing	31	791	3,257
2024 Total Housing	386	19,551	66,063



Muscatel

BIOLA JUNCTION

WEST SIDE

Guadalajara

Gateway Ice Center

Vallarta Supermarkets

Jal Manchester - Fresno

Target

Fresno Art Museum

Fresno City College

TOWER DISTRICT HAMMOND

Fresno DMV

Fresno Chaffee Zoo

LOWELL

JEFFERSON

Manheim Fresno

MURAL DISTRICT

Fresno

Pratton

Kearney Park

Welker's Custom Cut Lumber

CalVet Veterans Home of California - Fresno

Edison High School

EDISON

West Park

West Park Elementary School District

BROOKHAVEN

CITY OF FRESNO

COUNTY	FRESNO
INCORPORATED	10/20/1885

AREA

CITY	116 SQ MI
LAND	114.8 SQ MI
WATER	1.2 SQ MI
ELEVATION	308 FT

POPULATION

POPULATION	542,107
RANK	94
DENSITY	4,722.60 SQ MI
URBAN	717,589



ABOUT FRESNO

Fresno (; Spanish for 'Ash') is a major city in the San Joaquin Valley of California, United States. It is the county seat of Fresno County and the largest city in the greater Central Valley region. It covers about 115 square miles (300 km²) and had a population of 542,107 as of the 2020 Census, making it the fifth-most populous city, in California, the most populous inland city in California, and the 34th-most populous city in the nation.



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**PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.
PLEASE CONTACT THE ROD ALUISI REAL ESTATE ADVISOR FOR MORE
DETAILS.**

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