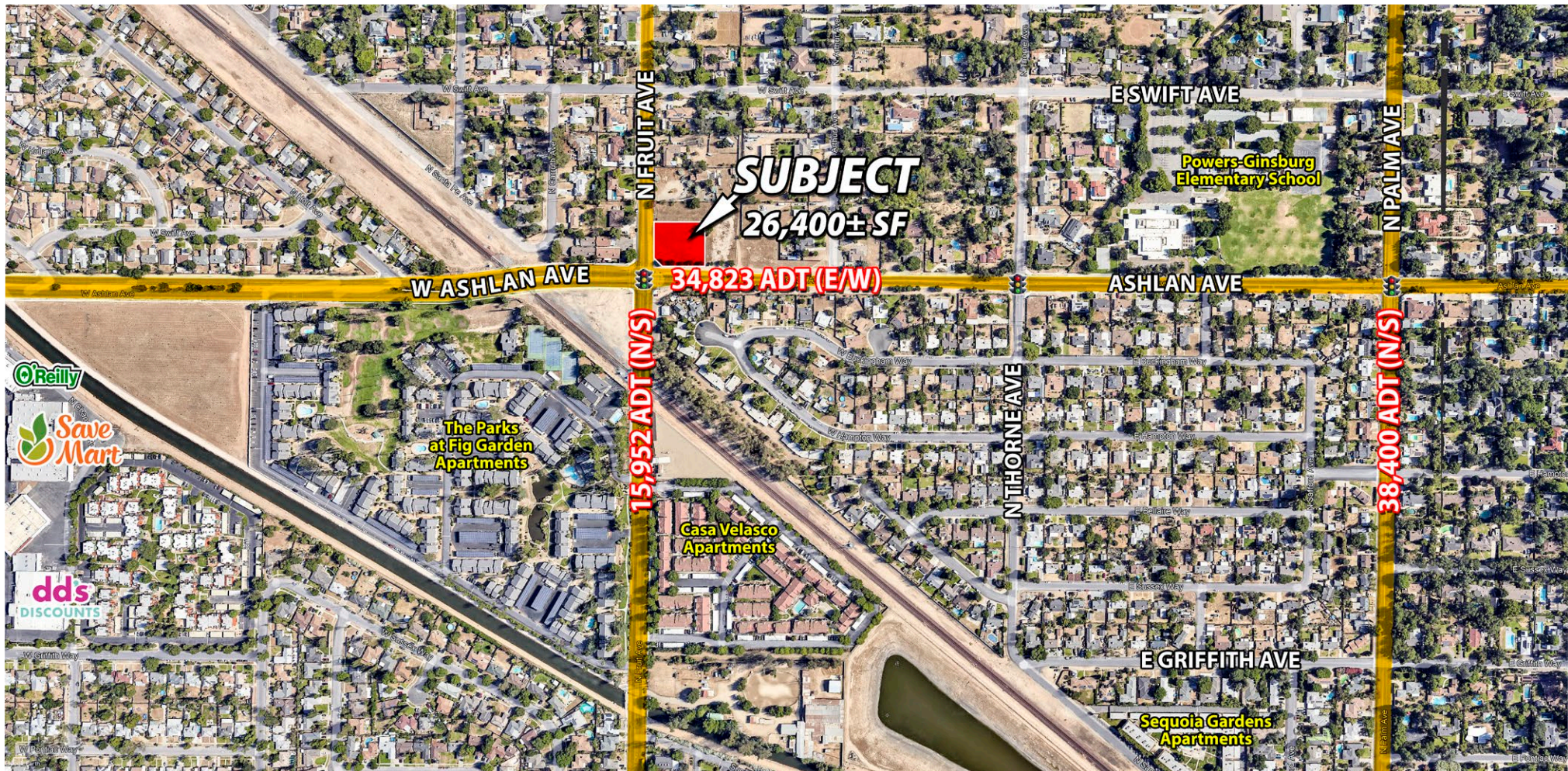


HARD CORNER LAND SUITABLE FOR GAS STATION / MINI-MART COMMERCIAL LAND FOR GROUND LEASE OR BTS

440 W. ASHLAN AVE • FRESNO, CA 93704 • NEC ASHLAN & FRUIT AVENUES



RETAIL CALIFORNIA CRE

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7480 North Palm Avenue, Suite 101

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Location Description:

The property is located on the hard northeast corner of Ashlan & Fruit. The subject site is uniquely positioned for a gas station (conditional use permit required) or other single-tenant user.

Property Highlights:

The location provides full street-frontage on both Ashlan and Fruit. There are no gasoline competitors present within a 1-mile radius from the subject site. The property is surrounded by dense and mature residential housing and relatively stable income levels within a 3-mile radius. Population within a 2-mile radius is 73,000±. The signalized intersection of Ashlan and Fruit experiences 50,775± cars per day.

Lot Size & APN:

26,400± SF; APN: 426-291-15

Lease Rate: Please contact agent for more information.

2022 Demographics:

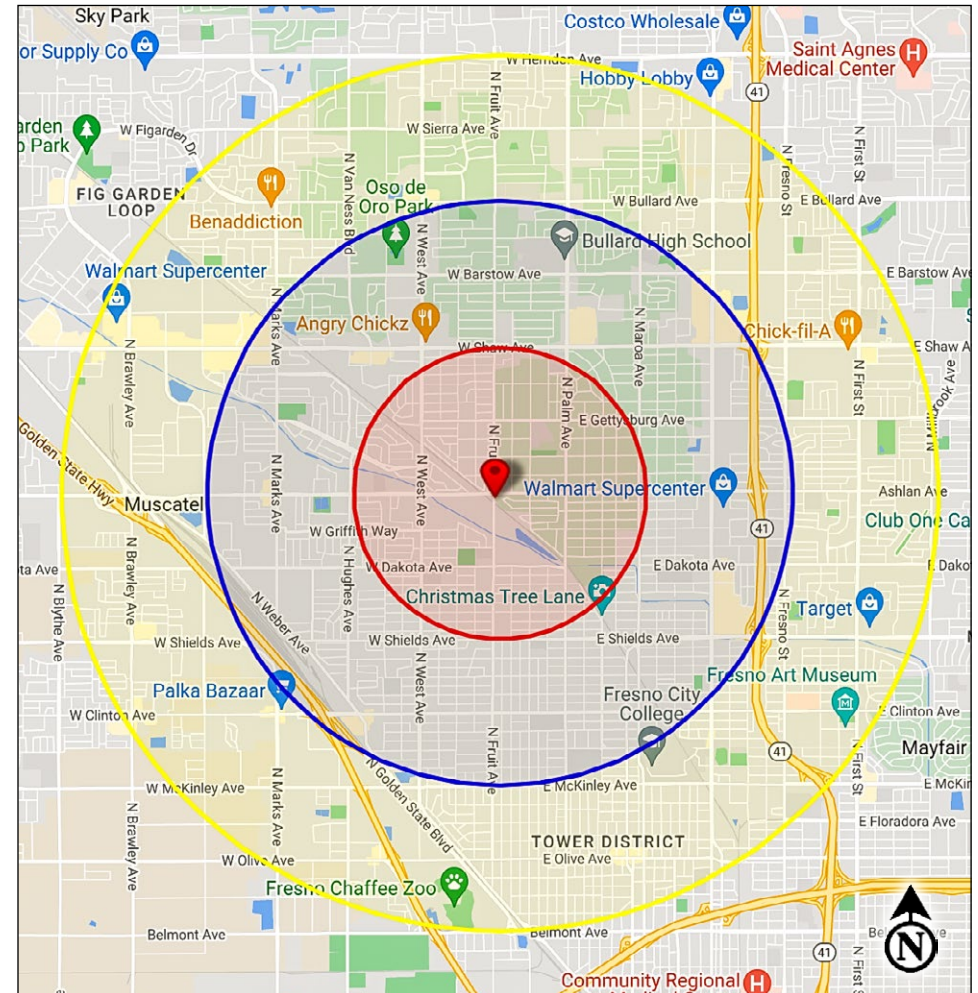
	1 Mile	2 Miles	3 Miles
Total Population:	19,569	72,766	159,860
Total Households:	6,689	25,710	56,256
Avg HH Income:	\$78,992	\$78,370	\$73,867
Total Daytime Pop:	12,806	95,940	192,350

Data Source: Claritas, LLC

2022 Traffic Counts:

W Ashlan Ave (E/W):	34,823 ADT
N Fruit Ave (N/S):	15,952 ADT
Intersection Total:	50,775 Average Daily Traffic

Data Source: Kalibrate TrafficMetrix



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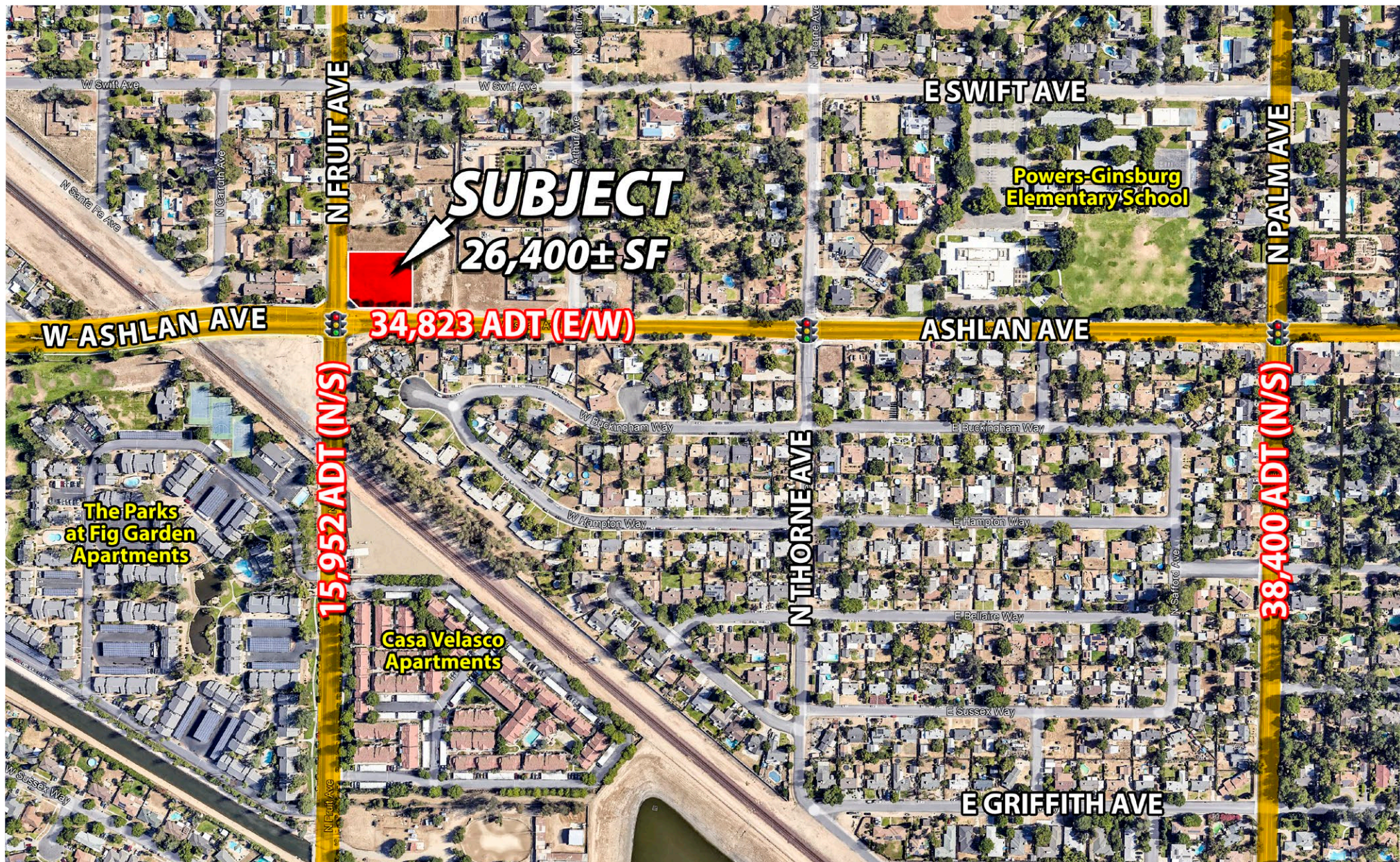
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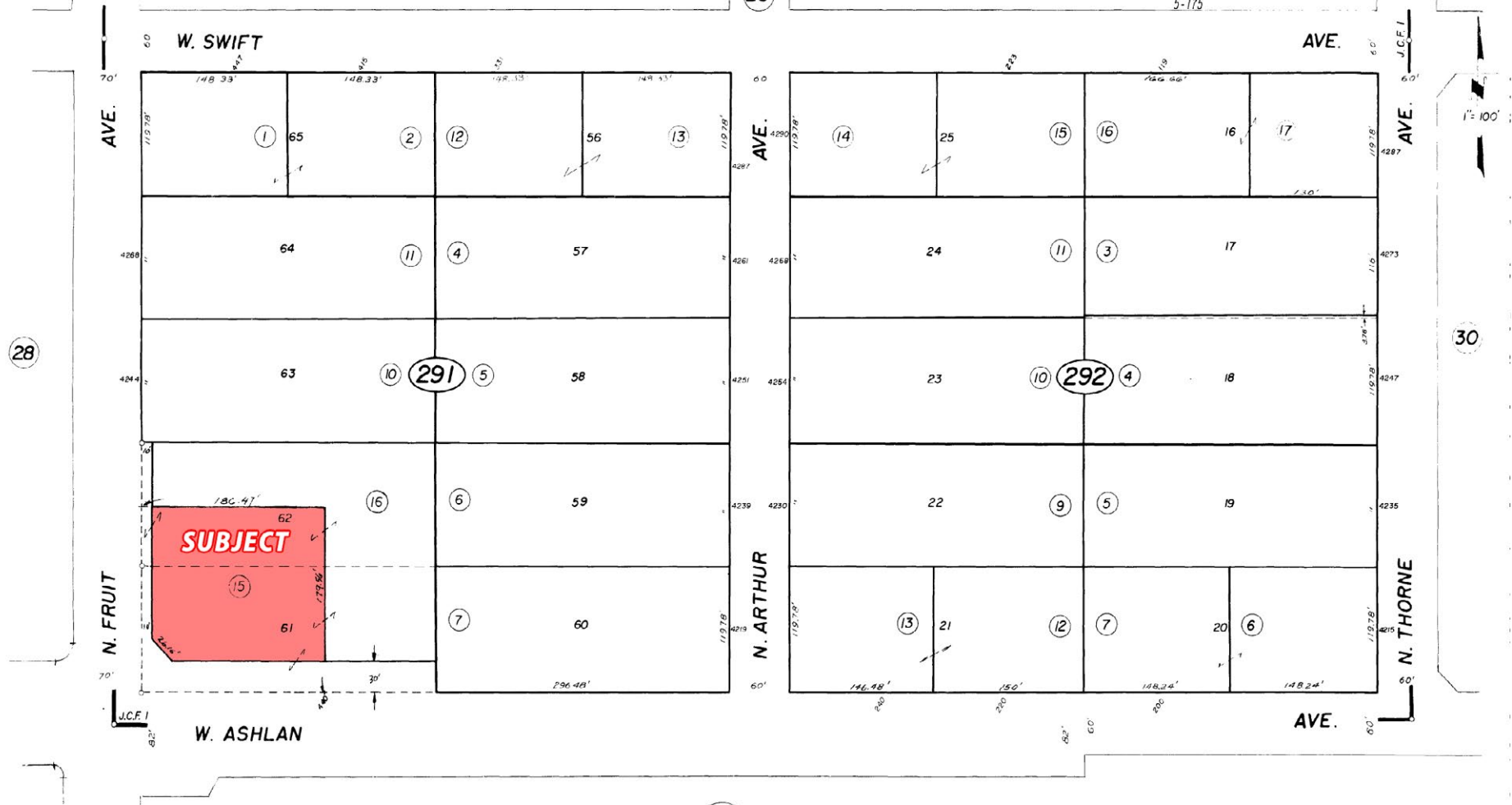
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ASSESSOR'S PARCEL MAP

SUBDIVIDED LAND IN POR. SEC. 17, T. 13 S., R. 20 E., M. D. B. & M.

Tax Area
98-031
5-175

426-29



— NOTE —
This map is for Assessment purposes only.
It is not to be construed as portraying legal
ownership or divisions of land for purposes
of zoning or subdivision law.

Bk.
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