

AVAILABLE FOR SALE
34,375,± SF OF NEIGHBORHOOD MIXED-USE LAND

2305 S. ELM AVENUE
FRESNO, CA

REVEREND CHESTER RIGGINS AVENUE

SITE

ELM AVENUE



Shane Sousa
Sales Associate
t 559-447-6221
shane@retailcalifornia.com
CA RE Lic. #02152527

Nick Frechou
Senior Vice President
t 559-447-6266
nick@retailcalifornia.com
CA RE Lic. #01887999

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FRESNO OFFICE: 7480 N. Palm Ave. #101, Fresno, CA 93711, t 559-432-6200

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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



\$375,000
ASKING PRICE

2305 S. ELM AVENUE

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		1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
POPULATION	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%
HOUSEHOLD	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

Source: Claritas 2024



TRAFFIC COUNTS

6,952± ADT

122,339± ADT

Elm Avenue at Reverend Chester Riggins Avenue
(Northbound & Southbound)

Highway 99

Source: Kalibrate TrafficMetrix 2024



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