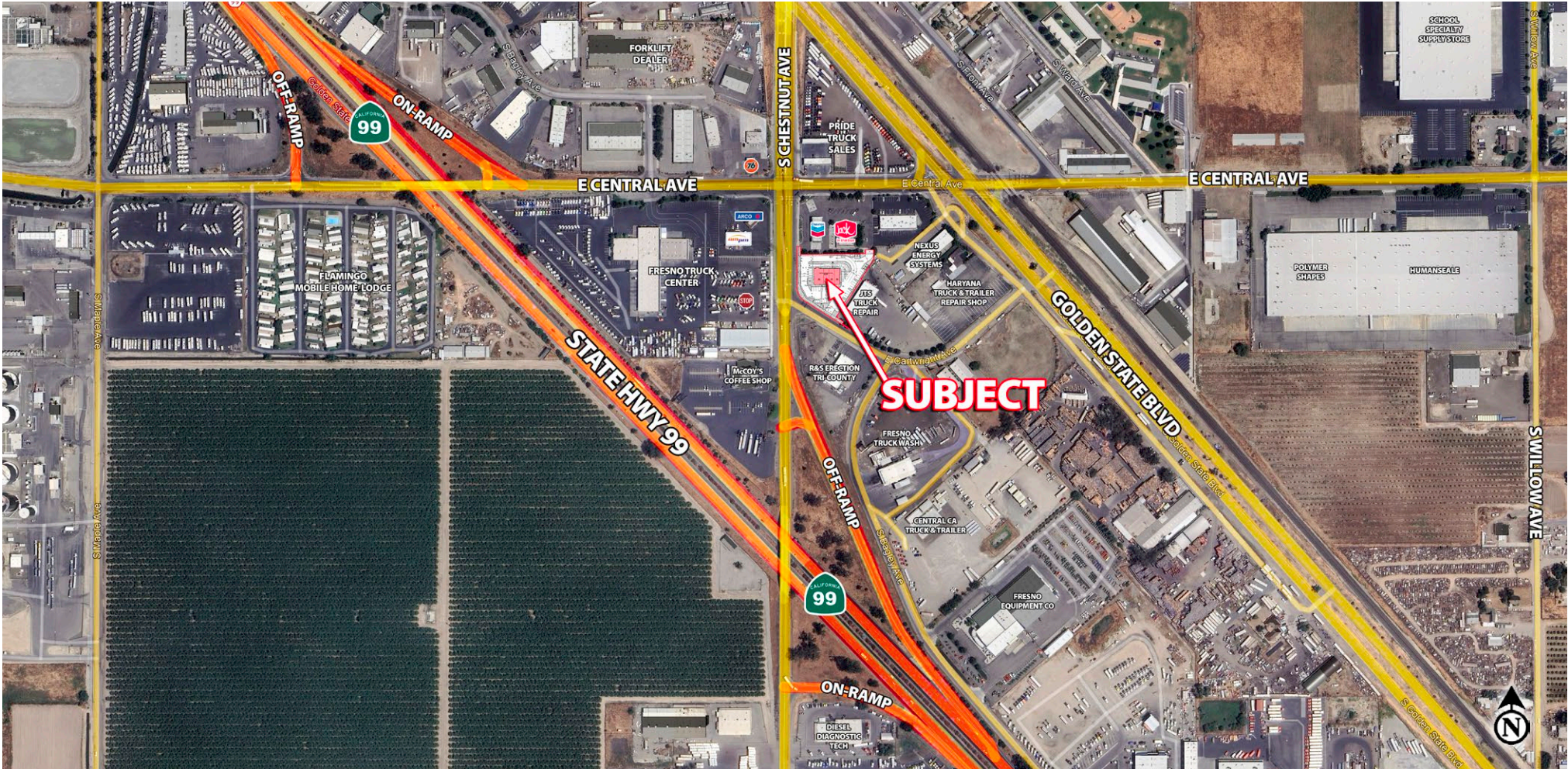


HIGHWAY COMMERCIAL OPPORTUNITY AT HIGHWAY 99 RAMPS

MULTI-TENANT SHOP SPACE

CHESTNUT AVE NORTH OF STATE HWY 99 · FRESNO, CA 93725



FOR MORE INFORMATION, CONTACT:

RETAIL CALIFORNIA CRE

A division of Pearson Realty

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This information is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described herein shall be conducted through this office. The information included here, while not guaranteed, is secured from sources we believe to be reliable. Each investor is encouraged to have a C.P.A. and/or Financial Advisor make an independent projection. ©2024 Retail California. All rights reserved.

HIGHWAY COMMERCIAL OPPORTUNITY AT HIGHWAY 99 RAMPS

MULTI-TENANT SHOP SPACE

CHESTNUT AVE NORTH OF STATE HWY 99 · FRESNO, CA 93725

Property Description:

The subject property consists of approximately 1.05 acres of commercial land that will include a multi-tenant retail building of about 6,085 square feet on Chestnut Avenue east of HWY 99 in Fresno. The property provides for a great service commercial opportunity being in the heart of a large industrial and agricultural based community.

Property Features:

This high traffic location will have a Hwy 99 pylon sign and is near the busy intersection of Chestnut and Central Avenues. This will be highly utilized stop off point for travelers along Hwy 99 and those who work in the area.

Available Space: 1,260± SF to 2,525± SF Available

Lease Rate: Contact Agent for details.

2024 Demographics:

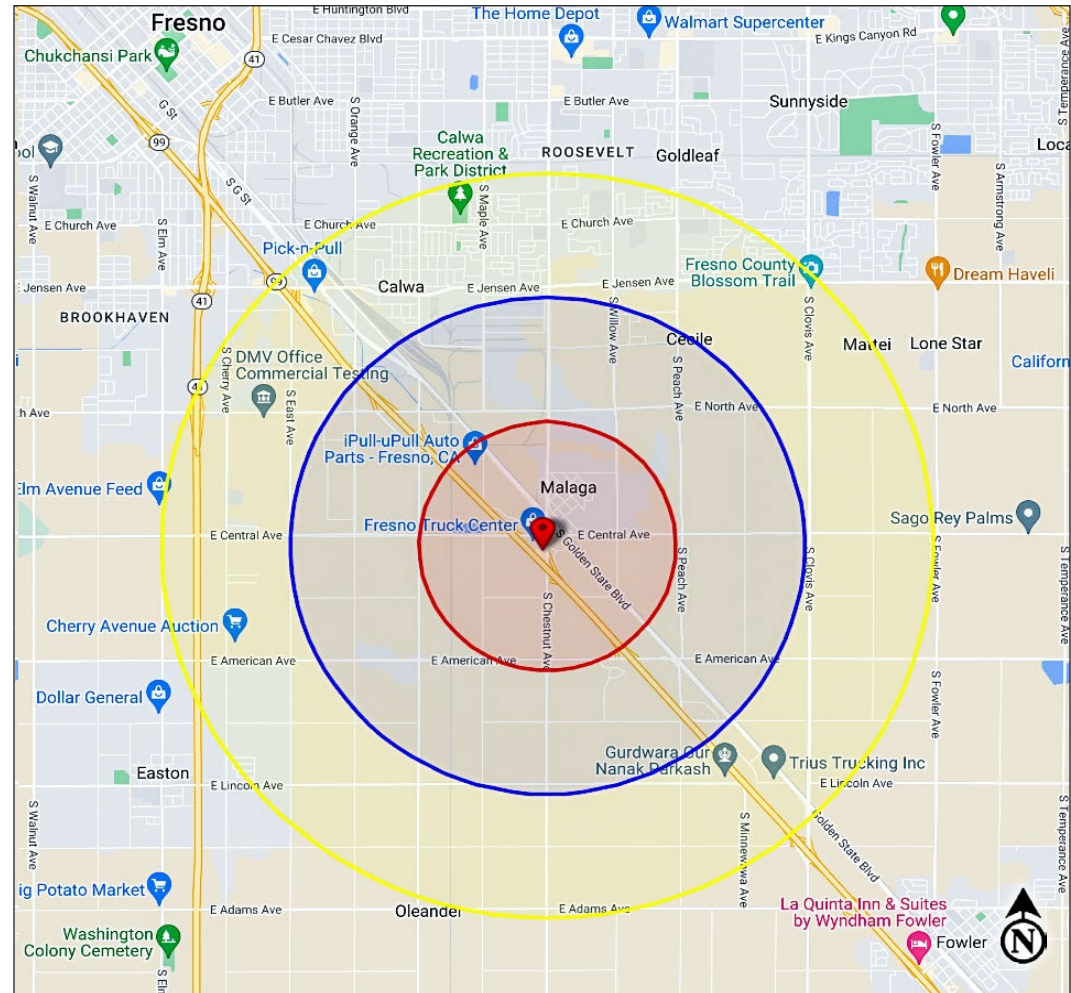
	1 Mile	2 Miles	3 Miles
Total Population:	1,247	2,651	23,186
Total Households:	4,120	14,614	26,084
Avg. HH Income:	\$77,691	\$76,812	\$72,791
Total Daytime Pop:	5,312	12,114	31,507

Source: Claritas, LLC

2024 Traffic Counts:

S Chestnut Ave:	12,092 ADT
E Central Ave:	4,951 ADT
S Golden State Blvd @ Central	3,693 ADT
State Hwy 99 @ Chestnut:	<u>95,579</u> ADT
Total Traffic Exposure:	116,315 Avg Daily Traffic

Source: Kalibrate TrafficMetrix



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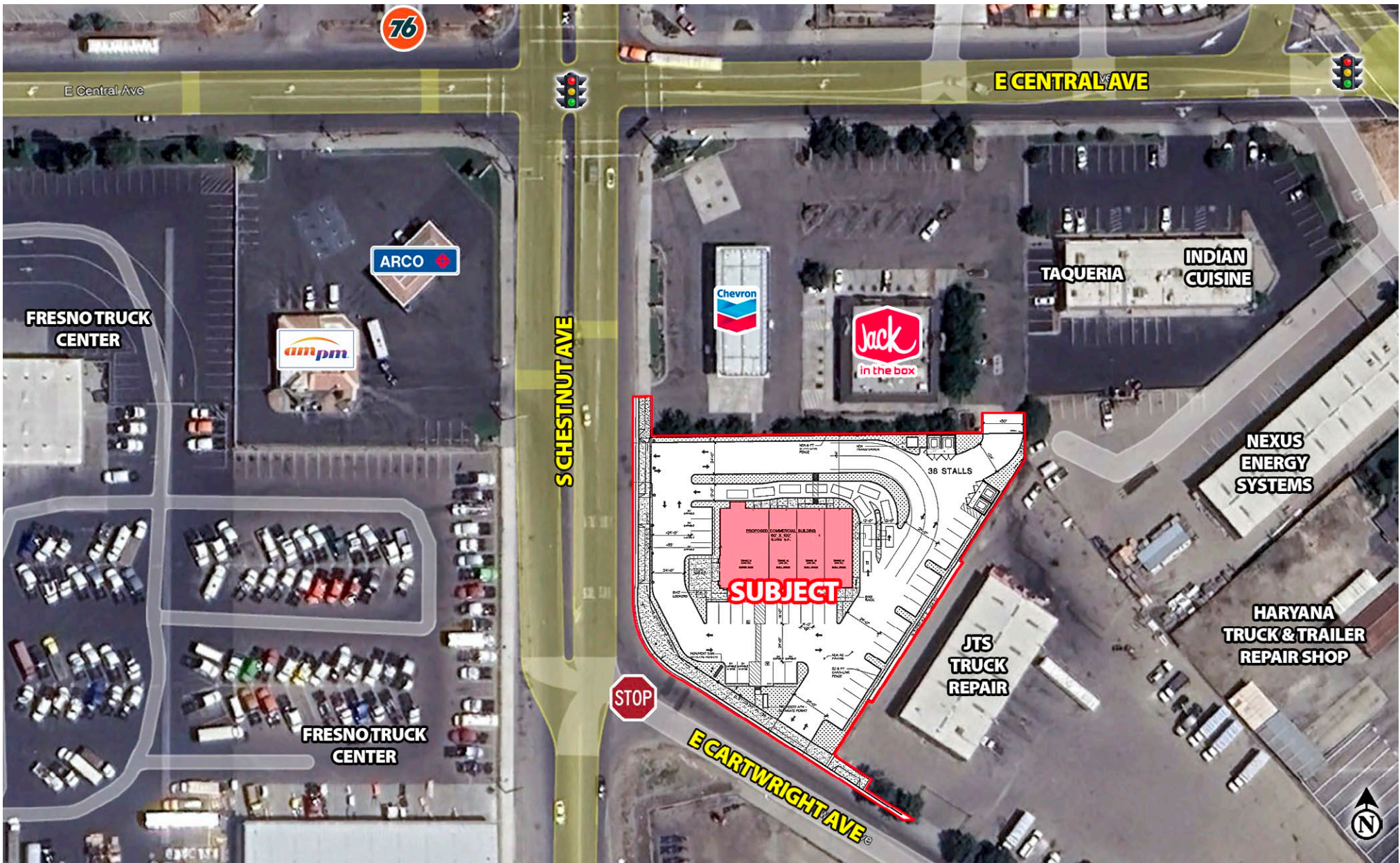
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HIGHWAY COMMERCIAL OPPORTUNITY AT HIGHWAY 99 RAMPS

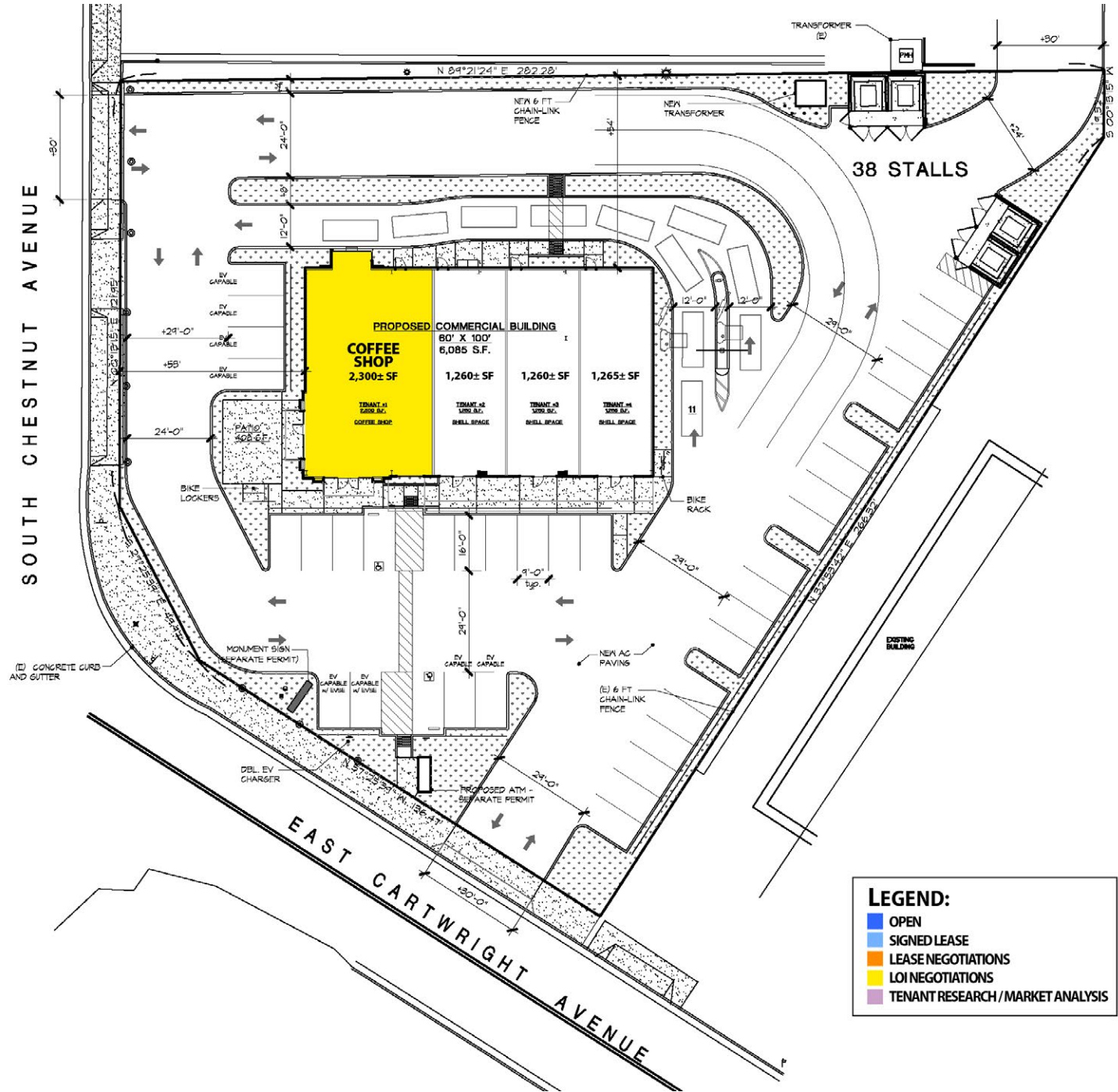
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PROPOSED COMMERCIAL BUILDING SITE PLAN



ALT 5A
24-056
7-29-2024