



3389 W Franklin Ave Fresno, CA,



INDUSTRIAL | 50,000 SF

3389 W FRANKLIN AVE
FRESNO, CA 93706

OFFERING MEMORANDUM

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FRESNO

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INVESTMENT SUMMARY

Rod Aluisi Real Estate is pleased to announce the exclusive listing of exceptional 9 Acres of Industrial property at 3389 W Franklin Ave in Fresno, CA. Positioned strategically within a rapidly growing urban area, this property is poised to capitalize on the increasing demand for industrial spaces driven by the e-commerce boom and the critical need for logistical and last-mile distribution centers.



PROPERTY SUMMARY

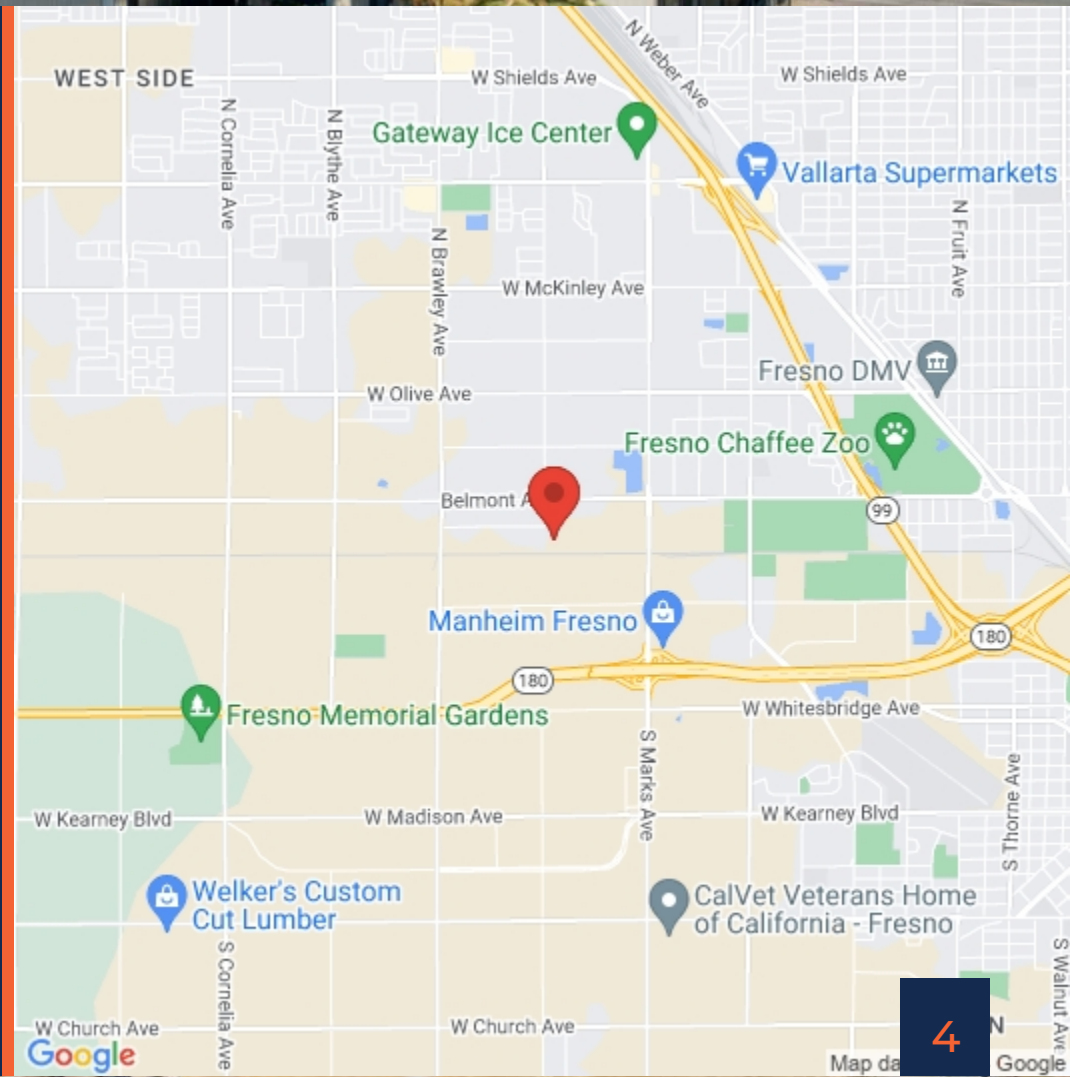
Offering Price	\$6,990,000
Building SqFt	49,471 SqFt
Year Built	, 1976
Lot Size (acres)	9.06
Parcel ID	326-180-37, 326-180-38
Zoning Type	INDUSTRIAL
County	Fresno
Frontage	652.00 Ft
Coordinates	36.747329,-119.852359





INVESTMENT HIGHLIGHTS

- Industrial properties are highly sought after for their versatility and essential role in supporting non-public commercial activities. From warehousing and distribution centers to manufacturing and logistics hubs, industrial spaces are the backbone of modern commerce.
- Potential Uses:
 - Warehousing and Distribution Centers: With a 36,000 sq ft warehouse, the property is ideal for storage and distribution of goods, supporting the logistics needs of e-commerce and retail sectors.
 - Truck Yard and Truck Terminal: Perfect for a Truck Yard or a Truck Terminal for a Logistics company.
 - Manufacturing and Assembly: Suitable for small to medium-scale production, assembly, and processing operations.
 - Light Manufacturing: Accommodates businesses engaged in the production of goods, including food processing, electronics, and other light manufacturing activities.





LOCATION HIGHLIGHTS

- Prime Location: Situated in the heart of Fresno, this property offers easy access to major highways and transportation routes, making it ideal for businesses that require efficient logistics and distribution capabilities.
- Growing Market: Fresno is experiencing robust growth, fueled by the popularity of e-commerce and the expanding need for logistical facilities. This trend is expected to continue, ensuring sustained demand for industrial spaces.
- Versatility: M1 Industrial zoning provides a wide range of uses along with 3 buildings on the property which include a 36,000 sq ft warehouse, 5200 sq ft shop and 9000 sq ft office space.

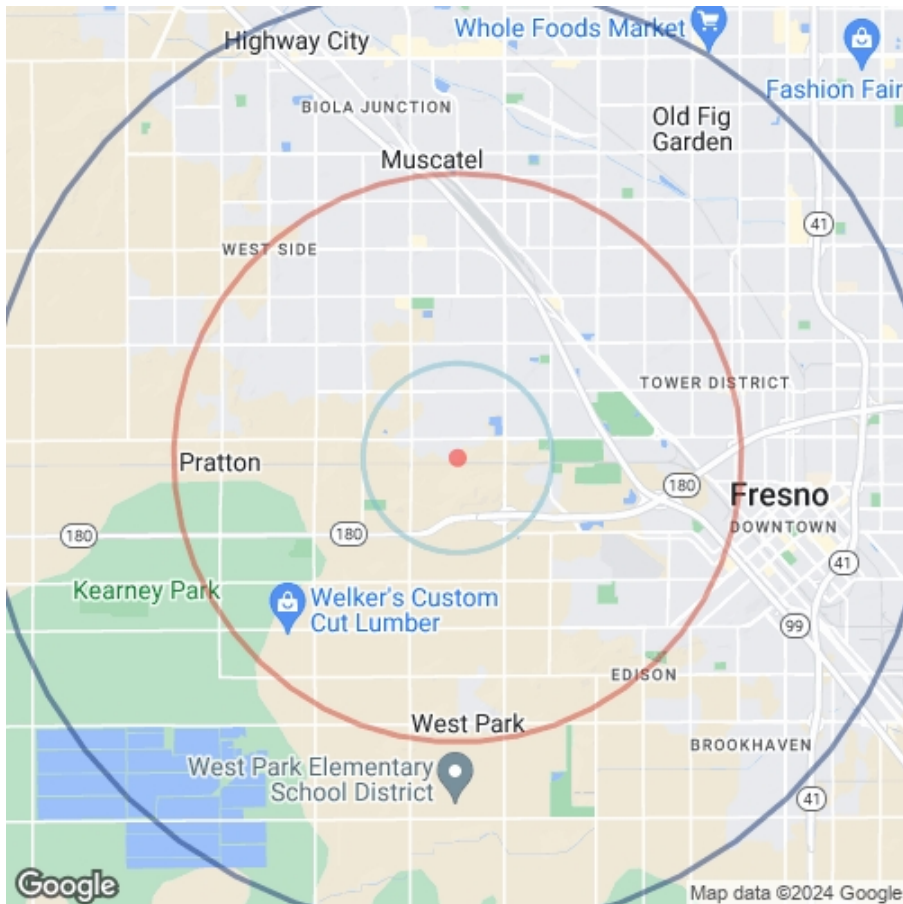




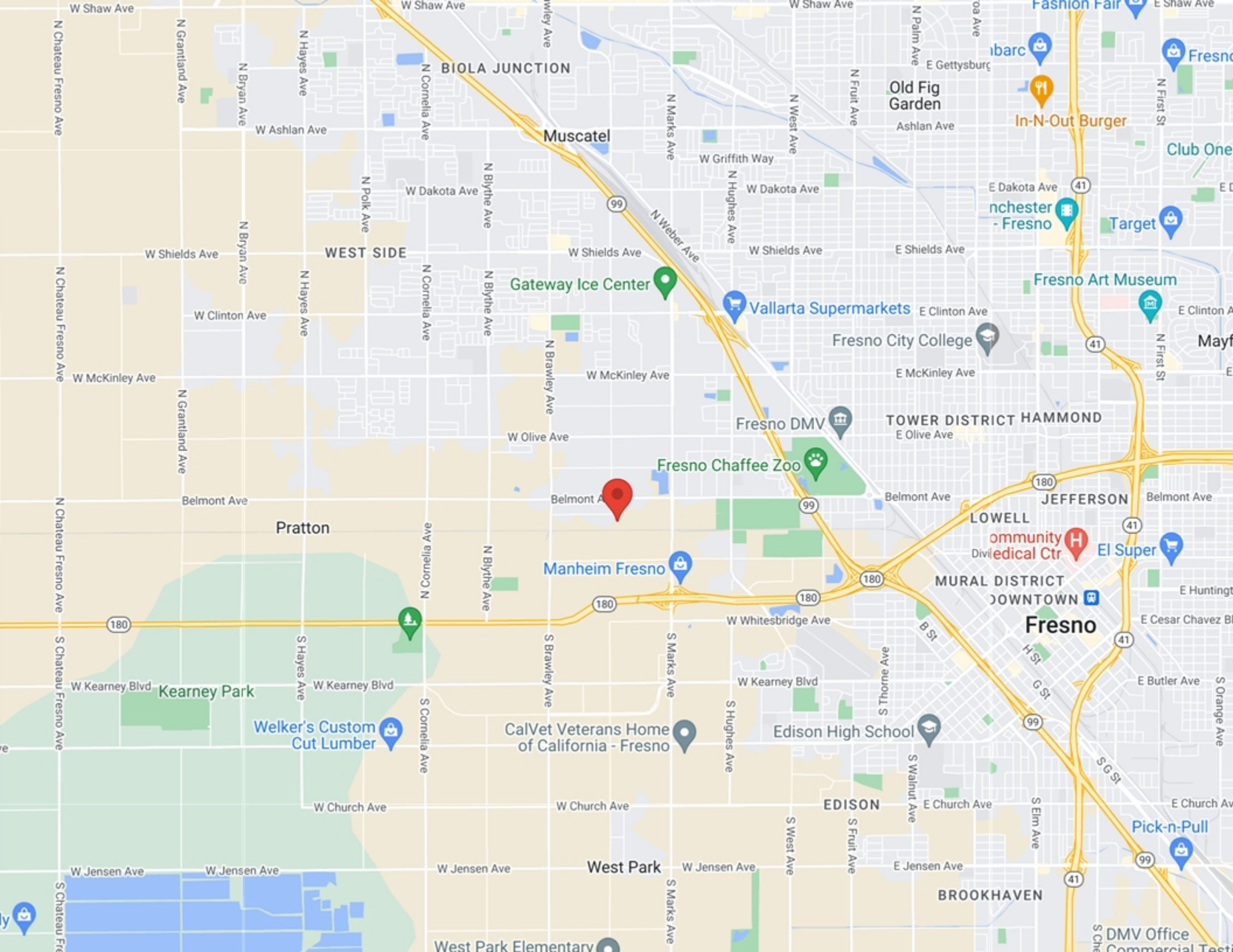
DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	2,171	63,385	191,357
2010 Population	2,522	72,208	209,958
2024 Population	2,570	77,111	223,123
2029 Population	2,545	77,454	224,556
2024-2029 Growth Rate	-0.2 %	0.09 %	0.13 %
2024 Daytime Population	3,208	63,547	249,555

2024 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15000	187	3,878	11,651
\$15000-24999	88	2,215	6,784
\$25000-34999	83	2,096	6,932
\$35000-49999	65	2,824	8,835
\$50000-74999	116	3,721	10,897
\$75000-99999	83	2,955	7,966
\$100000-149999	62	3,695	10,651
\$150000-199999	20	1,204	3,222
\$200000 or greater	51	1,339	4,030
Median HH Income	\$ 38,699	\$ 54,775	\$ 52,089
Average HH Income	\$ 67,810	\$ 77,765	\$ 76,655



HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	671	20,108	60,723
2010 Total Households	731	22,177	64,656
2024 Total Households	755	23,927	70,967
2029 Total Households	762	24,326	72,313
2024 Average Household Size	3.36	3.2	3.07
2024 Owner Occupied Housing	371	11,802	31,390
2029 Owner Occupied Housing	389	12,460	33,275
2024 Renter Occupied Housing	384	12,125	39,577
2029 Renter Occupied Housing	372	11,866	39,038
2024 Vacant Housing	58	1,122	3,756
2024 Total Housing	813	25,049	74,723



BIOLA JUNCTION

Muscatel

WEST SIDE

Gateway Ice Center

Vallarta Supermarkets

Fresno City College

TOWER DISTRICT HAMMOND

Fresno Chaffee Zoo

Pratton

Manheim Fresno

LOWELL

MURAL DISTRICT

Fresno

Kearney Park

Welker's Custom Cut Lumber

CalVet Veterans Home of California - Fresno

Edison High School

EDISON

West Park

BROOKHAVEN

West Park Elementary

Pick-n-Pull

DMV Office Commercial

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

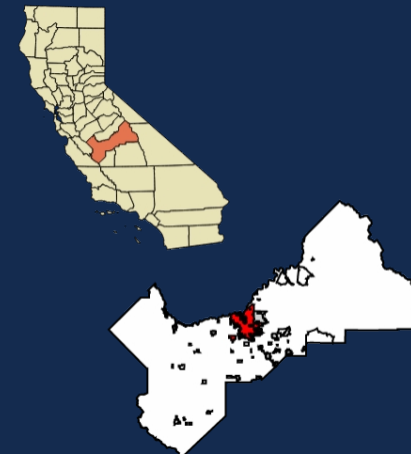
POPULATION

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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