



NEW SANGER HIGH WEST CAMPUS

172 SINGLE-FAMILY RESIDENTIAL PROPOSED

← SITE

SEQUOIA ELEMENTARY SCHOOL

19.40± ACRES - AVAILABLE FOR SALE

6331 E. Church Avenue

Fresno, California

For information, please contact:

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NEWMARK
PEARSON COMMERCIAL

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6331 E. CHURCH AVENUE

Area Highlight

The subject property is located near Sanger High West Highschool, which is a brand new education complex situated on a 70-acre site. The new complex will house the middle school and high school as well as multiple athletic facilities, including an 8,500-seat football stadium. About 700± students currently attend the school site, but that number is expected to quadruple in the years to come.

“Whenever you spend this kind of money developing a campus, the number of people employed building the facility, then the educators at the facility, it all translates into economic growth for our city.”

- Fresno Mayor Jerry Dyer



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6331 E. CHURCH AVENUE - FRESNO, CA

LOCATION DESCRIPTION

The property is within very close proximity to the new Sanger High School just north of Jensen on Fowler Avenue. The site location allows for ease of access to Highway 99 and Freeway 180.

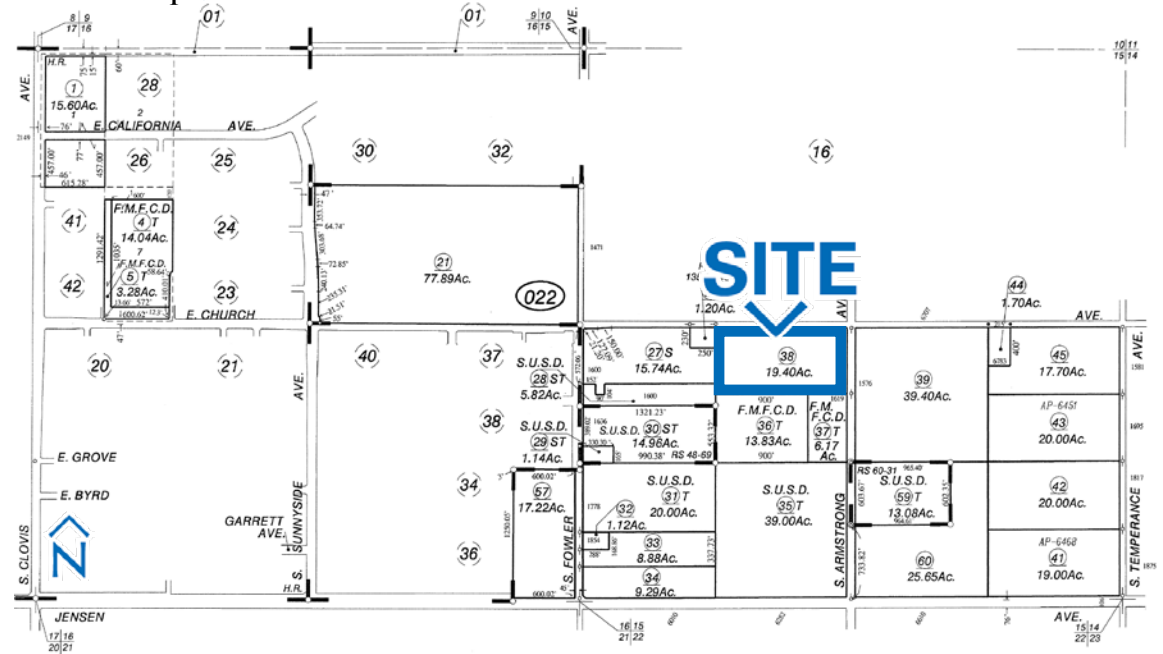
SALE DESCRIPTION

The purchase price accounts for time to entitle the property.
Contact Broker for Purchase Price.

HIGHLIGHTS

The property location is well suited for multifamily and is in close proximity to the newly constructed Sanger High School. There are numerous subdivisions and retail developments planned in close proximity to the site.

Parcel Map (Not to Scale)



PROPERTY DETAILS

Cross Streets: SWC of Armstrong & Church Avenues

Sale Price: *Contact Broker*

NOI: *Contact Broker*

Number of Lots: 1

Lot Size: 19.40± Gross Acres

Property Use: Multifamily / Development

Zoning: Multifamily

APN: 316-022-38

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DEMOGRAPHICS

Population

	1 Mile:	3 Miles:	5 Miles:
<i>Population Trend</i>			
2027 Projection:	8,783	48,611	138,161
2022 Estimate:	8,234	46,492	134,095
<i>Population Growth</i>			
Growth 2022-2027:	6.67%	4.56%	3.03%
Growth 2010-2021:	31.25%	19.27%	11.87%
Growth 2000-2010:	237.68%	53.74%	20.54%
<i>Households</i>			
2027 Projection:	2,284	13,840	37,543
2022 Estimate:	2,161	13,340	36,574
<i>Household Growth</i>			
Growth 2022-2027:	5.67%	3.75%	2.65%
Growth 2010-2022:	26.19%	15.74%	10.36%
Growth 2000-2010:	168.90%	42.18%	18.47%
<i>2022 Est. Avg. Household Income:</i>	\$133,637	\$97,793	\$75,755

Source: Claritas 2023

Race Percentages

	Total	Percentage	Total	Percentage	Total	Percentage
<i>2022 Estimated Population by Race</i>						
White Alone	2,555	31.03%	37,395	65.41%	82,693	63.90%
Black or African American Alone	417	5.07%	1,461	2.56%	3,653	2.82%
American Indian and Alaska Native Alone	87	1.05%	671	1.17%	1,827	1.41%
Asian Alone	2,937	35.67%	8,806	15.40%	18,211	14.07%
Native Hawaiian and Other Pacific Islander Alone	20	0.25%	99	0.17%	359	0.28%
Some Other Race Alone	1,774	21.55%	5,316	9.30%	15,144	11.70%
Two or More Races	443	5.38%	3,418	5.98%	7,522	5.81%
<i>2021 Estimated Population by Ethnicity</i>						
Hispanic or Latino	926	24.91%	15,559	27.22%	39,940	30.86%
Not Hispanic or Latino	2,793	75.09%	41,607	72.78%	89,470	69.14%

Source: Claritas 2023

Traffic Counts

<i>Fowler Avenue at Church Avenue (Northbound):</i>	4,541± ADT
<i>Fowler Avenue at Church Avenue (Southbound):</i>	2,676± ADT
<i>Church Avenue at Fowler Avenue (Eastbound):</i>	1,540± ADT
<i>Church Avenue at Fowler Avenue (Westbound):</i>	752± ADT
Total Visibility:	9,509± ADT

Source: Kalibrate TrafficMetrix 2023



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