

HARD CORNER LAND SUITABLE FOR GAS STATION / MINI-MART / FAST FOOD FRIANT COMMERCIAL LAND FOR SALE OR LEASE

SWC FRIANT RD & NORTH FORK RD • FRIANT, CA 93626



RETAIL CALIFORNIA CRE

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Location Description:

The available parcels are located on the hard southwest corner of Friant Rd and North Fork Rd in Friant, CA. The subject site is uniquely positioned for gas station, convenience store, or fast-food restaurant use.

Property Highlights:

The location provides full street-frontage on both Friant and North Fork roads. The property is adjacent to the San Joaquin River basin and Friant Dam/Millerton Lake, a major destination for area recreation, boating and fishing. The town of Friant is approximately 4 miles from Table Mountain Casino Resort and Eagle Springs Golf Club, on the main route to and from Fresno, Clovis and Madera.

Lot Size & APNs:

38,654± SF total lot size; APNs: 300-120-11, 300-120-63, and 300-120-64

Sale Price/Lease Rate: Please contact agent for more information.

2022 Demographics:

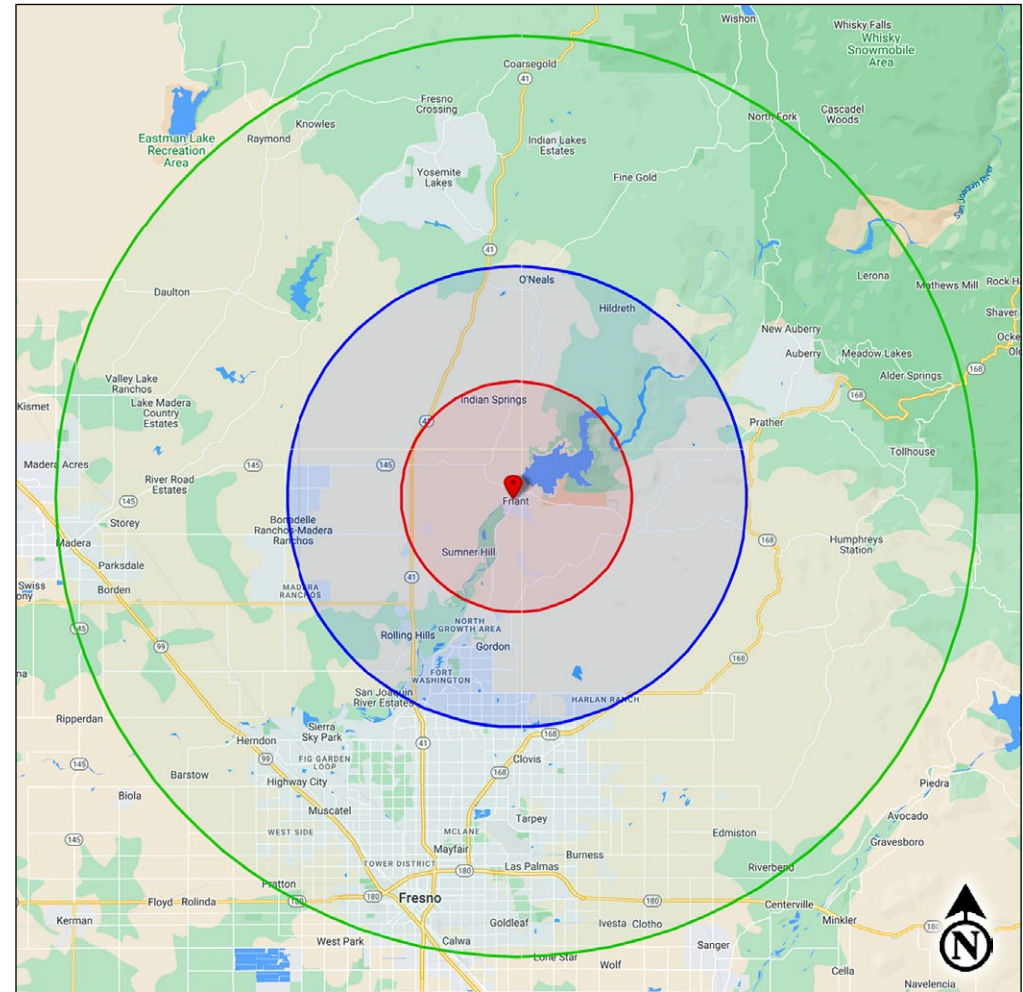
	5 Miles	10 Miles	20 Miles
Total Population:	2,281	88,857	844,850
Total Households:	794	30,524	262,077
Avg HH Income:	\$142,150	\$156,351	\$91,390
Total Daytime Pop:	3,375	67,304	839,899

Data Source: Claritas, LLC

2022 Traffic Counts:

Friant Road:	14,568 ADT
North Fork Rd:	5,827 ADT
Intersection Total:	20,481 Average Daily Traffic

Data Source: Kalibrate TrafficMetrix; AlphaMap



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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, has been 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. ©2023 Retail California. All rights reserved.

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FRIANT COMMERCIAL LAND FOR SALE OR LEASE

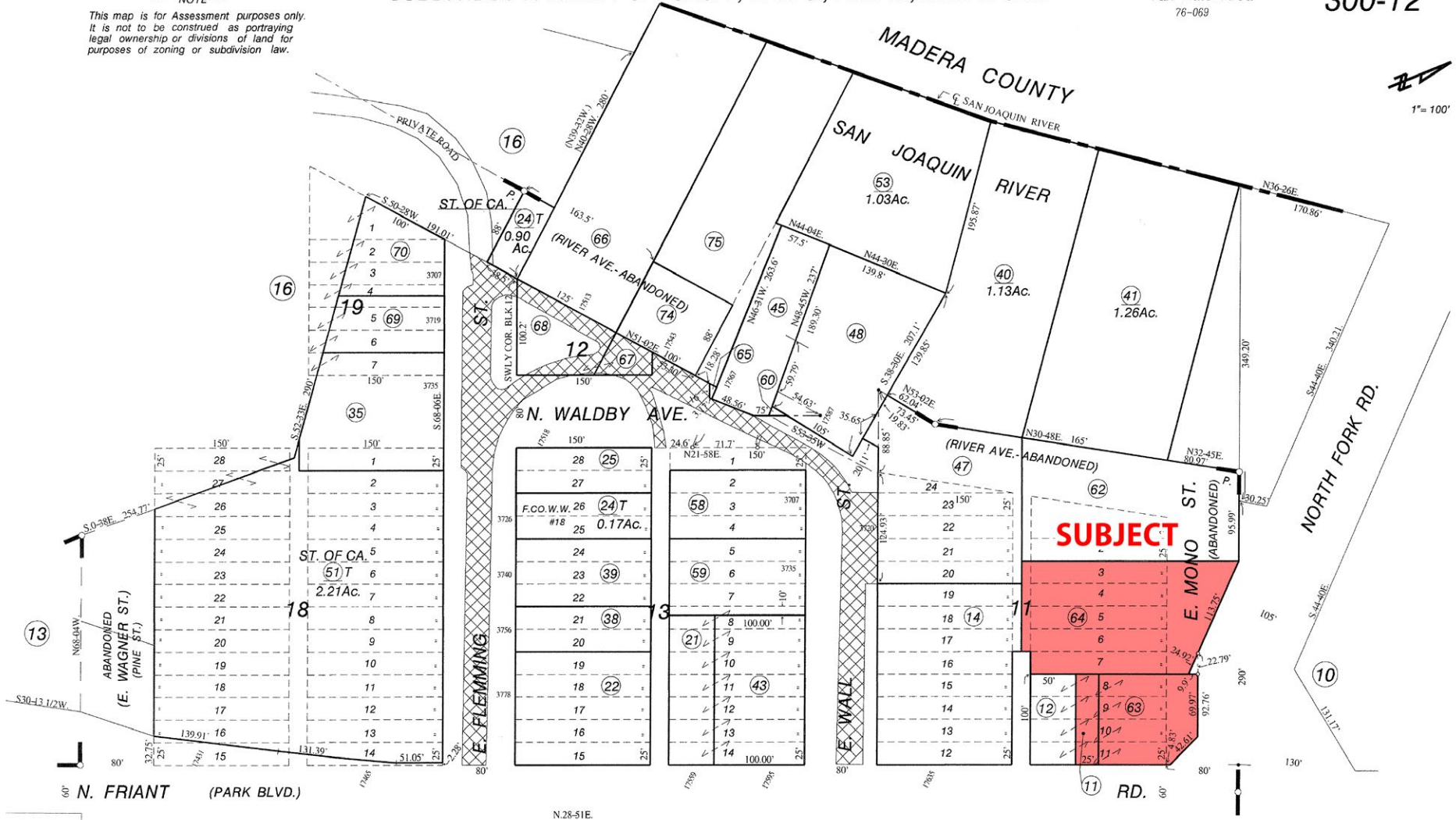
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SUBDIVIDED LAND IN POR. SEC. 7, T. 11 S., R. 21 E., M. D. B. & M.

Tax Rate Area
76-069

300-12

--- NOTE ---
This map is for Assessment purposes only.
It is not to be construed as portraying
legal ownership or divisions of land for
purposes of zoning or subdivision law.



Pollasky - Plat Bk.5, Pg.5

20 01 (MIN. ONLY)

⊘ DENOTES APPROXIMATE AREA OF PAVEMENT FROM AERIAL PHOTOS

Assessor's Map Bk. 300 - Pg. 12
County of Fresno, Calif.

NOTE - Assessor's Block Numbers Shown in Ellipses.
Assessor's Parcel Numbers Shown in Circles.

12-22-2014 SH