



FREESTANDING PAD OR SHOP
SPACE AVAILABLE IN PLANNED
RETAIL SHOPPING CENTER

SWC OF CLINTON & MARKS AVENUE FRESNO, CA



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SWC OF CLINTON & MARKS AVENUE - FRESNO, CA

DEMOGRAPHICS

	1 MILE RADIUS	2 MILE RADIUS	3 MILE RADIUS
POPULATION	2028 Projection	20,050	69,762
	2023 Estimate	19,902	69,158
	Growth 2023-2028	0.75%	0.87%
	Growth 2020-2023	8.07%	3.07%
	Growth 2010-2020	-3.19%	2.21%
HOUSEHOLDS	2028 Projection	6,117	22,314
	2023 Estimate	6,054	22,042
	Growth 2023-2028	1.04%	1.24%
	Growth 2020-2023	8.49%	3.28%
	Growth 2010-2020	-4.59%	0.97%
RACE PERCENTAGES	<i>2023 Est. Average HH Income</i>	\$53,277	\$65,386
	White Alone	4,497	18,675
	Black or African American	1,723	5,763
	American Indian and Alaska Native	964	2,685
	Asian Alone	2,284	6,379
	Native Hawaiian and Other Pacific Islander	23	168
	Some Other Race Alone	7,180	23,834
	Two or More Races	3,231	11,654

Source: Claritas 2021

PROPERTY INFORMATION

Land Size:	9± Acres
Parking:	5 stall per 1,000± SF
Zoning:	CG/UGM Commercial
Lease Rate:	Negotiable

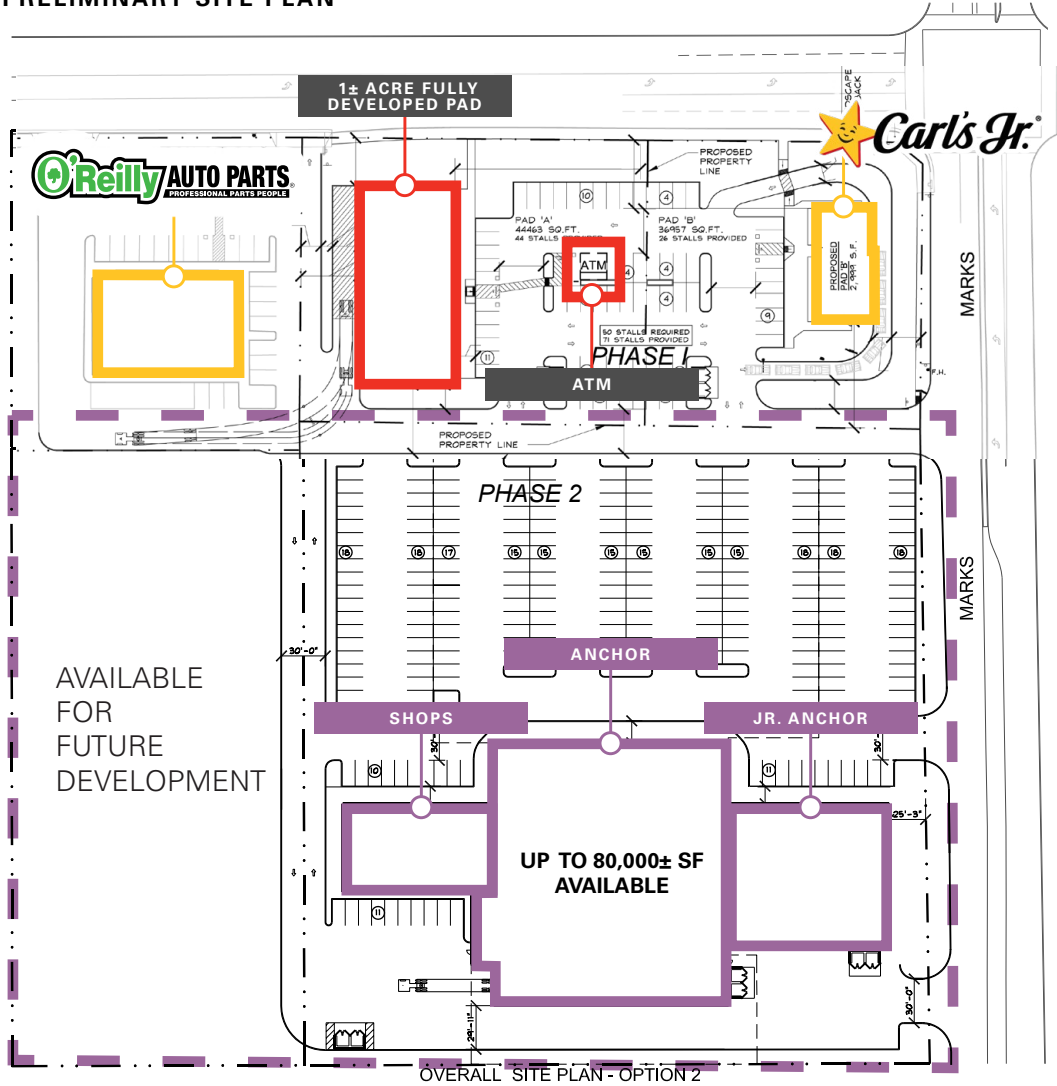
PROPERTY DESCRIPTION

The forthcoming shopping center development is strategically situated at the southwest intersection of Clinton and Marks Avenues in Fresno, California, spanning approximately 9 acres, inclusive of the adjacent O'Reilly Auto Parts. This premier location offers unparalleled visibility and direct, convenient access to the U.S. Freeway 99 and Freeway 180 interchange.

Anticipated to serve as a cornerstone for commerce, the proposed development is poised to attract a diverse customer base, catering to the daily needs of residents both east and west of Freeway 99. There exists a clear demand for further retail expansion to meet the burgeoning needs of the community.

Moreover, the interest from developers and builders underscores the significant potential for growth in West Fresno. This momentum has already translated into additional residential options and the establishment of new educational institutions, including a collegiate stadium and a comprehensive K-12 education complex, reflecting a concerted effort to enhance the area's infrastructure and quality of life.

PRELIMINARY SITE PLAN



HIGHLIGHTS

- Up to 8,500± SF Building can be Built on Fully Developed Pad
- Adjacent to Carl's Jr. & O'Reilly Auto Parts
- ATM Site Available
- New Residential Growth Area
- Excellent Access From Freeway 99

KEY

- Existing Tenants
- Available Sites: Pad, Shop Spaces, ATM
- Available for Future Development

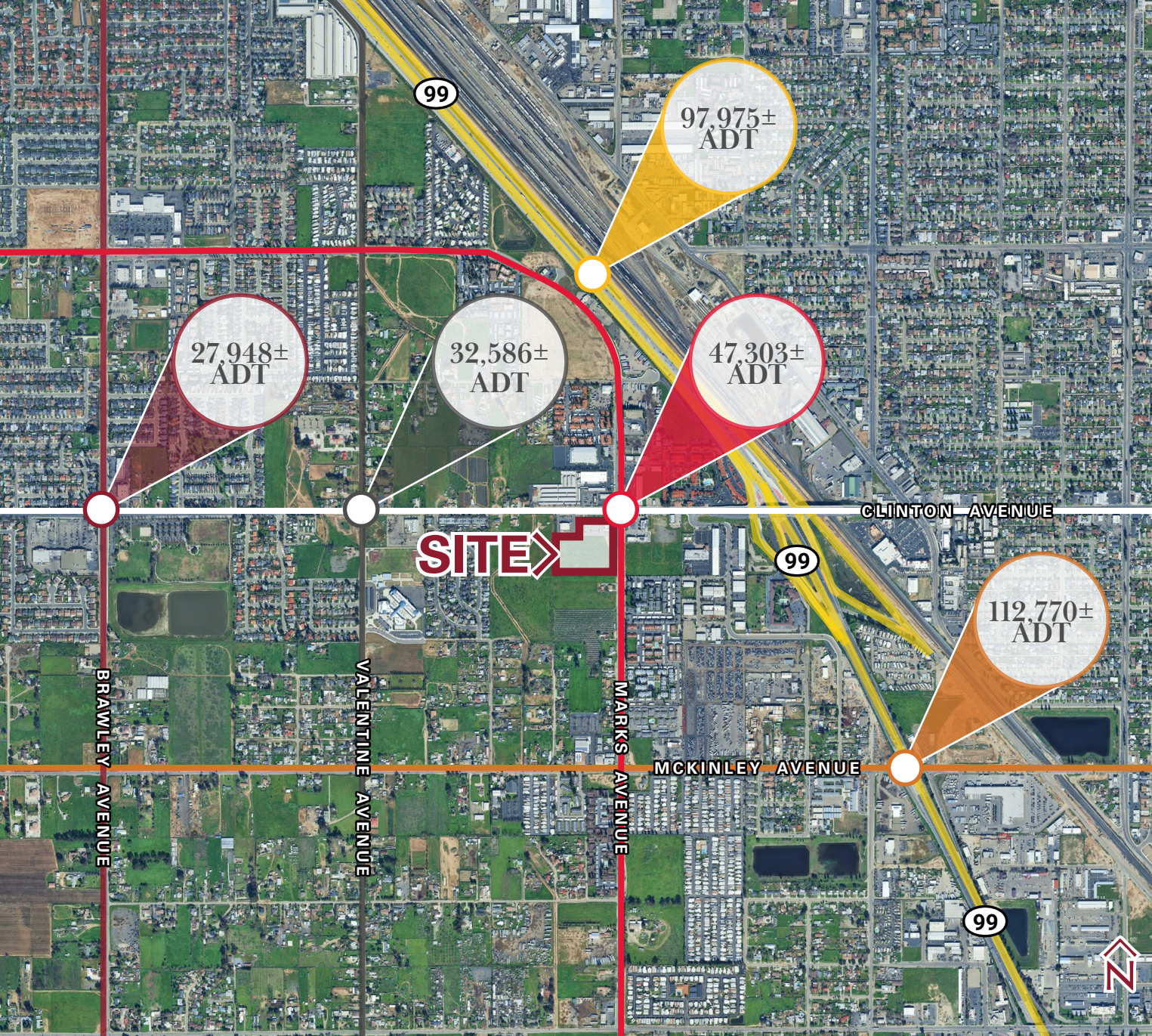
*Drawing Not to Scale | Proposed Site Plan Subject to Change



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TRAFFIC INFORMATION

There are an estimated cumulative **107,837±** projected cars traveling per day through Brawley, Valentine, Marks and Clinton Avenues.

In addition, there is an average of **105,373±** cars per day traveling on State Hwy 99 at the Clinton Avenue on/off-ramps contributing to the steady traffic in close proximity to the subject site.

TRAFFIC FLOW

Clinton Avenue is one of the few streets in Fresno where traffic can cross Freeway 99. The intersection of Clinton and Marks is the first intersection west of Freeway 99 on Clinton Avenue, making the amount of traffic passing through this intersection on a daily basis substantial.

HIGHWAY 99 IMPROVEMENTS

Due to the California High-Speed Rail Project, the off-ramps and overpass at Clinton Avenue have been modified and widened and other existing off-ramps in the area have been closed making the Clinton Avenue off-ramp a significant access point to the trade area west of Freeway 99.

Source: Kalibrate TrafficMetrix 2024

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