



PREMIER SHOVEL-READY MULTIFAMILY DEVELOPMENT OPPORTUNITY

FOR SALE | \$2,000,000.00

295 N. CLOVIS AVENUE, FRESNO, CA 93727

1.95 AC | ±60 UNITS | CMX ZONING | FRESNO GROWTH CORRIDOR

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Property Details

Address	295 N. Clovis Avenue, Fresno, CA 93727
APN	462-020-03
Price	\$2,000,000.00
Property Type	Vacant Land
Proposed Use	Multifamily
Building Size	55,620± sq. ft.
Units	>60 Units
Total Land	1.95 AC
Zoning	CMX
Water I Sewer	City of Fresno
Parking	89± spaces
Building One	9,348± sq. ft.
Building Two	9,348± sq. ft.
Building Three	10,140± sq. ft.
Building Four	13,392± sq. ft.
Building Five	13,392± sq. ft.
Access	Contact Broker for Details



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Vicinity Map | FANCHER CREEK



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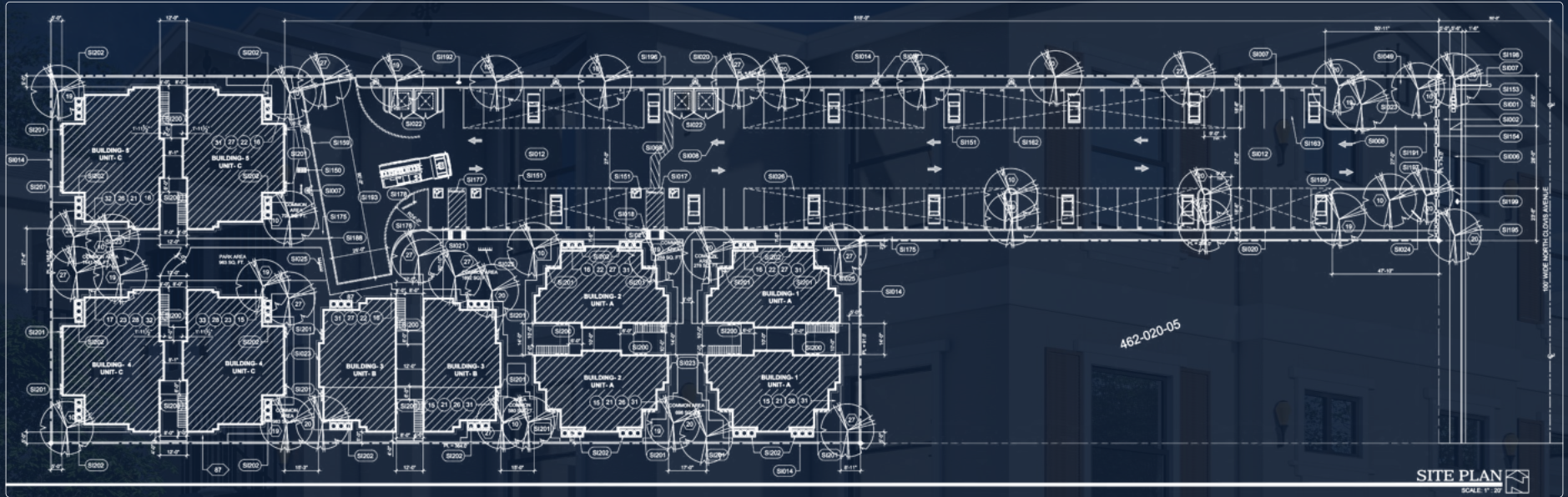
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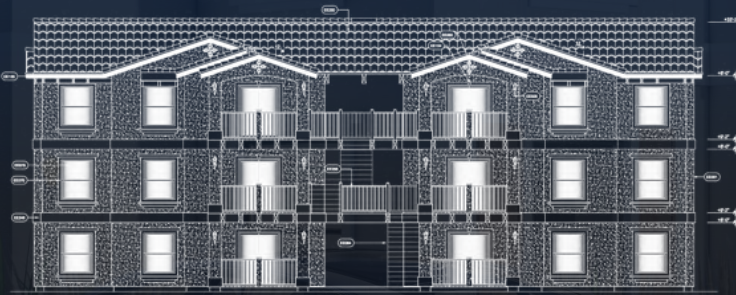
Site Plan



60 UNIT SITE PLAN



CONCEPTUAL RENDER



FRONT ELEVATION UNIT 'A'

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Executive Summary

295 N. Clovis Avenue presents a prime shovel-ready development opportunity positioned within one of the Central Valley's most active growth corridors. This ±1.95-acre parcel is fully entitled for 60 multifamily units and zoned CMX (Commercial-Mixed Use), offering immediate action with all approvals and infrastructure in place. The site delivers an exceptional balance of accessibility, visibility, and walkability—with prominent Clovis Ave frontage and prime connectivity to destinations such as Old Town Clovis, Fresno Yosemite Airport, and the newly developed Fancher Creek Town Center just steps away.

Directly across the street, the newly opened Fancher Creek Town Center has rapidly become the retail and entertainment hub for southeast Fresno. Spanning one million square feet, this shopping center has welcomed its first set of national tenants that include Target, Sprouts Farmers Market, and In-N-Out Burger. The center's incoming mix of national retailers, restaurants, and amenities will strengthen the demand for nearby housing. The property's location allows future residents to enjoy a true live-work-play experience, all within walking distance.

Beyond its immediate surroundings, the site offers exceptional regional connectivity. Downtown Fresno, Old Town Clovis, and the Fresno Yosemite International Airport are each less than a 15-minute drive, providing convenient access to all residents and visitors alike. The site offers close proximity to CA-41 and a direct route to CA-99, ensuring ease of movement throughout the Central Valley and beyond. Its arterial roads also connect the area efficiently to the communities of Sanger and Madera, reinforcing its position as a central residential hub. Combining shovel-ready entitlements, strategic freeway access, and proximity to established lifestyle destinations, *295 N Clovis Avenue represents one of the most compelling opportunities in the Fresno-Clovis metropolitan area.*



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Demographics

Fresno, the fifth-largest city in California, serves as the economic and cultural hub of the Central Valley. With a metro population exceeding one million, the city boasts strong demographics, a growing workforce, and exceptional opportunities for ground-up development. Located at the geographic center of the state, Fresno offers efficient connectivity to major markets. Highways 99, 41, 168, and 180 intersect in the city, while nearby interstates provide direct access to Los Angeles, the Bay Area, and Sacramento, all within a few hours' drive. For developers, the South Fresno and Clovis area presents a compelling opportunity compared to coastal markets—featuring flexible land acquisition costs, abundant vacant parcels strategically positioned near major thoroughfares, and a pro-business climate that continues to attract investment. Combined with accelerating residential growth in Southeast Fresno and East Clovis, infrastructure expansion supporting new development, and rising demand for industrial, multifamily, and commercial projects on entitled land, the region stands out as a dynamic market with long-term growth potential and strategic importance within California's commercial real estate landscape.

TOP EMPLOYMENT IN 93727 IN 5MI RADIUS

51,083	Management and Business		
41,569	Educational Services and Health Care		
17,774	Retail Trade		
15,927	Professional and Administration		
15,231	Entertainment and Recreation	TOTAL EMPLOYEES	±266,300 IN 5MI RADIUS

HH INCOME

1MI	\$88,900.00		
3MI	\$71,200.00		
5MI	\$66,000.00	GROWTH RATE	±15.0%

POPULATION

1MI	±29,600 PP		
3MI	±154,900PP		
5MI	±360,700PP	GROWTH RATE	±5.0%



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Confidentiality

This Offering Memorandum has been prepared to provide summary and information not guaranteed to prospective purchases and to solely establish a level of interest in the subject property. The information provided herein is not a substitute for a thorough due diligence investigation. The Saito Company makes no warranties or representation with respect to the income expenses for the subject property, the future financial performance, the size of the subject property, improvements, the physical condition thereon, or any of the tenant's plans of intentions to continue on the subject property. The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however not verified. The Saito Company has not conducted any investigation regarding these matters and will not verify and makes no warranties or representation regarding the accuracy or completeness thereof. All potential buyers must take appropriate measures to verify all information set forth herein and this is not to be an appraisal. Please consult our Brokerage for more details as we have this information prepared for advertising and general information purposes. The Saito Company excludes all inferred or implied terms, conditions and warranties arising from this document and excludes all liability for loss and damages arising thereon and there from.

For over 30 years, we have established ourselves as a reliable participant in California's commercial real estate industry, with an emphasis on the Central Valley and its neighboring regions. The wealth of our expertise has resulted in the successful completion of over \$1 Billion in Transactional Sales.

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