

AVAILABLE FOR LEASE
NEW COMMERCIAL DEVELOPMENT | 13,018± TOTAL SF

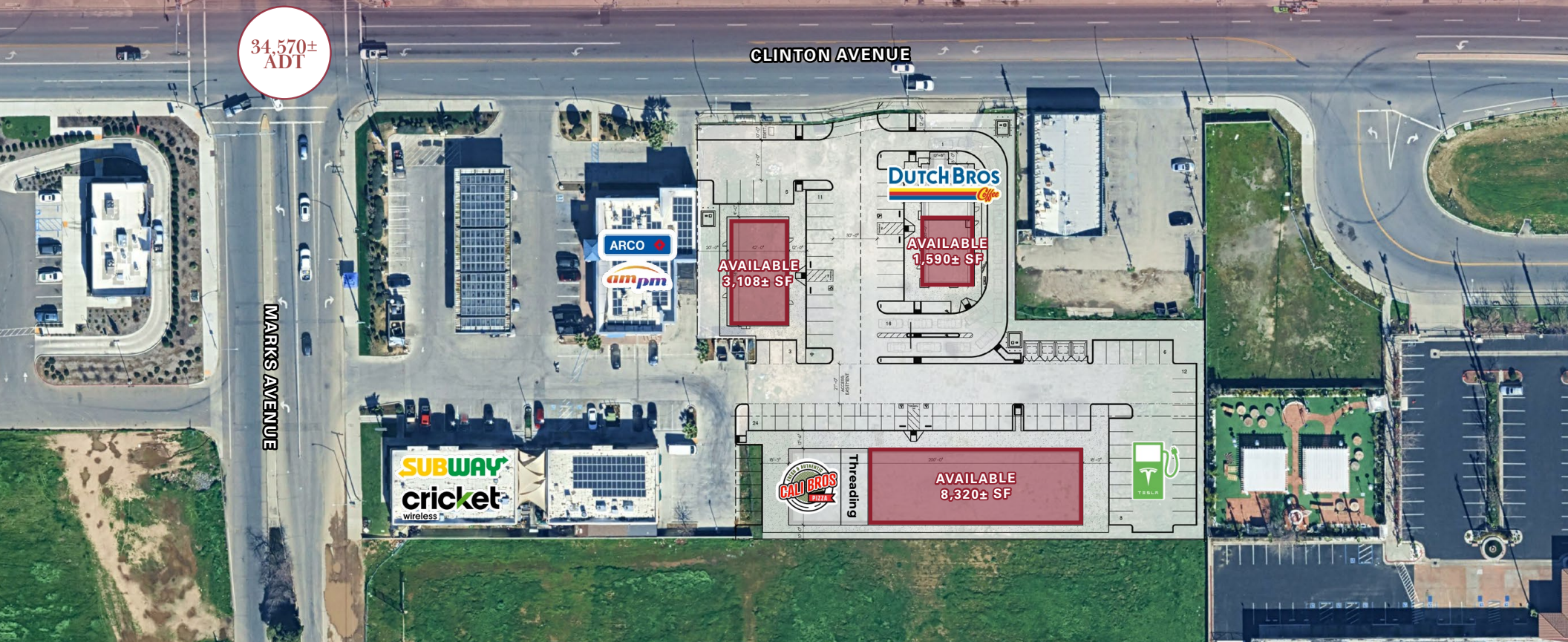
SEQ OF CLINTON & MARKS AVENUES

FRESNO, CA

34,570±
ADT

MARKS AVENUE

CLINTON AVENUE



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Independently Owned and Operated | Corporate License #00020875 | retailcalifornia.com

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SEQ OF CLINTON & MARKS AVENUES

FRESNO, CA

PROPERTY

INFORMATION

Availability: Three Buildings | 13,108± Total SF
Building A: 1,590± SF
Building B: 3,108± SF
Building C: 8,320± SF
Zoning: NMX (*Neighborhood Mixed Use*)
APNS: 442-090-48, 442-090-47
Lease Rate: Contact Agent for Pricing

POPULATION

HOUSEHOLD

DEMOGRAPHICS	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
2030 Projection	19,073	123,356	300,059
2025 Estimate	19,278	124,165	300,280
Growth 2025-2030	-1.06%	-0.65%	-0.07%
Growth 2020-2025	6.86%	-0.56%	0.34%
Growth 2010-2020	-4.11%	6.13%	5.25%
2030 Projection	5,796	40,662	99,525
2025 Estimate	5,854	40,863	99,311
Growth 2025-2030	-0.98%	-0.49%	0.22%
Growth 2020-2025	7.28%	-0.15%	0.87%
Growth 2010-2020	-5.59%	4.67%	6.11%
2025 Est. Average HH Income	\$59,505	\$81,631	\$84,223

Source: Claritas 2025



TRAFFIC COUNTS

126,597± ADT

34,570± ADT

Highway 99
(Northbound & Southbound)

Clinton Avenue at Marks Avenue
(All Directions)

Source: Kalibrate TrafficMetrix 2025

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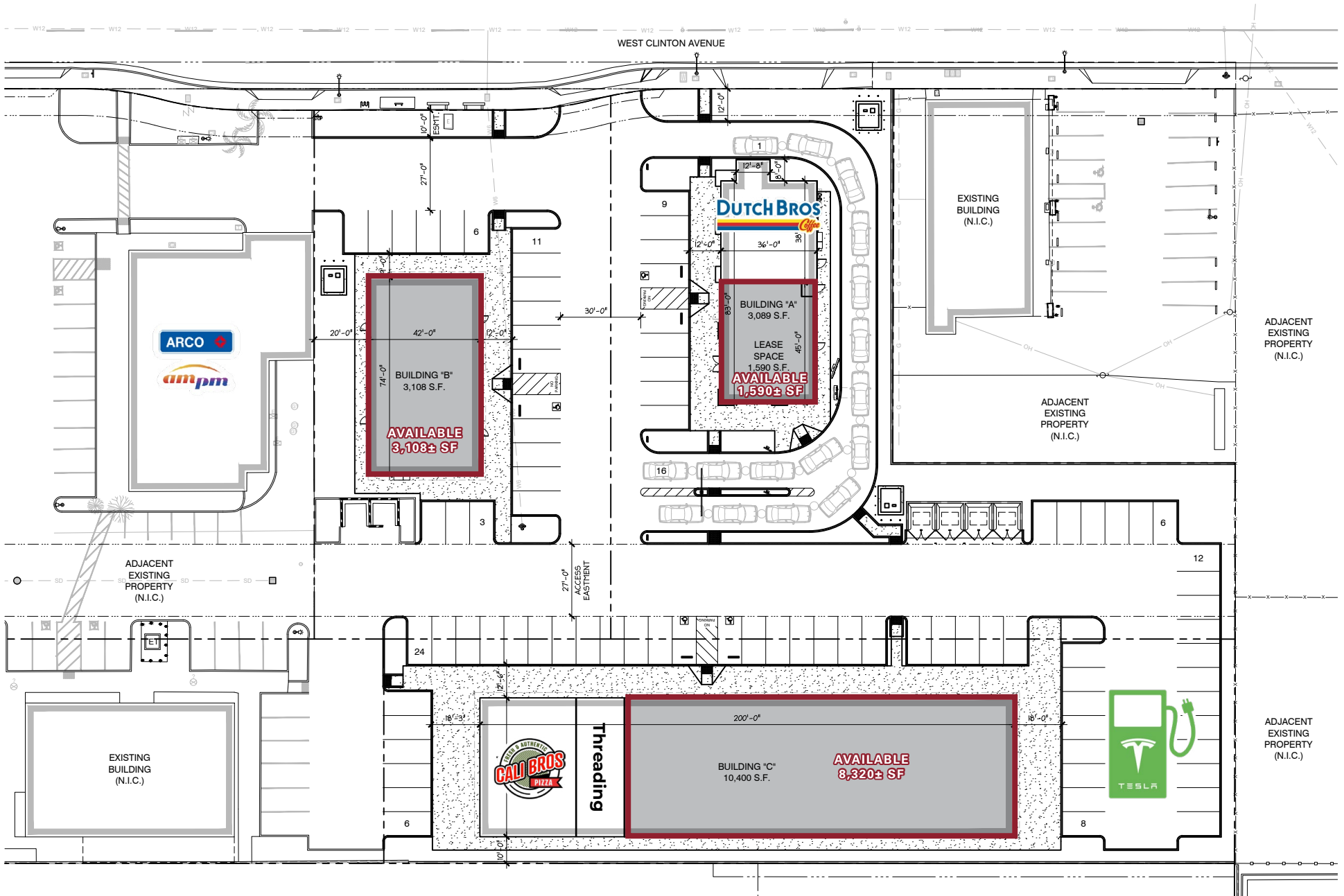
PROPERTY
PHOTOS



SEQ OF CLINTON & MARKS AVENUES

FRESNO, CA

SITE PLAN



SEQ OF CLINTON & MARKS AVENUES
FRESNO, CA

AERIAL
MAP



CLINTON AVENUE

MCKINLEY AVENUE

MARKS AVENUE

WEBER AVENUE

99

99

34,570±
ADT

126,597±
ADT

SITE



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