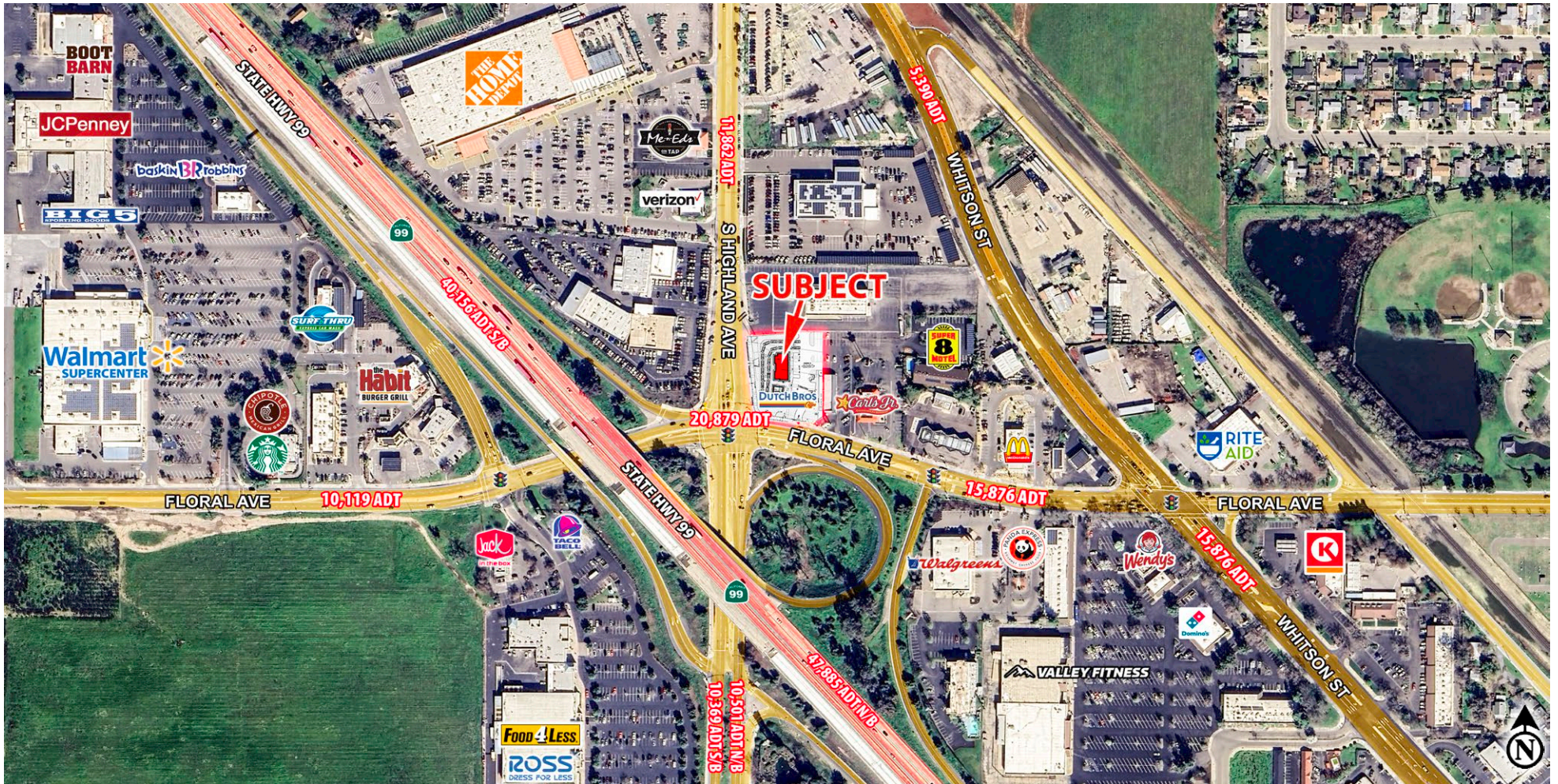


HIGH TRAFFIC COUNTS AND STRONG VISIBILITY FROM FWY 99
3,490± SF BUILDING FOR LEASE NEXT TO NEW DUTCH BROS
NEC of Floral Avenue & Highland Avenues in Selma, CA



FOR INFORMATION, CONTACT:

Mike Kennedy, Sr. V.P.

+1 (559) 447-6271

mkenedy@retailcalifornia.com

CA RE Lic. # 01496337

RETAIL CALIFORNIA CRE

A Division of Pearson Realty

7480 North Palm Avenue, Suite 101

Fresno, CA 92711

www.retailcalifornia.com



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Property Description

The subject property is situated at the northeast corner of Floral Ave and Highland Ave in Selma, CA adjacent to a new Dutch Bros Coffee location. Floral Avenue is the main east/west retail corridor in Selma and home to many national and regional retail tenants and restaurants. The site is surrounded by regional development and directly adjacent to State Hwy 99 ramps on Floral Ave.

The available building will consist of approximately 3,490 square feet which can be split down to about 1,200± square feet. This new building will be directly adjacent to a high-volume Dutch Bros Coffee who attracts significant traffic to the project. Other regional retailers in the area include Home Depot, Walmart, JC Penney, Boot Barn, Big 5 Sporting Goods, Habit Burger, Chipotle and more. The site will have optimal exposure with Freeway pylon signage available.

Available Space: 1,200 - 3,490± SF

Sale/Lease Price: Please contact agent Mike Kennedy at (559) 447-6271 for more information.

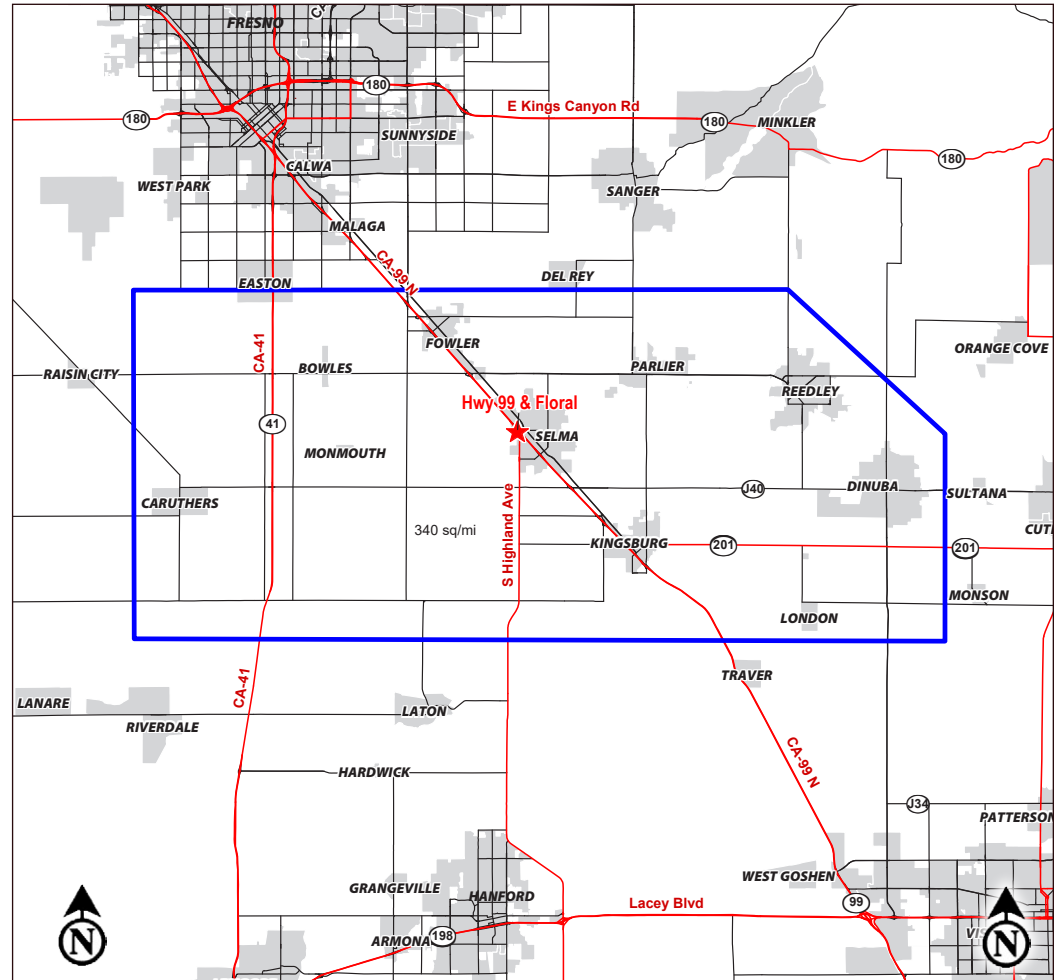
2024 Demographics

	Trade Area
Total Population:	141,307
Total Households:	40,583
Avg HH Income:	\$82,137
Total Daytime Pop:	147,086

2024 Traffic Counts

Floral Ave at Hwy 99 South:	22,879 Avg Daily Traffic
Highland Ave:	11,862 ADT
Surface Street Total:	34,743 ADT
State Hwy 99:	88,041 Annual ADT
Total Traffic Exposure:	122,784 Cars per day

Source: Claritas LLC, Kalibrate



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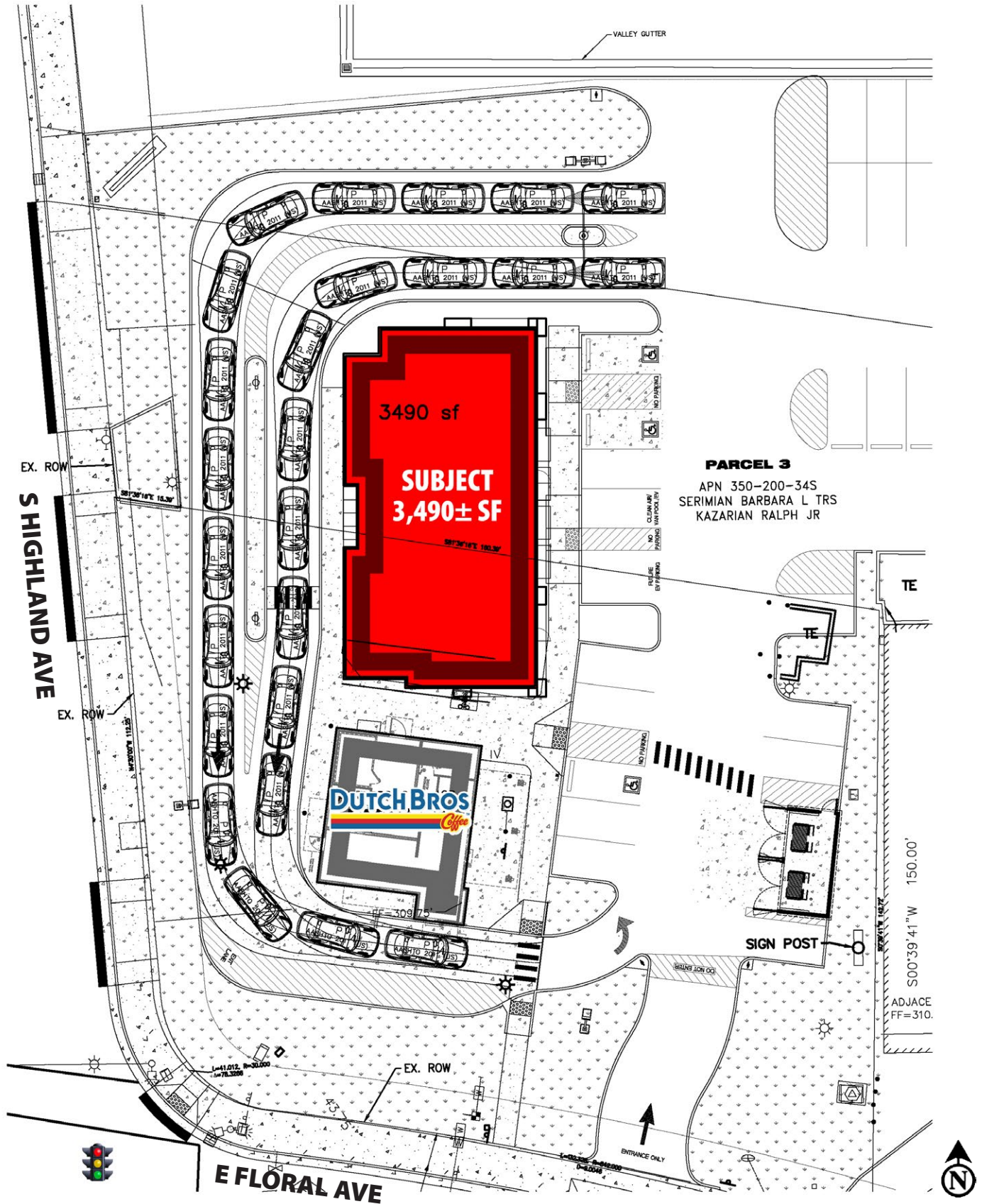


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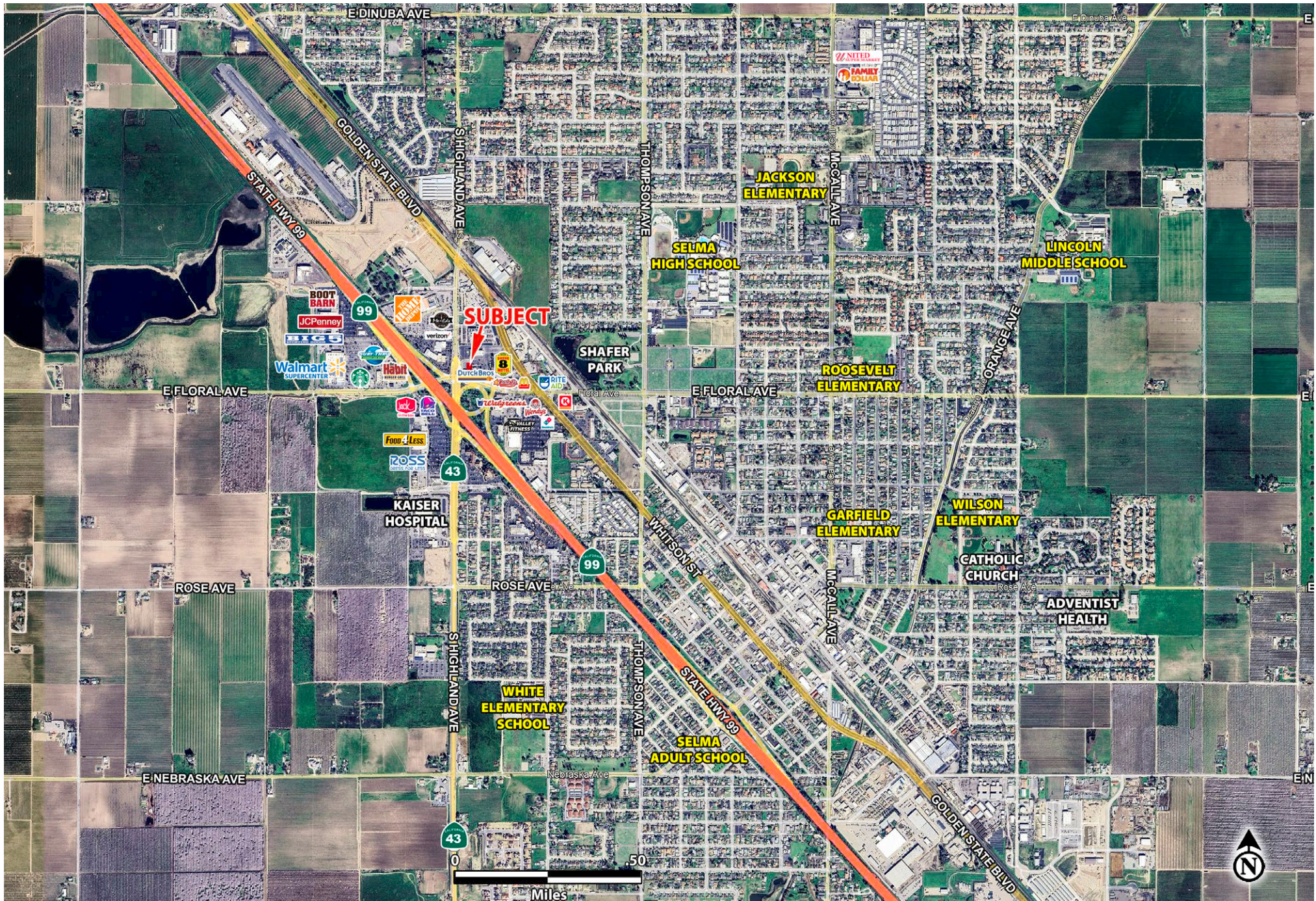
CONCEPTUAL SITE PLAN



PARCEL 3

APN 350-200-34S
SERIMIAN BARBARA L TRS
KAZARIAN RALPH JR

SELMA, CA HIGH ALTITUDE AERIAL



This information is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described herein shall be conducted through this office. The information included here, while not guaranteed, is secured from sources we believe to be reliable. Each investor is encouraged to have a C.P.A. and/or Financial Advisor make an independent projection. ©2024 Retail California. All rights reserved.