

23.41± ACRES OF LAND FOR SALE IN NORTHWEST FRESNO

# POTENTIAL BIG BOX SITE AVAILABLE

NEC of Herndon Avenue and Riverside Drive - Fresno, California



For Additional Information  
Please Contact:

**Dick Ellsworth**

Senior Vice President  
Land Division  
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CA DRE# 00330607

• Prime property on Herndon Avenue that will accommodate big box stores, entertainment, or recreation venues.

**Newmark**  
Pearson Commercial

Independently Owned and Operated  
www.newmarkpearson.com

FRESNO OFFICE  
7480 N Palm Ave #101  
Fresno CA 93711  
559.432.6200

VISALIA OFFICE  
3447 S Demaree St  
Visalia CA 93277  
559.732.7300

Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.

NEC OF HERNDON AVENUE AND RIVERSIDE DRIVE - FRESNO, CA

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## PROPERTY DETAILS

Prime property on W. Herndon Avenue that will accommodate big box users, entertainment, or recreation venues. Back portion designated to community recreation/commercial.

**Property Size:** 23.41± Acres

**APN:** 503-020-12 (Fresno County)

**Zoning:** C000SPL, Com, Vacant

**Planned Land Use:** Community Commercial

**Utilities:** Water, Sewer, Electric, Gas

**Purchase Price:** \$7,850,000 (\$7.70 per SF)

**Lease:** NNN ground lease negotiable

## TRAFFIC COUNTS

**Herndon Ave** (E. of N Riverside Dr): 28,254± ADT (est.)

**Golden State Blvd** (S. of W Herndon Ave) 7,539± ADT (est.)

**State Highway 99** (N. of W. Herndon Ave) 64,141± ADT

Source: AnySite (2019)



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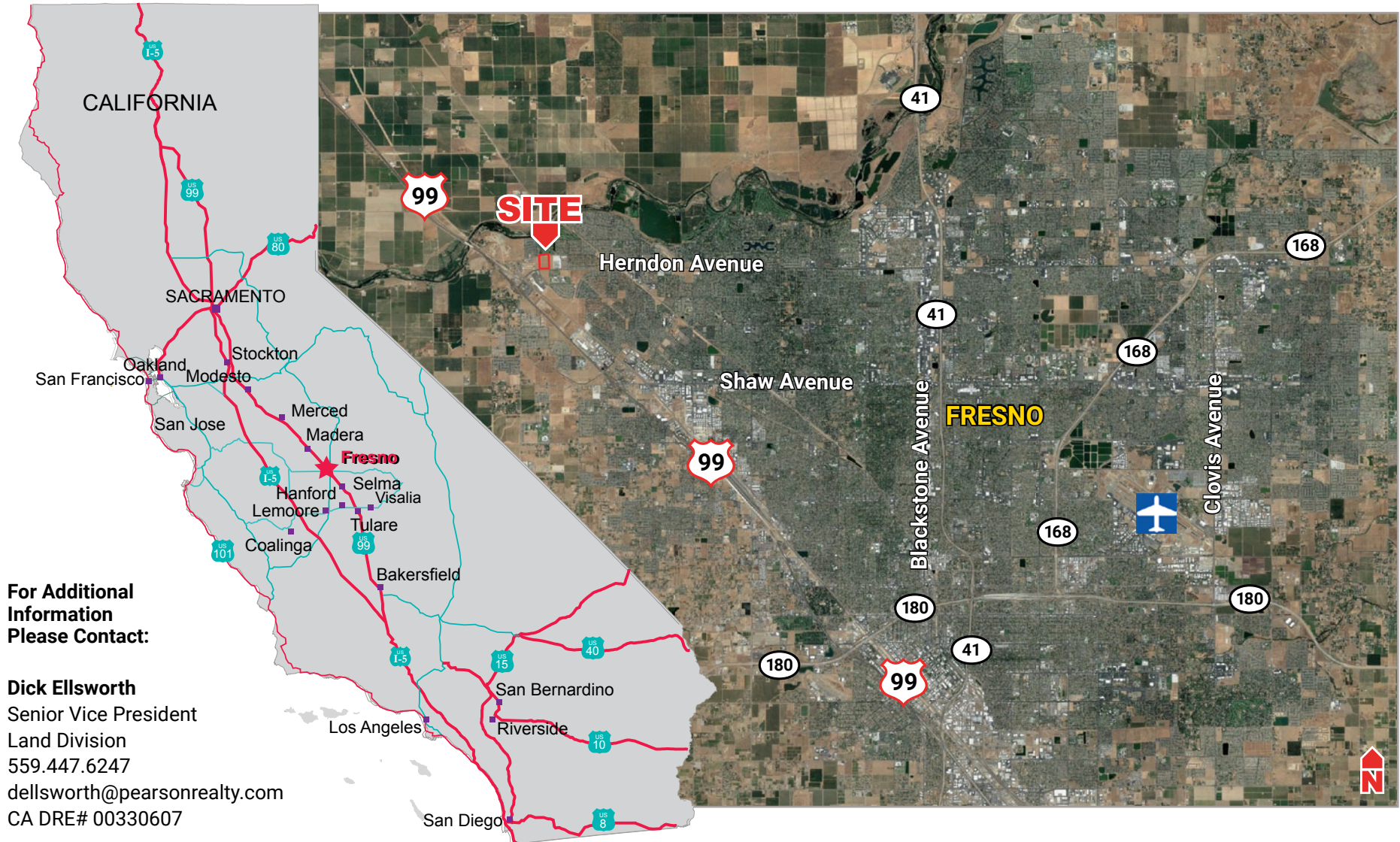
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