

(2) Commercial Lots Located in Northwest Fresno, CA



Sale Price	\$950,000 - \$1,450,000
------------	------------------------------------

OFFERING SUMMARY

Total Price:	\$2,400,000
Parcel A (1.32AC):	\$1,450,000
Parcel B (0.94 AC):	\$950,000
Total Lot Size:	2.26 Acres
Price/SF:	\$23 - \$25/SF
Zoning:	CC: Community Commercial
Market:	Fresno
Submarket:	North Fresno
Cross Streets:	Herndon & Blythe Ave
APN's:	501-043-30 & -031

PROPERTY HIGHLIGHTS

- ±2.26 Acres of Vacant Land Zoned Commercial
- City Approved Building Plans | Shovel Ready | Grading Completed + Paid
- Prime Land w/ Herndon & Blythe Ave Access | Utilities Present
- Unmatched Level of Consumer Traffic & High Volume Exposure
- Situated Near Many Existing & Planned Developments
- North & South Bound Traffic Generators Near CA-99 & CA-41
- Surrounded By Fresno's Highest Trafficked Roads & Major Arterials
- Ideal for Fast Food, Office, Hotel, Super Market, & More!
- Surrounded By Growth, Both Residential & Commercial
- High Identity Location | Close to Transit and Public Transportation
- Average Household Income Is \$93,933 (5 Miles)
- Multiple Access Points w/ High Exposure/Signage
- Infill Location Surrounded By Established Businesses

Jared Ennis

CalDRE #01945284

Executive Vice President

jared@centralcacommercial.com

559.705.1000

Kevin Land

CalDRE #01516541

Executive Managing Director

kevin@centralcacommercial.com

559.705.1000

Central CA Commercial

Investments | Industrial | Office

Multifamily | Retail | Land | Specialty

CentralCaCommercial.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

(2) Commercial Lots Located in Northwest Fresno, CA

PROPERTY DESCRIPTION

±2.26 Acres of Vacant Land Zoned Commercial in Northwest Fresno, CA. Prime Development land located near significant residential offering a great location for office, retail, or commercial developments. Located near the ±650,000 SF hybrid shopping center - Marketplace at El Paso - which consists of national big box retailers, entertainment, restaurants, & services on 75+ acres offering an abundance of amenities to the subject parcels. Existing curb/gutter/sidewalk, electricity, gas, sewer, streets, and city water. Highly visible location in vibrant northwest Fresno. Quick access to CA-99 & CA-41, which allows for convenient access to all the major Cities in the area absorbing from Madera, Merced, Visalia, and more. The zoning is flexible and allows for a variety of commercial uses.

LOCATION DESCRIPTION

These parcels are located in northwest Fresno along Herndon Avenue just south of Spruce Ave, west of Blythe Ave, & east of Milburn Ave. Located within ±3 miles from Highway 99 & ±5 miles from Freeway 41. This location provides quick and easy access to south Fresno, Downtown, & Clovis, California.

Fresno is a city in and the county seat of Fresno County, California, United States. It covers about 112 square miles in the center of the San Joaquin Valley, the southern portion of California's Central Valley. Fresno is near the geographical center of California. It lies approximately 220 miles north of Los Angeles, 170 miles south of the state capital, Sacramento, and 185 miles southeast of San Francisco. Yosemite National Park is about 60 miles to the north, Kings Canyon National Park is 60 miles to the east, and Sequoia National Park is 75 miles to the southeast.



Jared Ennis

CalDRE #01945284

Executive Vice President

jared@centralcacommercial.com

559.705.1000

Kevin Land

CalDRE #01516541

Executive Managing Director

kevin@centralcacommercial.com

559.705.1000

Central CA Commercial

Investments | Industrial | Office

Multifamily | Retail | Land | Specialty

CentralCaCommercial.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

(2) Commercial Lots Located in Northwest Fresno, CA



OF LOTS 2 | TOTAL LOT SIZE 0.94 - 1.32 ACRES | TOTAL LOT PRICE \$950,000 - \$1,450,000 | BEST USE -

STATUS	APN	SUB-TYPE	SIZE	PRICE
Available	501-043-30	Other	1.32 Acres	\$1,450,000
Available	501-043-31	Other	0.94 Acres	\$950,000

Jared Ennis

CalDRE #01945284

Executive Vice President

jared@centralcacommercial.com

559.705.1000

Kevin Land

CalDRE #01516541

Executive Managing Director

kevin@centralcacommercial.com

559.705.1000

Central CA Commercial

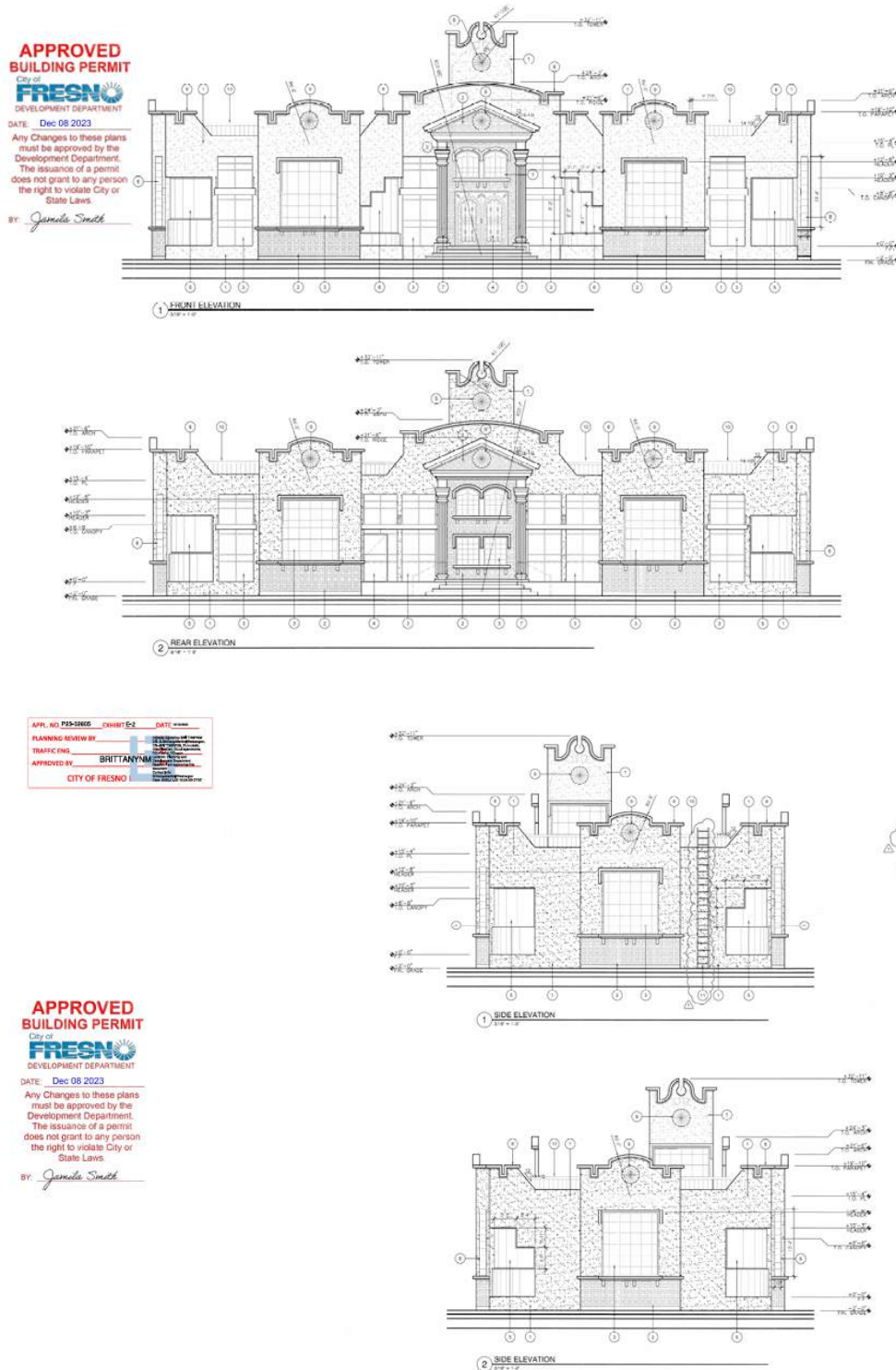
Investments | Industrial | Office

Multifamily | Retail | Land | Specialty

CentralCaCommercial.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

(2) Commercial Lots Located in Northwest Fresno, CA



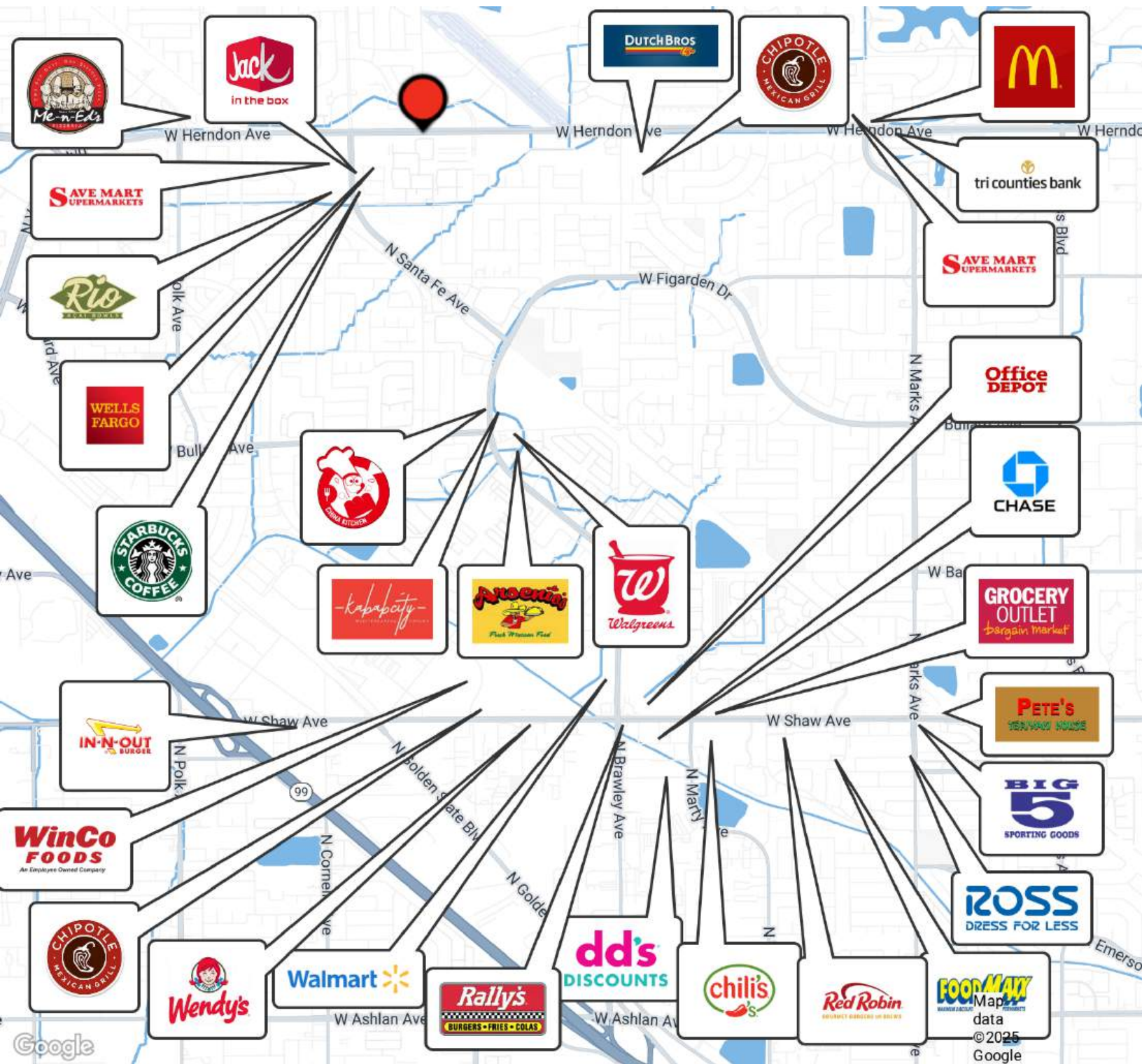
Jared Ennis
CalDRE #01945284
Executive Vice President
jared@centralcacommercial.com
559.705.1000

Kevin Land
CalDRE #01516541
Executive Managing Director
kevin@centralcacommercial.com
559.705.1000

Central CA Commercial
Investments | Industrial | Office
Multifamily | Retail | Land | Specialty
CentralCaCommercial.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

(2) Commercial Lots Located in Northwest Fresno, CA



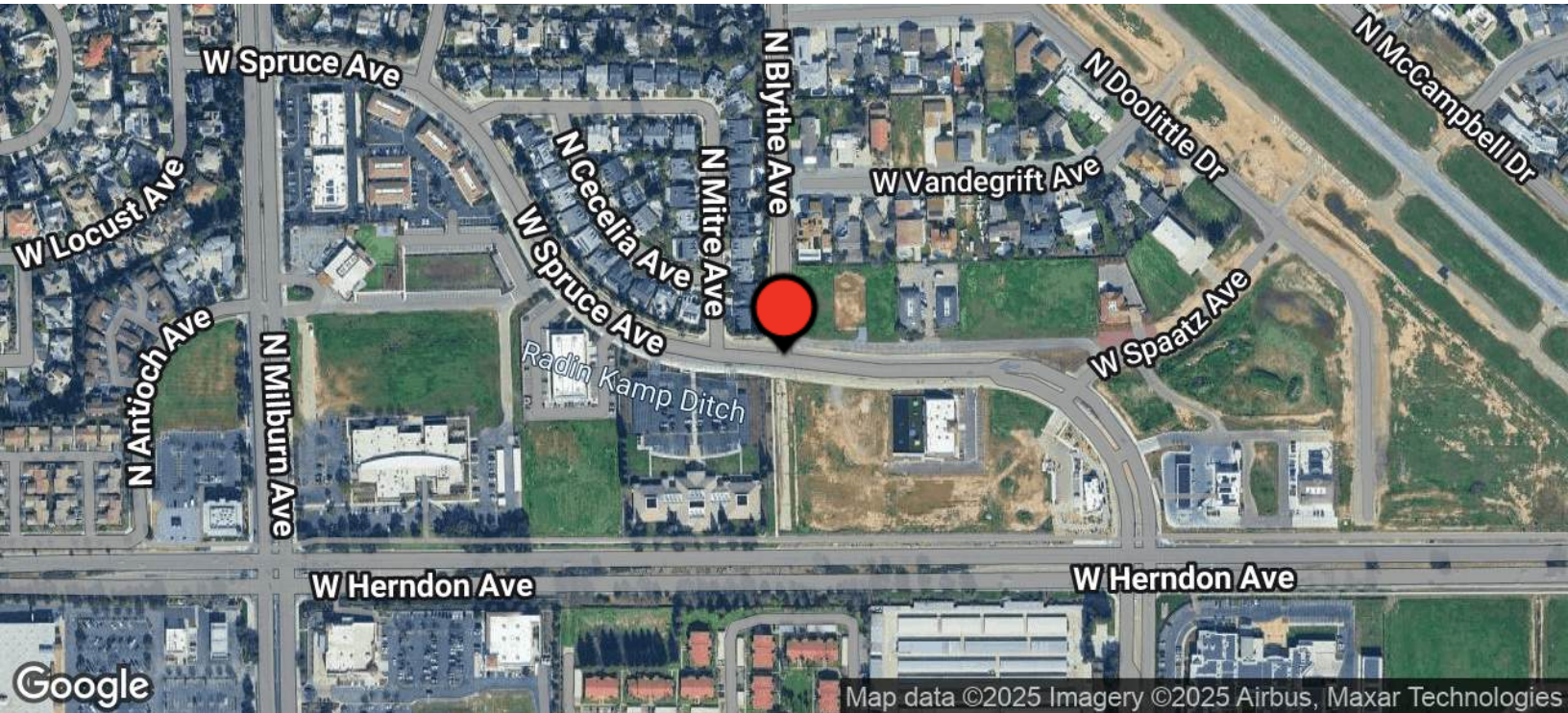
Jared Ennis
CalDRE #01945284
Executive Vice President
jared@centralcacommercial.com
559.705.1000

Kevin Land
CalDRE #01516541
Executive Managing Director
kevin@centralcacommercial.com
559.705.1000

Central CA Commercial
Investments | Industrial | Office
Multifamily | Retail | Land | Specialty
CentralCaCommercial.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

(2) Commercial Lots Located in Northwest Fresno, CA



Jared Ennis

CalDRE #01945284

Executive Vice President

jared@centralcacommercial.com

559.705.1000

Kevin Land

CalDRE #01516541

Executive Managing Director

kevin@centralcacommercial.com

559.705.1000

Central CA Commercial

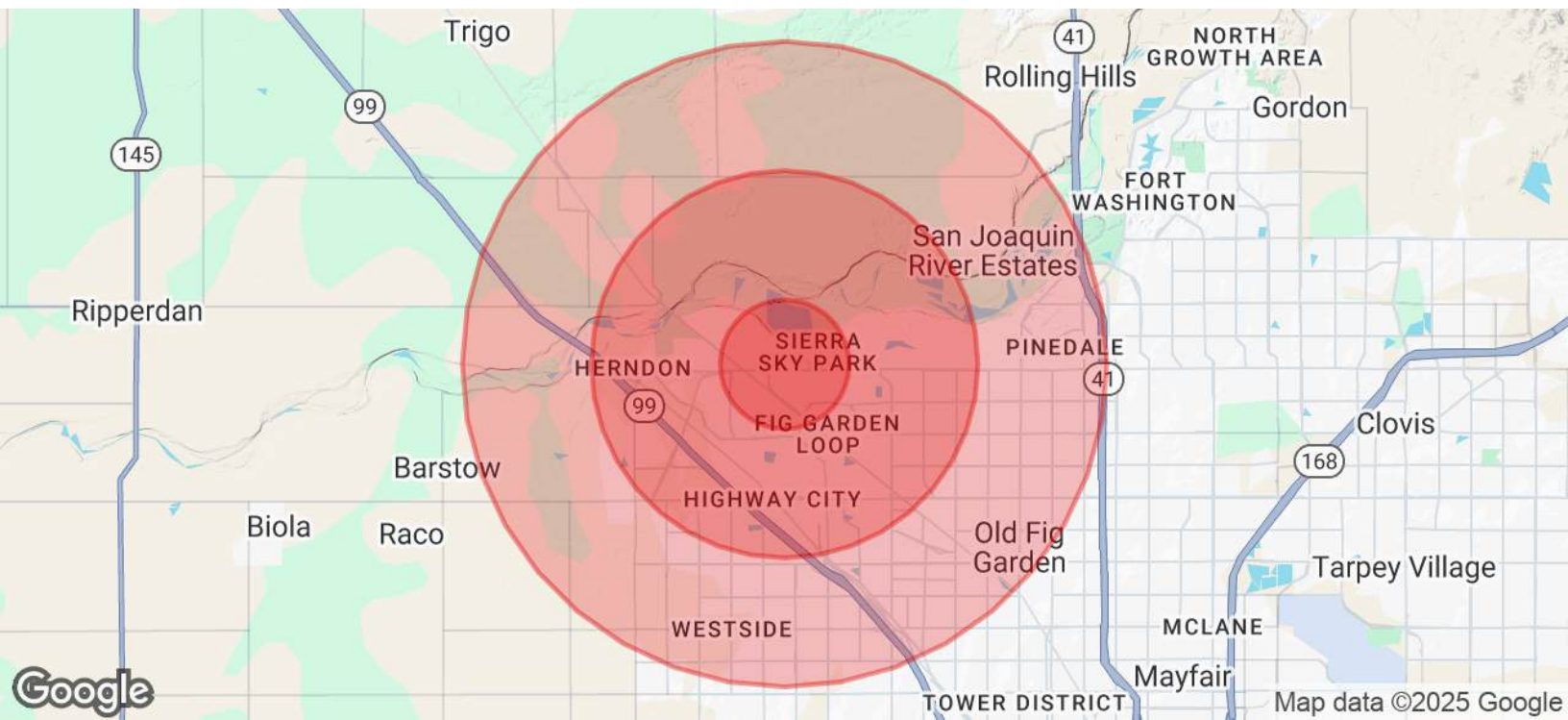
Investments | Industrial | Office

Multifamily | Retail | Land | Specialty

CentralCaCommercial.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

(2) Commercial Lots Located in Northwest Fresno, CA



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	13,368	81,653	180,895
Average Age	39	39	38
Average Age (Male)	38	38	37
Average Age (Female)	40	40	39

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,761	28,519	62,467
# of Persons per HH	2.8	2.9	2.9
Average HH Income	\$115,738	\$115,632	\$100,715
Average House Value	\$493,067	\$484,141	\$437,460

ETHNICITY (%)	1 MILE	3 MILES	5 MILES
Hispanic	40.0%	40.7%	47.6%