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2305 S. ELM AVENUE

FRESNO, CA

PROPERTY INFORMATION

Availability: 34,375± SF

Existing Utilities: Curb & Gutter

Zoning: NMX (Neighborhood Mixed-Use)

APN: 478-191-22

PROPERTY DESCRIPTION

The subject property is zoned NMX (Neighborhood Mixed-Use), allowing for a diverse range of potential uses, including automobile services and sales, dining establishments, and more. With four convenient ingress/ egress points—three along Elm Avenue—the site offers excellent accessibility. Additionally, the non-signalized intersection features designated turn-ins, ensuring smooth and easy entry to the property.

HIGHLIGHTS

- Prime location near Highway 99 on/off ramps
- Designated turn-ins at a non-signalized intersection
- High visibility and strong traffic flow



FRESNO, CA

PROPERTY INFORMATION

LOCATION DESCRIPTION

The subject property is strategically located at the southeast corner of S. Elm Avenue and E. Reverend Chester Riggins Avenue, just half a mile from the Highway 99 on/off ramps. Situated near West Fresno Center - Fresno City College, Edison High School, and Rutherford B. Gaston Middle School, the site benefits from strong local traffic and community presence. Surrounded by established residential neighborhoods, this location offers great accessibility and visibility for a variety of potential uses.

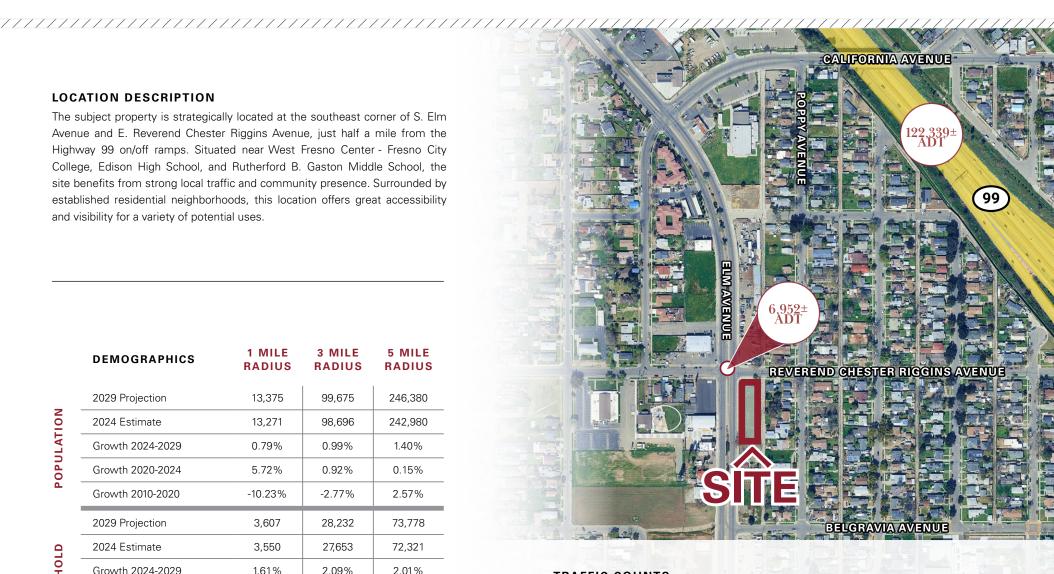
DEMOGRAPHICS	RADIUS	RADIUS	RADIUS
2029 Projection	13,375	99,675	246,380
2024 Estimate	13,271	98,696	242,980
Growth 2024-2029	0.79%	0.99%	1.40%
Growth 2020-2024	5.72%	0.92%	0.15%
Growth 2010-2020	-10.23%	-2.77%	2.57%
2029 Projection	3,607	28,232	73,778
2024 Estimate	3,550	27,653	72,321
Growth 2024-2029	1.61%	2.09%	2.01%
Growth 2020-2024	6.24%	2.03%	0.89%
Growth 2010-2020	1.68%	6.98%	6.32%
2024 Est. Average HH Income	\$43,077	\$54,209	\$63,620

4 B/III E

Source: Claritas 2024

POPULATION

HOUSEHOLD



TRAFFIC COUNTS $6,952 \pm ADT$ $122,339 \pm ADT$

Elm Avenue at Reverand Chester Riggins Avenue

(Northbound & Southbound)

Highway 99

