

AVAILABLE FOR SALE  
76.09± ACRES OF LAND

# 5395 N. GARFIELD AVENUE

FRESNO, CA



PROPERTY  
OVERVIEW

**NEWMARK**  
PEARSON COMMERCIAL

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# 5395 N. GARFIELD AVENUE

FRESNO, CA

## PROPERTY INFORMATION

**Availability:** 76.09± Acres  
**APN:** 505-050-03S  
**Zoning:** AE-20 (*Exclusive Agricultural*)

### PROPERTY DESCRIPTION

Strategically located just outside the City of Fresno City Limits and Sphere of Influence, this 76.09± acre property on the west side of Garfield Avenue between Shaw and Barstow Avenues offers tremendous future development potential.

### HIGHLIGHTS

- Across the street from City Limits & Sphere of Influence
- Utilities nearby (*in Garfield Avenue*)
- New developments in the area
- New Justin Garza High School nearby
- Minutes from Veterans Boulevard & El Paseo Shopping Center



**\$6,087,200**  
ASKING PRICE

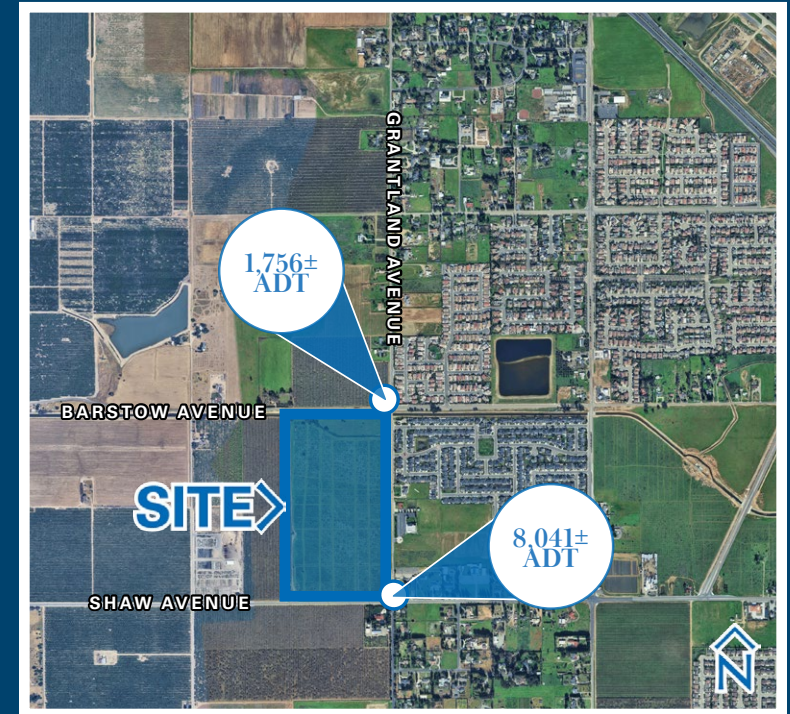
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## AREA DEMOGRAPHICS

	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS	
<b>POPULATION</b>	2030 Projection	4,771	45,922	120,618
	2025 Estimate	4,279	43,737	118,434
	Growth 2025-2030	11.49%	4.99%	1.84%
	Growth 2020-2025	-4.35%	8.03%	3.25%
	Growth 2010-2020	218.25%	25.79%	12.86%
<b>HOUSEHOLD</b>	2030 Projection	1,248	13,494	38,664
	2025 Estimate	1,115	12,838	37,938
	Growth 2025-2030	11.96%	5.11%	1.91%
	Growth 2020-2025	-6.73%	7.78%	3.36%
	Growth 2010-2020	66.43%	19.23%	9.93%
<b>2025 Est. Average HH Income</b>	\$173,082	\$121,831	\$108,434	

Source: Claritas 2025



### TRAFFIC COUNTS

(Within a One Mile Radius)

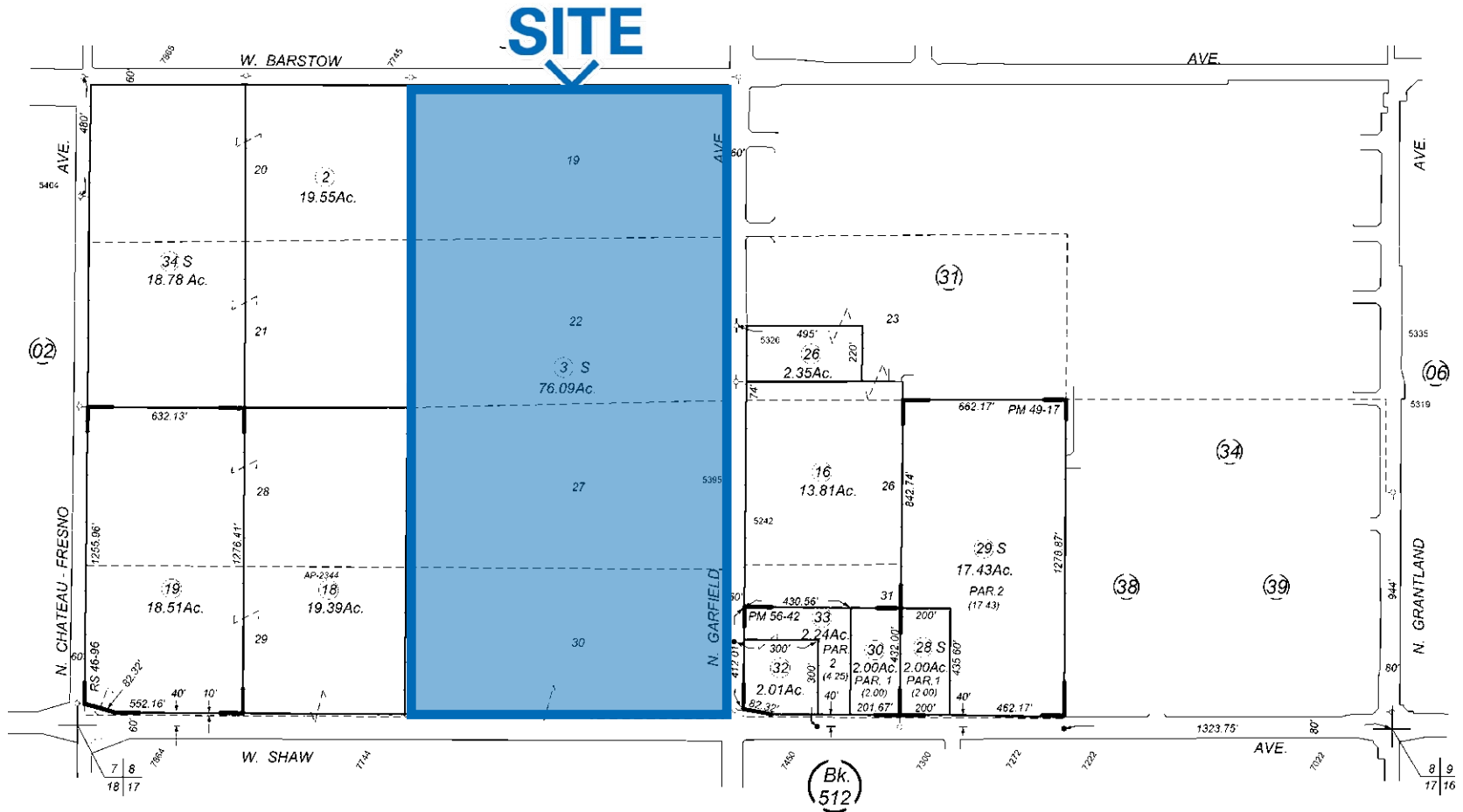
# 1,756± ADT

Grantland Avenue at Barstow Avenue  
(Northbound)

# 8,041± ADT

Shaw Avenue at Grantland Avenue  
(Eastbound)

Source: Kalibrate TrafficMetrix 2024



**5395 N. GARFIELD AVENUE**  
FRESNO, CA

**AERIAL**  
MAP



**SITE** ➔

BARSTOW AVENUE

LENNAR HOMES

99

SHAW AVENUE

GRANTLAND AVENUE

BRYAN AVENUE

HAYES AVENUE

POLK AVENUE

99

CHATEAU FRESNO AVENUE

GARFIELD AVENUE

PARC WEST (GRANVILLE)

CENTURY COMMUNITIES

ASHLAN AVENUE

JUSTIN GARZA HIGH SCHOOL

CENTURY COMMUNITES

GRANVILLE

LENNAR HOMES



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