

AVAILABLE FOR LEASE  
7,500± SF RETAIL PAD

# NWC OF HIGHWAY 41 AND NORTH AVENUE

FRESNO, CA



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## PROPERTY INFORMATION

**Availability:** 7,500± SF

**Zoning:** NMX (*Neighborhood Mixed Use*)

**Asking Price & Lease Rate:** Contact Agent for Pricing

POPULATION	DEMOGRAPHICS	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
	2030 Projection	3,462	43,742	153,578
	2025 Estimate	3,451	44,271	154,617
	Daytime Population	6,283	70,230	203,156
	Growth 2025-2030	0.31%	-1.19%	-0.67%
	Growth 2020-2025	-5.34%	-5.66%	-0.89%
	Growth 2010-2020	17.00%	1.87%	-0.15%
HOUSEHOLD	2030 Projection	935	11,707	44,180
	2025 Estimate	926	11,752	44,203
	Growth 2025-2030	0.98%	-0.38%	-0.05%
	Growth 2020-2025	5.34%	-3.53%	0.25%
	Growth 2010-2020	3.67%	8.79%	6.19%
	<i>2025 Est. Average HH Income</i>	\$49,235	\$58,297	\$64,624

Source: Claritas 2025



### TRAFFIC COUNTS

25,115± ADT

33,761± ADT

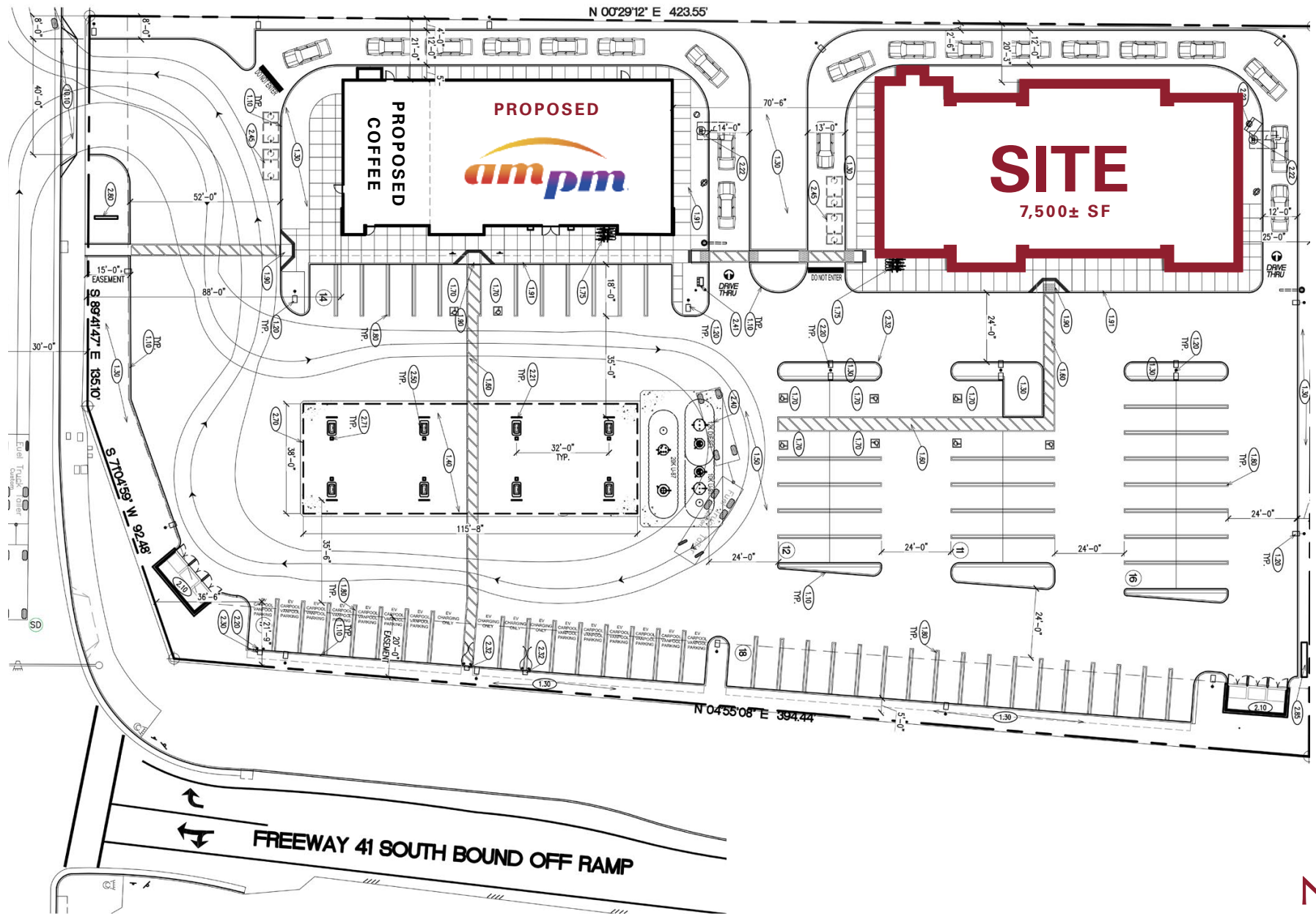
North Avenue at Elm Avenue  
(Intersection)

Highway 41 at North Avenue  
(Northbound & Southbound)

Source: Kalibrate TrafficMetrix 2025

**NWC OF HIGHWAY 41 AND NORTH AVENUE**  
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**HEADER**  
GOES HERE







## NEARBY INDUSTRIAL USERS

1. Amazon Fulfillment Center - FA
2. Ulta Beauty Warehouse
3. Valley Wide Beverage
4. Valley Iron
5. Foster Farms
6. IFCO, PODS Moving & Storage, Western Power Sports
7. AC Pallets
8. Barney Butter, Keystone Fresno Cross Dock, Raymond West
9. Newstar Packaging & Logistics, Bubble Fiesta Rentals, Glaxosmithkline
10. Barnes Welding Supply, Dapper Tire Co, Keurig Dr. Pepper
11. Baker Distributing, Caronut
12. Iron Mountain
13. Mission Foods
14. CMC Rebar
15. Electronic Recyclers International
16. FedEx Ground
17. NDS (*National Diversified Sales, Inc.*)
18. Pepsi Cola
19. Yergat Packing
20. Eastbay Tire
21. Kraft Foods Distribution Center



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