

LAND FOR SALE

SHOVEL READY RETAIL LAND: ALL (11) OR PARTIAL PADS W/ UTILITIES

NEC S. Mendocino & E Manning Ave, Parlier, CA 93648



Sale Price

SEE PAGE 4

OFFERING SUMMARY

Available SF:	13,939 - 523,591 SF
Lot Size:	0.32 - 12.02 Acres
Available Lots:	11
Price / SF:	\$7.00-10.00
Zoning:	Retail Commercial
Market:	West Parlier
Submarket:	Manning Ave Retail
Cross Streets:	Mendocino & Manning
Traffic Counts:	±29,310 Cars Per Day
APN's:	See Page 5
Utilities:	Stubbed @ Each Parcel
Fire Hydrants:	Yes; In Place

PROPERTY HIGHLIGHTS

- 11 Fully Improved Pads W/Utilities Available @ Signalized Intersection
- Utilities Stubbed, Hydrants In Place, Curb/Gutter/Sidewalk Complete
- Near Starbucks, Dollar General, Burger King, AutoZone, RN Market
- Traffic Per Day: 23,897 @ Manning + 5,413 @ Mendocino Avenues
- Dominant Intersection In Renewal Community Business District
- Wage Credits, Federal Tax Incentives, & Possible Bond Financing
- Prime Retail Pads w/ Direct Manning & Mendocino Ave Access
- Upgraded Street Improvements @ Signalized Intersection
- Optimal Visibility w/ Easy Access Via (5) Curb Cuts
- Unmatched Level of Consumer Traffic & High Volume Exposure
- Situated Near Many Existing & Planned Developments
- Traffic Generators From All Directions + Easy Access
- Ideal for Fast Food, Fuel Station, Hotel, Super Market, & More!

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JARED ENNIS

Executive Vice President
O: 559.705.1000
C: 559.705.1000
jared@centralcacommercial.com
CA #01945284

KEVIN LAND

Executive Managing Director
O: 559.705.1000
kevin@centralcacommercial.com
CA #01516541

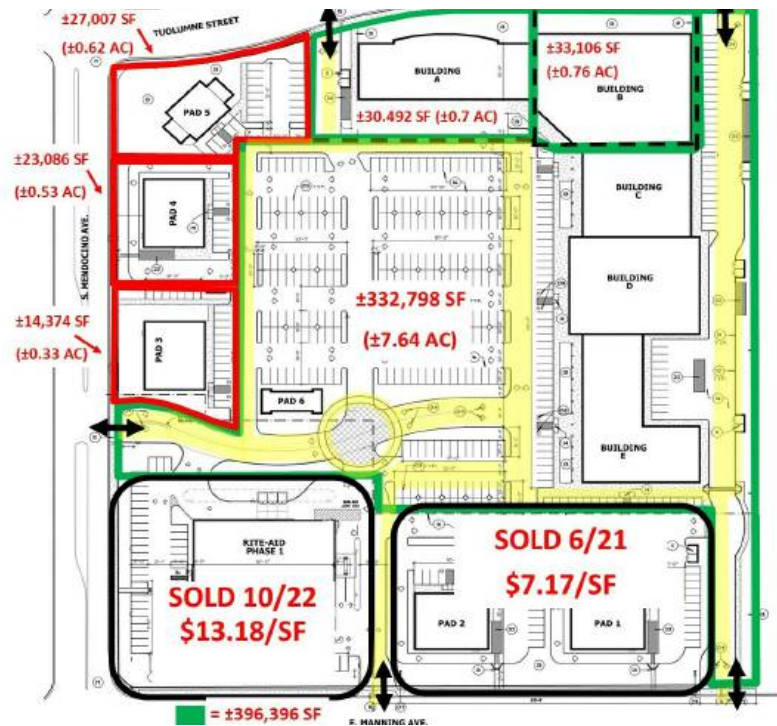
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Fresno, CA 93711

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OF LOTS 11 | TOTAL LOT SIZE 14,374 - 332,798 SF | TOTAL LOT PRICE \$7.0 - \$10.0 / SF | BEST USE -

STATUS	LOT #	ADDRESS	APN	SUB-TYPE	SIZE	PRICE
Available	Building A		APN 355-031-48	Retail	30,492 SF	\$10.00 / SF
Available	Building B		APN 355-031-49	Retail	33,105 SF	\$10.00 / SF
Available	Building C-E, Common Area, Pad 6		APN 355-031-50	Retail	332,798 SF	\$7.00 / SF
Available	Pad 3		APN 355-031-45	Retail	14,374 SF	\$10.00 / SF
Available	Pad 4		APN 355-031-46	Retail	23,086 SF	\$10.00 / SF
Available	Pad 5		APN 355-031-47	Retail	27,007 SF	\$10.00 / SF

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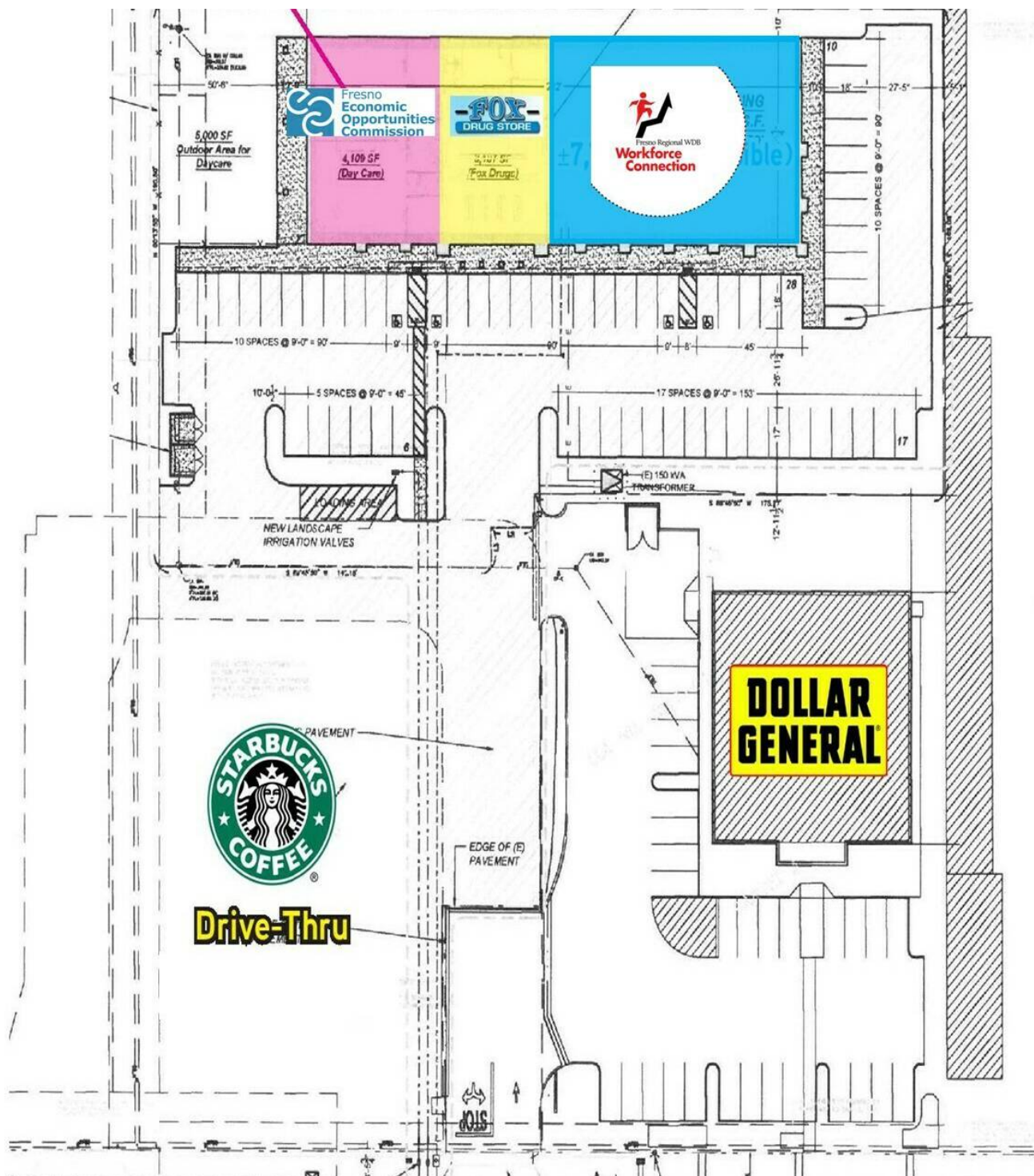
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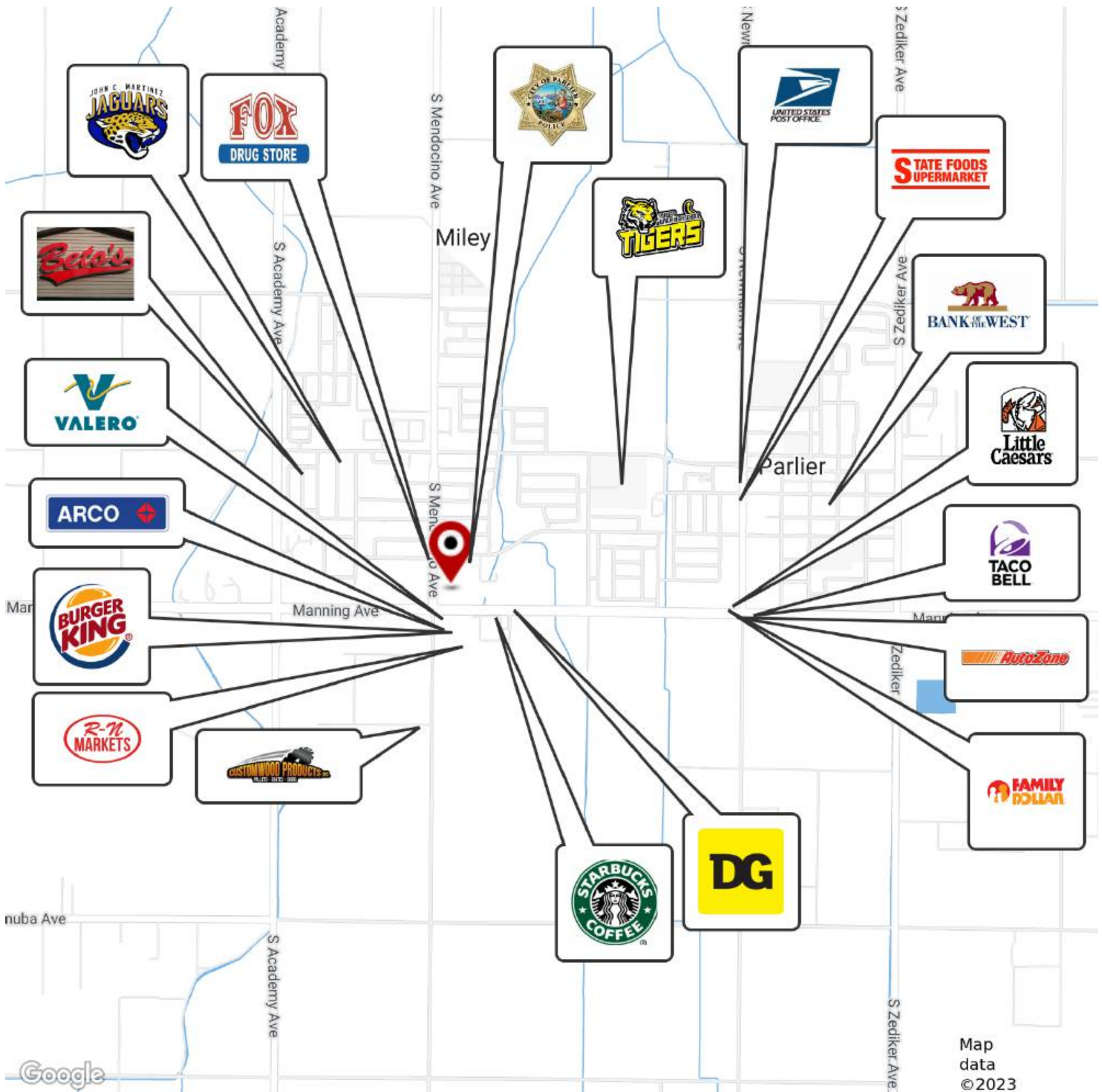
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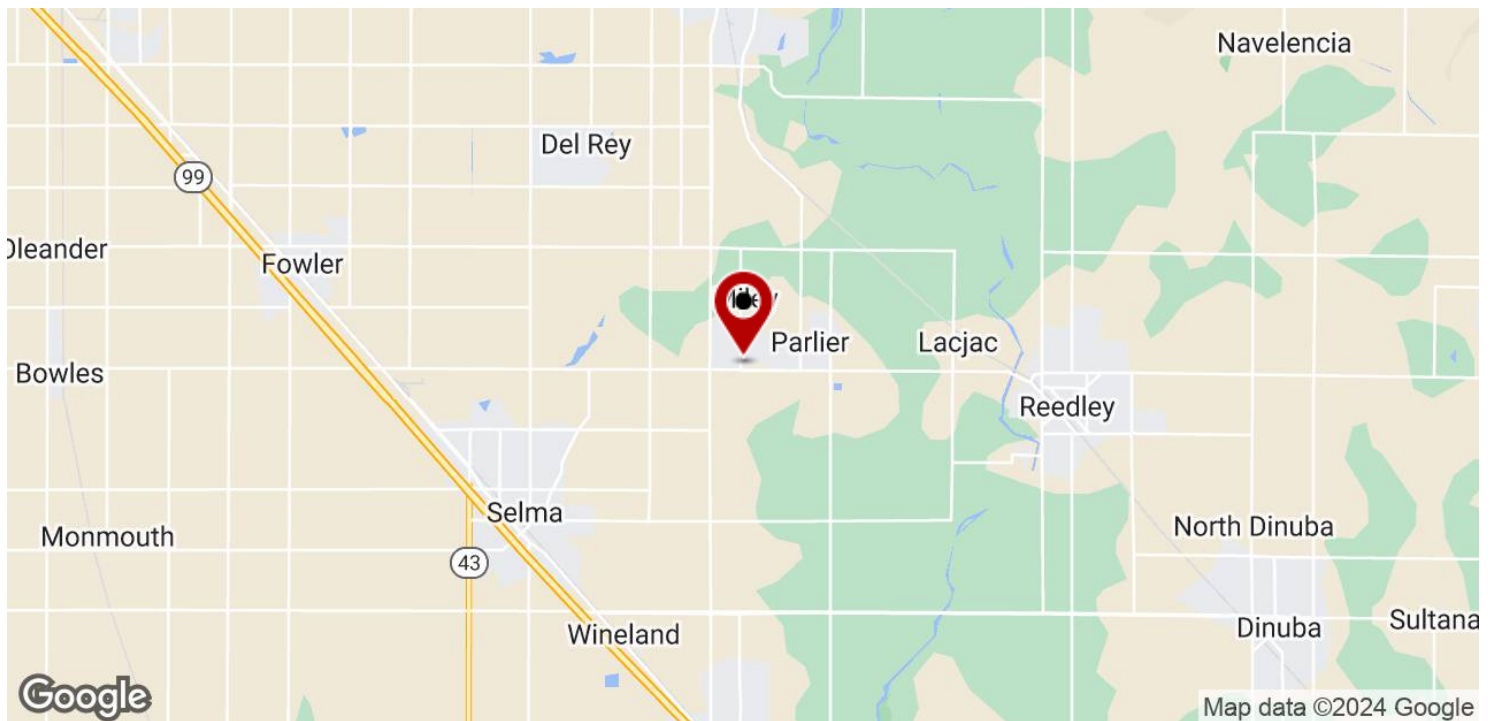
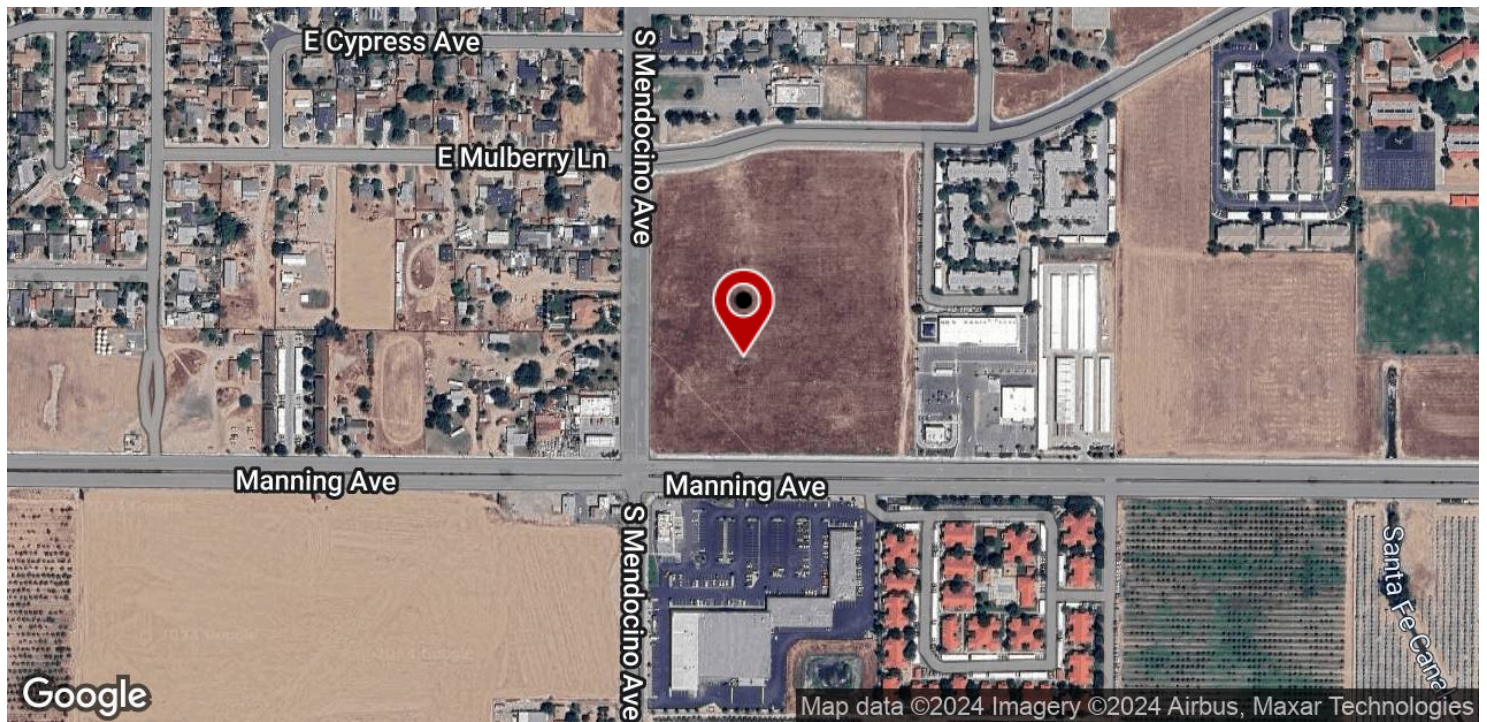
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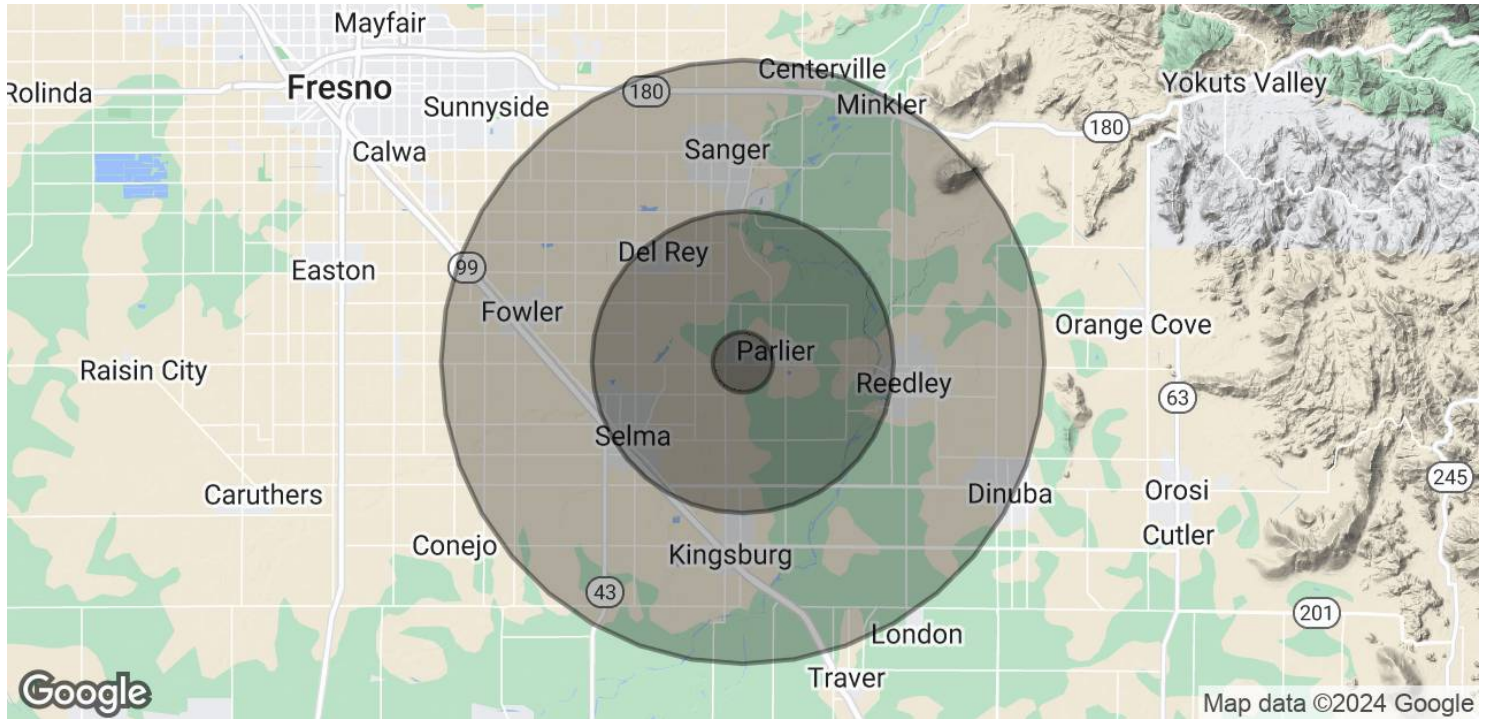
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	2,285	37,848	156,325
Average Age	28.1	30.9	30.2
Average Age (Male)	29.0	30.2	28.7
Average Age (Female)	27.2	32.1	32.0
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	562	10,133	43,146
# of Persons per HH	4.1	3.7	3.6
Average HH Income	\$48,945	\$58,849	\$58,685
Average House Value	\$225,166	\$252,696	\$295,225
ETHNICITY (%)	1 MILE	5 MILES	10 MILES
Hispanic	93.0%	73.9%	71.4%

* Demographic data derived from 2020 ACS - US Census

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