



citibank
SUPERCUTS

ASHLAN AVENUE

FREESTANDING PAD OR SHOP
SPACE AVAILABLE IN PLANNED
RETAIL SHOPPING CENTER

AutoZone



99

**SWC OF CLINTON
& MARKS AVENUE**
FRESNO, CA



SHIELDS AVENUE

CVS

Walgreens



FWY 99
ON/OFF RAMPS



WELLS FARGO

CLINTON AVENUE



For information, please contact:

Save Mart

BRAWLEY AVENUE

O'Reilly AUTO PARTS
PROFESSIONAL PARTS PEOPLE

SITE

ARCO



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VALENTINE AVENUE

MARKS AVENUE

NEWMARK
PEARSON COMMERCIAL



MCKENNEY
Investment Properties

Independently Owned and Operated | Corporate License #00020875
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PROPERTY INFORMATION

Land Size:	9± Acres
Parking:	5 stall per 1,000± SF
Zoning:	CG/JGM Commercial
Lease Rate:	Negotiable

TRAFFIC COUNTS

Clinton Avenue @ Marks Avenue (*Eastbound*):
21,358* ADT

Clinton Avenue @ Marks Avenue (*Westbound*):
25,313 ADT

Marks Avenue @ Clinton Ave (*Northbound*):
8,581 ADT

Marks Avenue @ Clinton Ave (*Southbound*):
10,465 ADT

HWY 99 @ Clinton Avenue (*Northbound*):
112,689 ADT

HWY 99 @ Clinton Avenue (*Southbound*):
126,775 ADT

Source: Kalibrate TrafficMetrix (2023)
* Estimated traffic count with yearly 3% multiplier from reported 1994 traffic counts

SWC OF CLINTON & MARKS AVENUE - FRESNO, CA

PROPERTY DESCRIPTION

This planned shopping center development will be located at the southwest corner of Clinton and Marks Avenues in Fresno, California and the site encompasses 9± acres including the adjacent O'Reilly Auto Parts. The location offers excellent exposure and direct, convenient access to U.S. Freeway 99 and Freeway 180 interchange. The proposed development will attract a customer base, servicing the daily needs of the population east and west of Freeway 99. The estimated trade area has a population of approximately 39,833±, which supports the need for "additional retail development."

Prominent, well-established developers and builders have taken a serious interest in West Fresno, resulting in additional housing as well as new schools including a collegiate stadium and K-12 education complex district.

TRAFFIC INFORMATION

There are an estimated **65,717±** projected cars traveling in all four directions combined per day through the intersection of Marks and Clinton Avenues. Approximately 126,775± projected cars per day travel on Freeway 99 at the Clinton Avenue exit.

Source: Kalibrate TrafficMetrix (2023)

TRAFFIC FLOW

Clinton Avenue is one of the few streets in Fresno where traffic can cross Freeway 99. The intersection of Clinton and Marks is the first intersection west of Freeway 99 on Clinton Avenue, making the amount of traffic passing through this intersection on a daily basis substantial.

HIGHWAY 99 IMPROVEMENTS

Due to the California High-Speed Rail Project, the off-ramps and overpass at Clinton Avenue have been modified and widened and other existing off-ramps in the area have been closed making the Clinton Avenue off-ramp a significant access point to the trade area west of Freeway 99

PRELIMINARY SITE PLAN



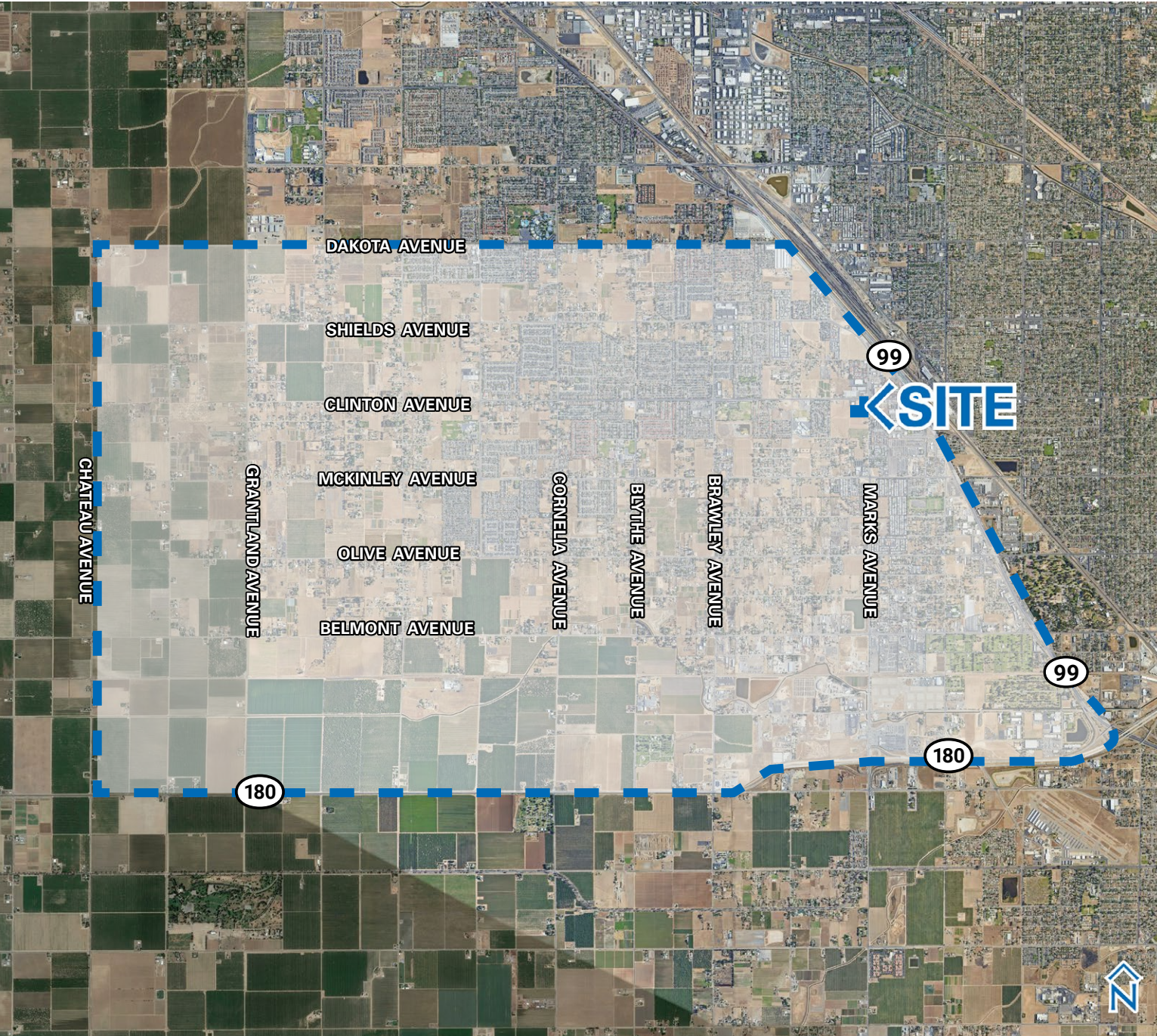
HIGHLIGHTS

- Adjacent to Carl's Jr. & O'Reilly Auto Parts
- ATM Site Available
- New Residential Growth Area
- Estimated Traffic Volume: 65,717± Cars Per Day
- Excellent Access From Freeway 99

KEY

- Existing Tenants
- Available Sites: Pad, Shop Spaces, ATM
- Available for Future Development

*Drawing Not to Scale | Proposed Site Plan Subject to Change



DEMOGRAPHICS

POPULATION	PRIMARY TRADE AREA
2027 Projection	39,833
2023 Estimate	39,099
Growth 2023-2028	1.75%
Average HH Income 2023	\$78,881

Source: Claritas (2023)

For information, please contact:

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