

FOR LEASE | ADAPTABLE DRIVE-THRU | MERCED, CA



Patrick Zado
DRE# 01707199
(209) 521.1591
pzado@cosol.net

Jake Maiorino
DRE# 01453218
(209) 521.1591
jmaiorino@cosol.net

Listing Summary

Address: 360 West Olive Avenue,
Merced, CA 95348

Lease Rate: \$3.25 PSF NNN

Building Size: ±2,065 Square Feet

Parcel Size: ±29,756 Square Feet / 0.68 Acres

Parking: 39 Stalls

Zoning PD (Planned Development)

Traffic Count: Olive Avenue – 26,000 ADT

Property Highlights:

- DRIVE-THRU
- Existing restaurant
- On major north/south thoroughfare
- Ample parking
- High traffic counts
- Excellent visibility
- Dense residential area



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Executive Summary

CoSol Commercial Real Estate is excited to present this 3,401 square foot property, a former restaurant, strategically located at 110 E. Bullard Avenue in Fresno, California. Surrounded by major retailers, including Target and Burlington and situated at the intersection of Bullard Ave and Blackstone Ave, this property is in a mature trade area. It's proximity to the highly-traveled Highway 41 that has a convenient Bullard Ave exit with a daily traffic count of 34,402, make this a sought-after property. The commercial-mixed use zoning makes this space versatile for a range of potential businesses. With a generous 28,561 square feet lot and 41 parking stalls, this freestanding building holds promise for a thriving enterprise. Contact us today to seize this remarkable opportunity!



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Demographics

Fresno sees 9.6% growth from 2010 to 2020 (US Census, 2020)

	1 Mile	3 Mile	5 Mile
Population	17,081	133,355	370,430
Households	6,955	51,256	133,983
Average Household Income	\$54,011	\$62,316	\$59,640



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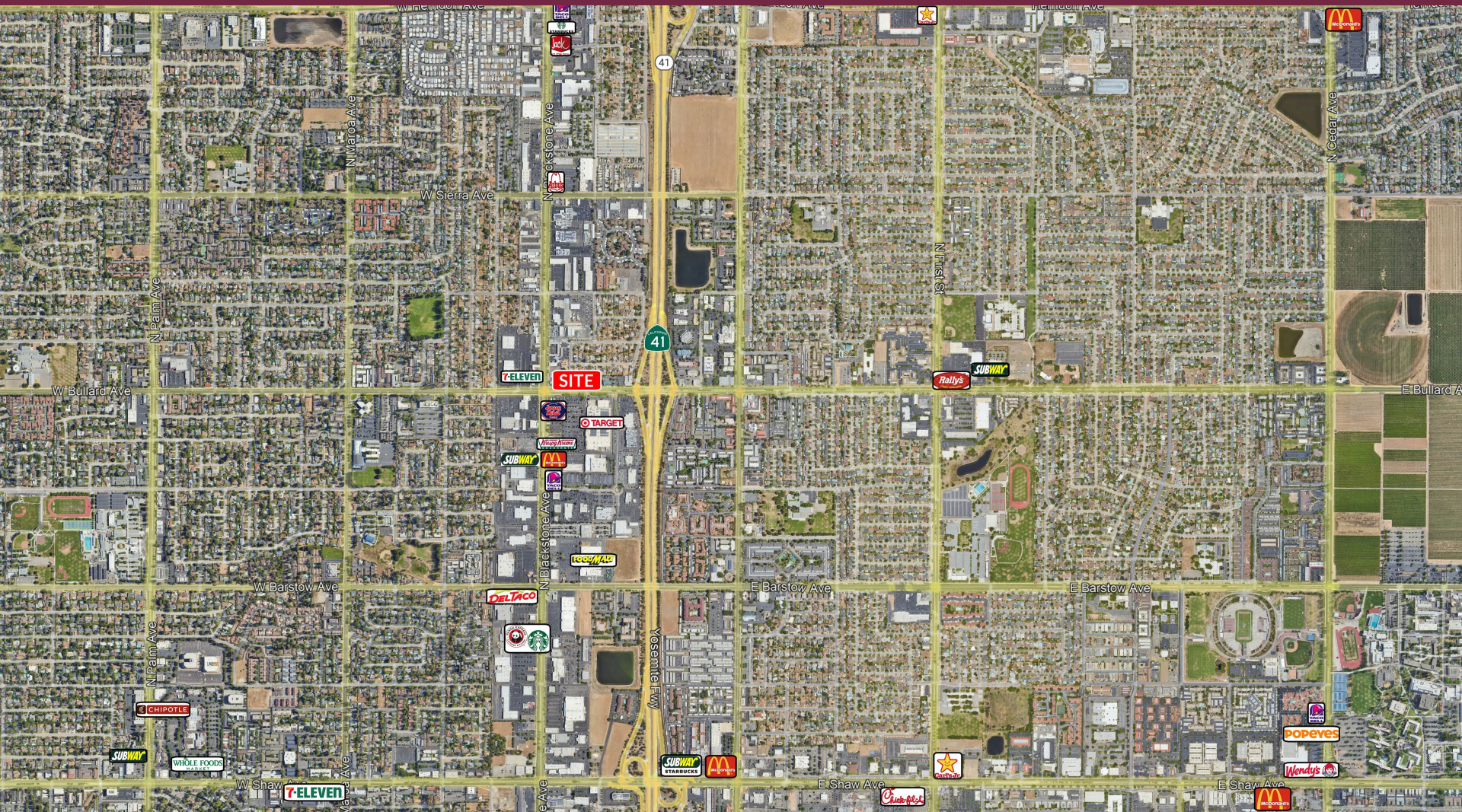
Location Aerial



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McHenry Ave Aerial



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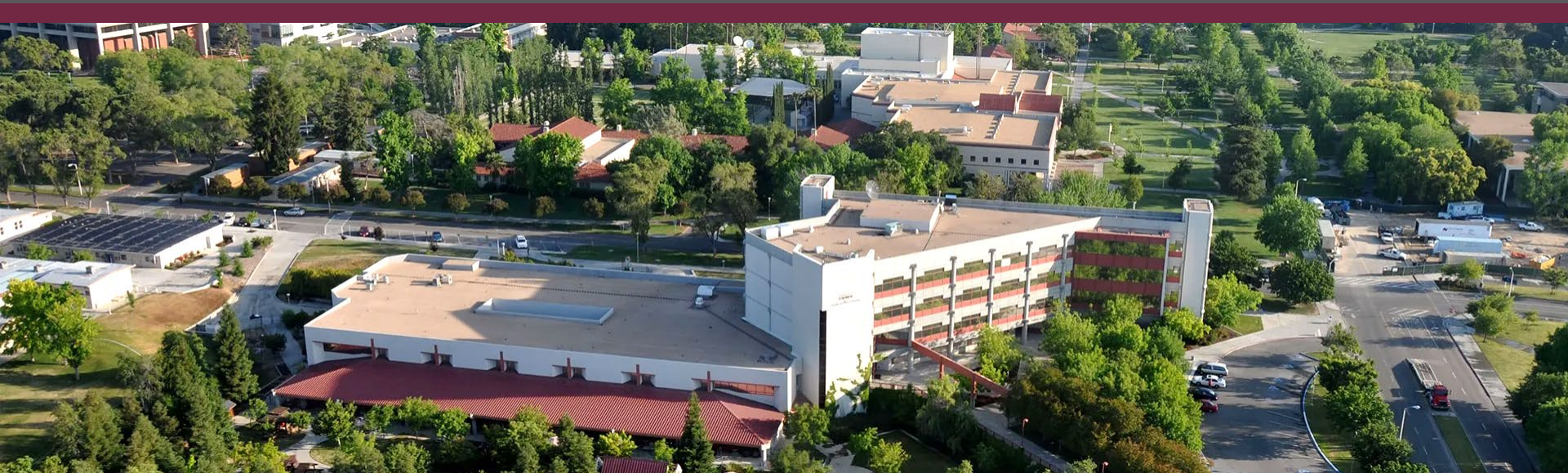
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SIGNAGE

110

Location



Fresno, California, located in California's San Joaquin Valley, is a city with a rich and diverse history. This is the largest city in the Central Valley with a population of approximately 530,000 residents. Situated within a few hours' drive of several major California cities, Fresno is conveniently located - San Francisco is about 180 miles to the west, Sacramento is approximately 170 miles to the north, Los Angeles is 220 miles to the south, and Yosemite National Park is within a reasonable distance, drawing nature enthusiasts and tourists.

Fresno's roots are deeply intertwined with agriculture, benefiting from the fertile lands surrounding the city, producing an array of crops, including grapes, almonds, and citrus fruits. The city is often referred to as the "Raisin Capital of the World," a testament to its significant role in the raisin industry.

With a diversified economy, Fresno thrives in industries like agriculture, food processing, manufacturing, and retail. It serves as a vital transportation and distribution hub in California due to its strategic location, making it a vital player in the state's economy.

Fresno is recognized for its connection to agriculture, the arts, and historic events, solidifying its place in the fabric of California's Central Valley.



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Contact Info

For More Information,
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