

THE CROSSING SHOPPING CENTER SEC OF MILBURN & HERNDON AVENUES

PRIME COMMERCIAL RETAIL SPACE IN THRIVING NORTHWEST FRESNO



PROPERTY INFORMATION



TYPE:	Class A, Retail
MARKET SECTOR:	Northwest Fresno
BUILDABLE PAD:	30,700 SF±
AVAILABLE SPACES:	3,056 SF± (Inline)
LEASE RATE:	Contact Broker for Pricing

DESCRIPTION:

- 8-Acre site with approximately 70,000 SF of Retail
- The center is anchored by CVS and United Health Centers
- Great access and parking (Ratio of 6.48 spaces per 1,000 SF)
- Prime intersection with traffic volume over 54,000 cars per day (City of Fresno)
- Strategically positioned in a high growth area with close proximity to Highway 99/Herndon Avenue on/off ramp

AREA SNAPSHOT: NW FRESNO, CA

2023 Population	1,029,488
2023 Population Change	1.38%
2023 Home Ownership	74.7%
2023 Average HH Income	\$95,371

\$397,280

Median Home Value

+2.7%

Home values grew over the last year



CONTACT

Exclusively Offered By

AMIR DEHLAN

amir@dehlan.com

559-217-2120

DRE#01851777

BRETT TODD

btodd@fortuneassociates.com

559-710-1117

DRE#01912244



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