

AVAILABLE FOR SALE  
24,368± SF RETAIL BUILDING

# 4077 W. CLINTON AVENUE

FRESNO, CA



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## PROPERTY INFORMATION

**Building Size:** 24,368± SF  
**Lot Size:** 2.37± Acres  
**Zoning:** CC (*Community Commercial*)  
**APN:** 312-660-41 (*Fresno County*)  
**Asking Price:** \$2,500,000

### HIGHLIGHTS

The building is located in a highly underserved area for goods and services west of Freeway 99. The property benefits from a population of 107,450 within three miles and limited shopping options in the immediate area.

DEMOGRAPHICS		1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
POPULATION	2029 Projection	17,780	107,450	248,759
	2024 Estimate	17,475	104,857	242,403
	Growth 2024-2029	1.75%	2.47%	2.62%
	Growth 2020-2024	4.35%	1.49%	2.21%
	Growth 2010-2020	5.43%	8.42%	7.63%
HOUSEHOLD	2029 Projection	5,023	33,410	82,686
	2024 Estimate	4,945	32,520	80,321
	Growth 2024-2029	1.76%	2.74%	2.94%
	Growth 2020-2024	3.46%	1.91%	2.64%
	Growth 2010-2020	3.62%	6.27%	7.22%
<b>2024 Est. Average HH Income</b>		\$91,487	\$77,373	\$87,208

Source: Claritas 2024



**TRAFFIC COUNTS**  
**26,302± ADT**

Brawley Avenue at Clinton Avenue  
*(Eastbound & Westbound)*

Source: Kalibrate TrafficMetrix 2024

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# PROPERTY DESCRIPTION

The subject property is a former CVS of approximately 24,368± SF that sits on a 2.37± acre parcel. The property is located at 4077 W. Clinton Avenue which is at the southwest corner of Clinton Avenue and Brawley Avenue. The shopping center is anchored by Save Mart Supermarkets who provides a steady supply of traffic to the center. The property benefits from monument signage on both Clinton Avenue and Brawley Avenue.



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AERIAL  
MAP



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