



*\$2.50 - \$4.50 per Square Foot*

**KINGS RIVER VILLAGE - 35.5± ACRES**

# E. Dinuba Avenue & S. Buttonwillow Avenue

Reedley, CA

**AVAILABLE FOR SALE**

*For information, please contact:*

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CA RE Lic. #01487371

**NEWMARK**  
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## KINGS RIVER VILLAGE - REEDLEY, CA

### PROPERTY INFORMATION

- Retail and residential potential
- Sewer and water in Dinuba Avenue
- Project location is seen as the Eastern Gateway to Reedley. The Dinuba Corridor is the main route to neighboring cities and towns within 15 minutes
- Regional/City park adjacent to property
- Across the street from future DMV (*increases vehicle traffic*)

### LOCATION DESCRIPTION

Located in Reedley, California, the site is approximately 20 miles from major employment centers of Fresno and Visalia. Reedley can be considered the gateway to both Kings Canyon and Sequoia National Parks.

### HIGHLIGHTS

- Minutes to Dinuba, Fresno, Clovis and Visalia
- Reedley is a business friendly town
- Housing is in demand and need

### AREA EMPLOYERS

- Gerawan Farming
- Adventist Health
- Kings Canyon Unified School District

### REEDLEY COLLEGE

- Students Enrolled: 15,075±
- Faculty and Staff Employed: 631±

*Source: California Community Colleges Chancellor's Office, 2017*

### Demographics

POPULATION	1-mile	2-miles	3-miles
<b>2025 Projection</b>	12,045	27,181	33,711
<b>2020 Estimate</b>	11,506	26,148	32,321
<b>2010 Census</b>	10,454	24,229	29,584
<b>2000 Census</b>	8,907	20,951	25,460

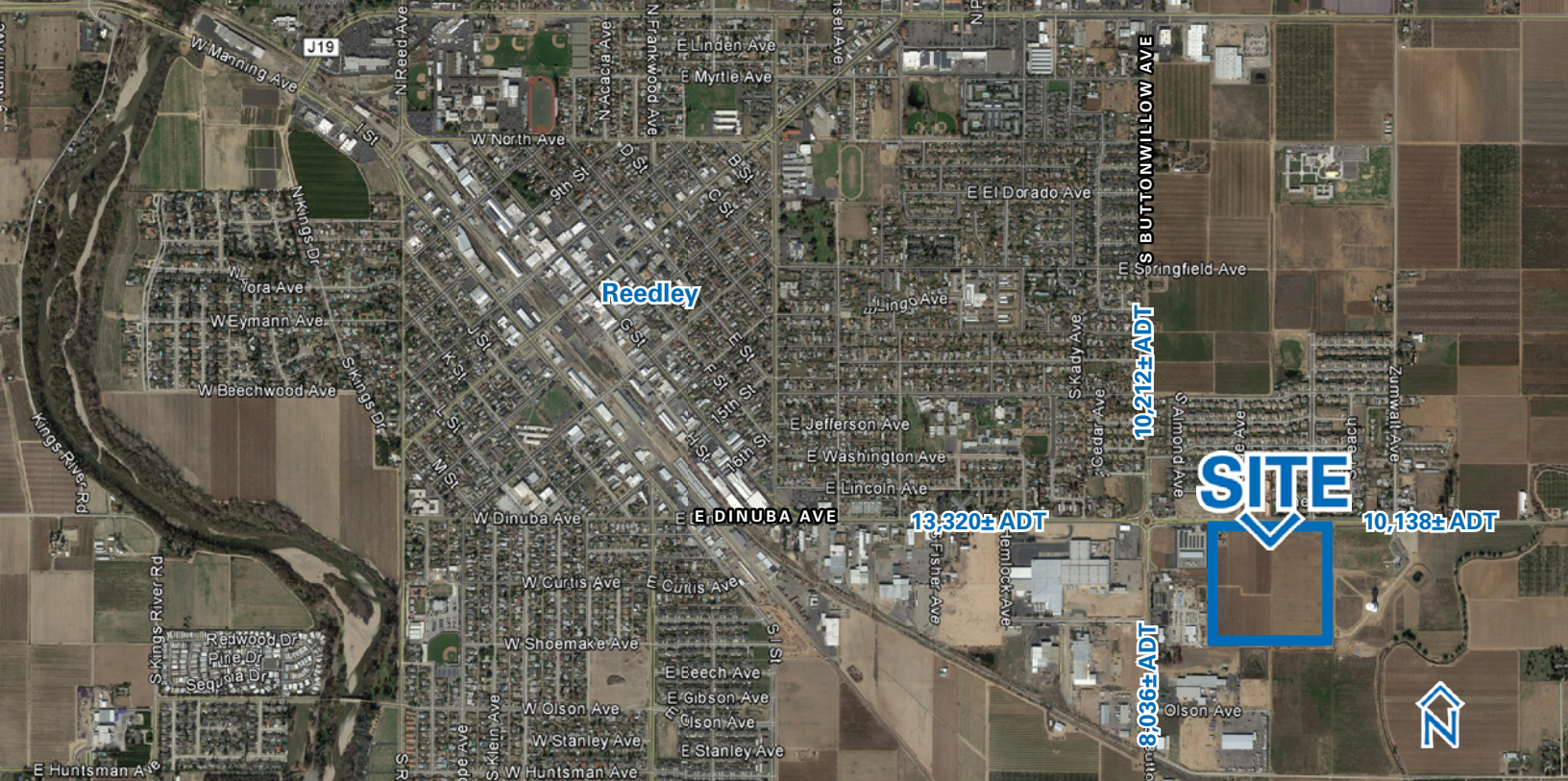
<b>Growth 2020-2025</b>	4.69%	3.95%	4.30%
<b>Growth 2010-2020</b>	10.06%	7.92%	9.25%
<b>Growth 2000-2010</b>	17.37%	15.65%	16.20%

HOUSEHOLDS	1-mile	2-miles	3-miles
<b>2020 Projection</b>	2,871	7,301	9,102
<b>2015 Estimate</b>	2,747	7,047	8,754
<b>2010 Census</b>	2,510	6,605	8,106
<b>2000 Census</b>	2,140	5,764	7,105

<b>Growth 2020-2025</b>	4.51%	3.60%	3.98%
<b>Growth 2010-2020</b>	9.46%	6.69%	3.98%
<b>Growth 2000-2010</b>	17.29%	14.60%	14.09%
<b>2020 Est. Avg. HH Income</b>	\$59,450	\$70,353	\$71,797

*Source: Claritas (2020)*





Source: Kalibrate TrafficMetrix 2020 | \*Traffic counts taken from 2004 with annual 3% multiplier for estimated 2020 counts



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