

AVAILABLE FOR SALE  
76.09± ACRES OF LAND

5395 N. GARFIELD AVENUE  
FRESNO, CA

BARSTOW AVENUE

SITE ➔

GARFIELD AVENUE

SHAW AVENUE

CHATEAU FRESNO AVENUE

**NEWMARK**  
PEARSON COMMERCIAL

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# 5395 N. GARFIELD AVENUE

FRESNO, CA

## PROPERTY INFORMATION

**Availability:** 76.09± Acres  
**APN:** 505-050-035  
**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



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



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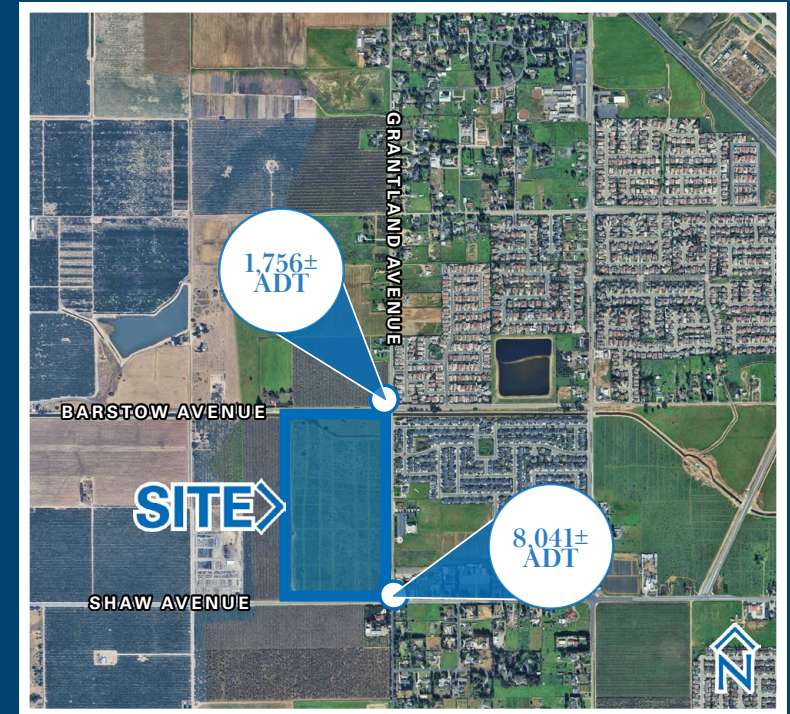
## AREA DEMOGRAPHICS

### POPULATION

DEMOGRAPHICS	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
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%
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%
<i>2025 Est. Average HH Income</i>	\$173,082	\$121,831	\$108,434

Source: Claritas 2025

### HOUSEHOLD



### TRAFFIC COUNTS

(Within a One Mile Radius)

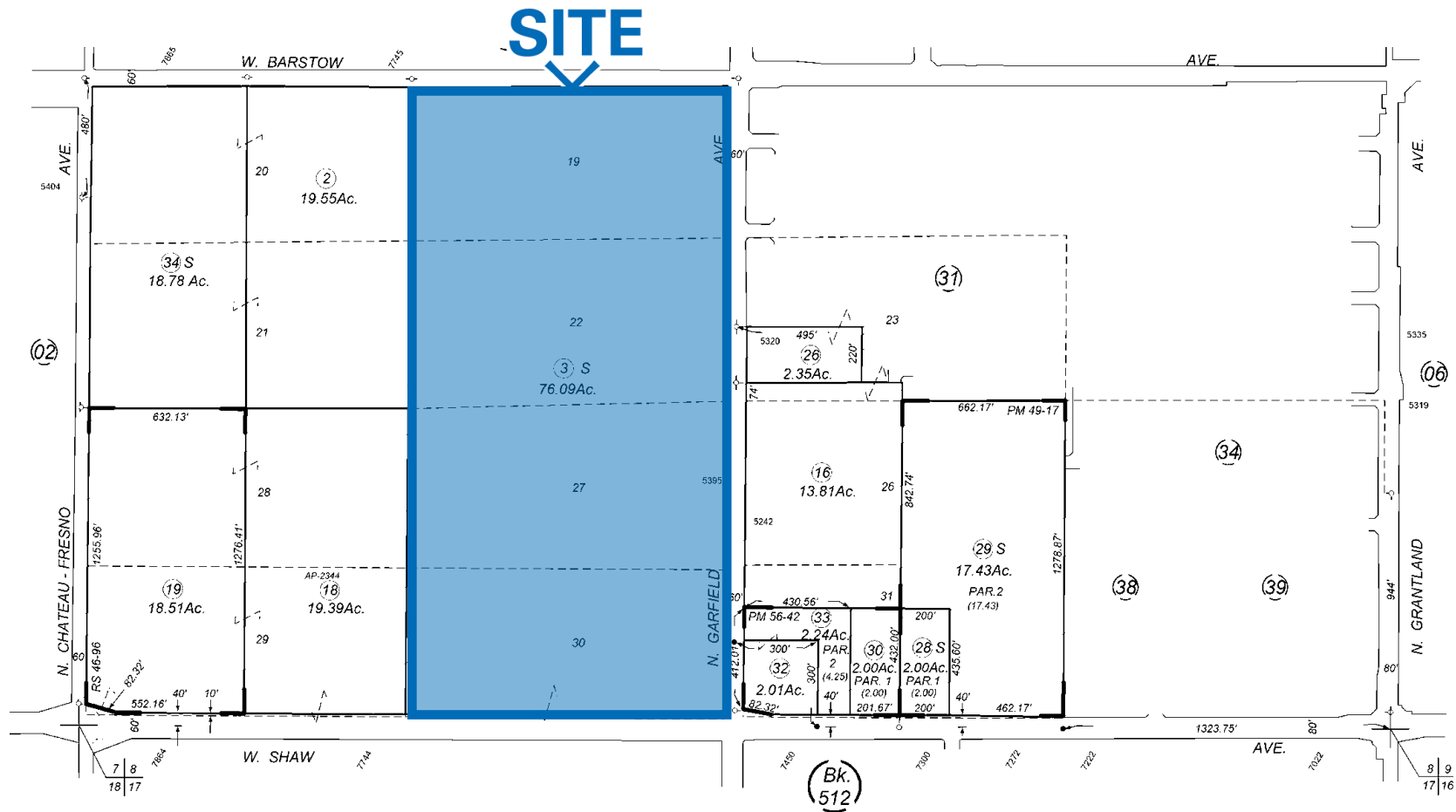
1,756± ADT

Grantland Avenue at Barstow Avenue  
(Northbound)

8,041± ADT

Shaw Avenue at Grantland Avenue  
(Eastbound)

Source: Kalibrate TrafficMetrix 2024





**5395 N. GARFIELD AVENUE**  
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**AERIAL**  
MAP





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