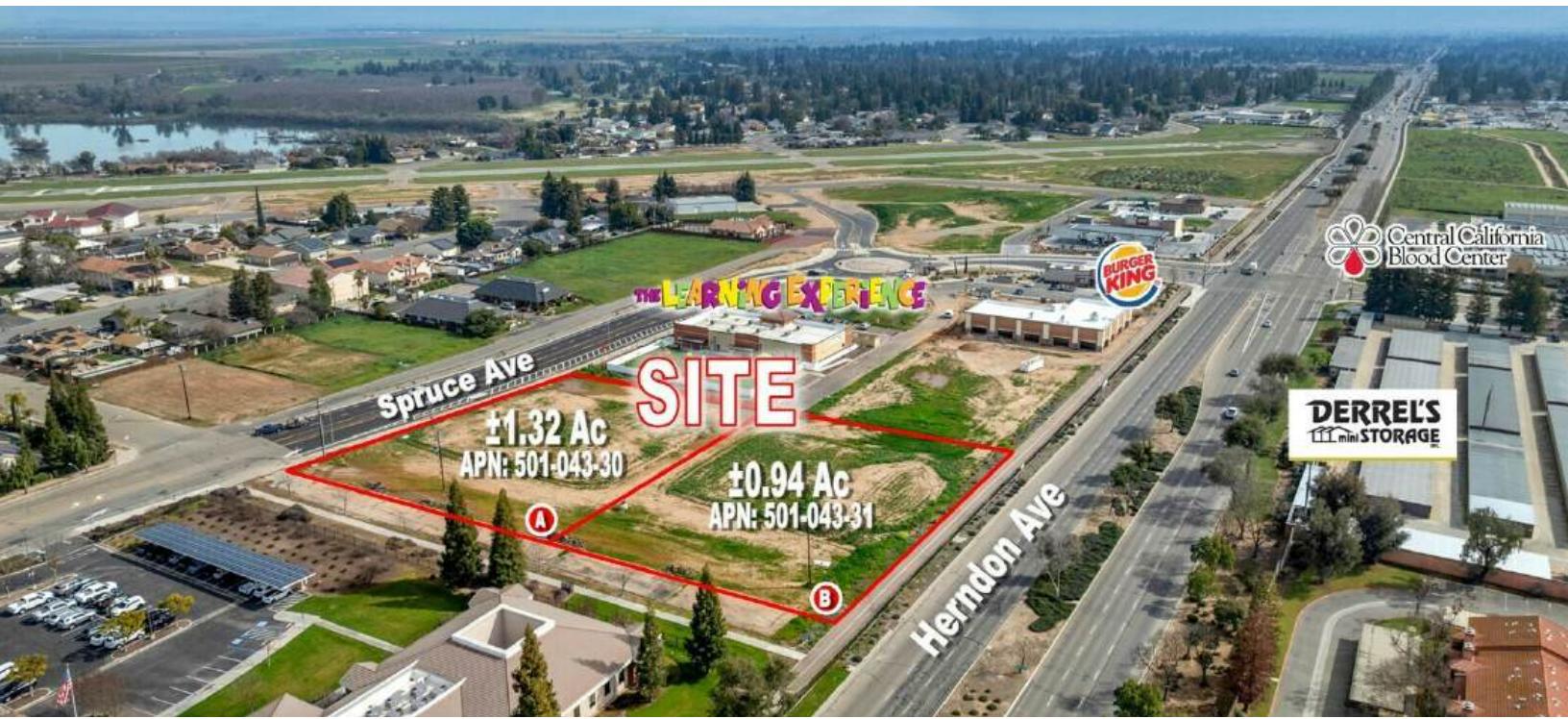


## (2) Commercial Lots Located in Northwest Fresno, CA



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

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**Central CA Commercial**

Investments | Industrial | Office

Multifamily | Retail | Land | Specialty

**CentralCaCommercial.com**

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**(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.



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## (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

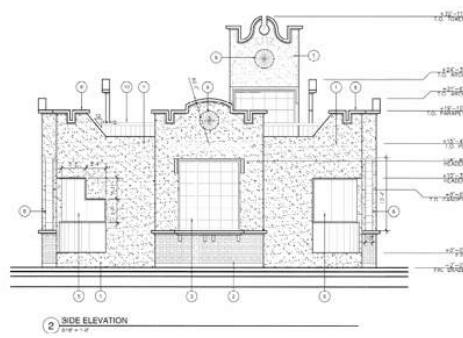
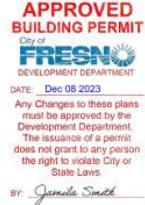
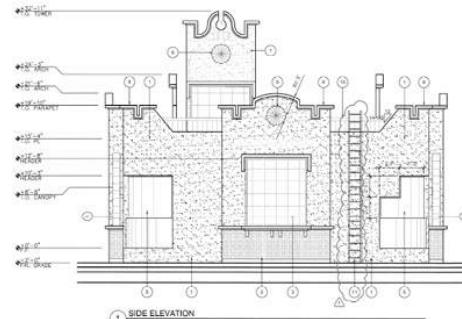
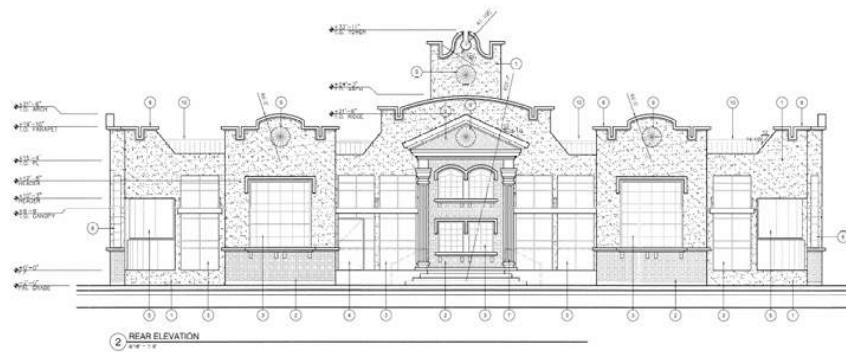
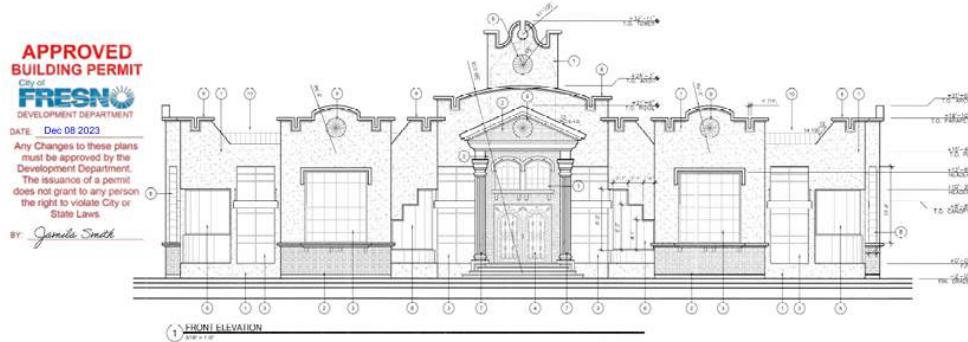
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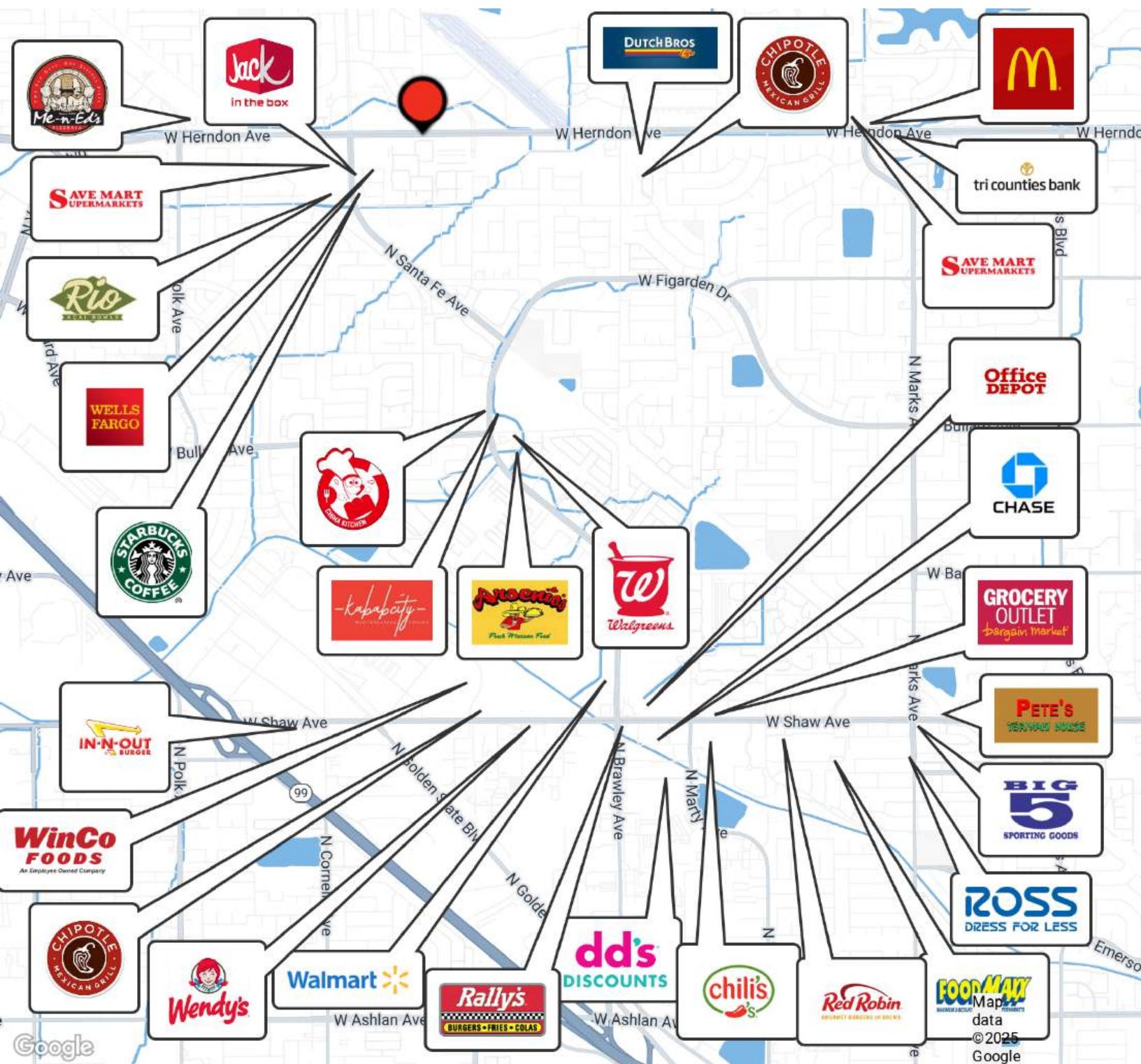
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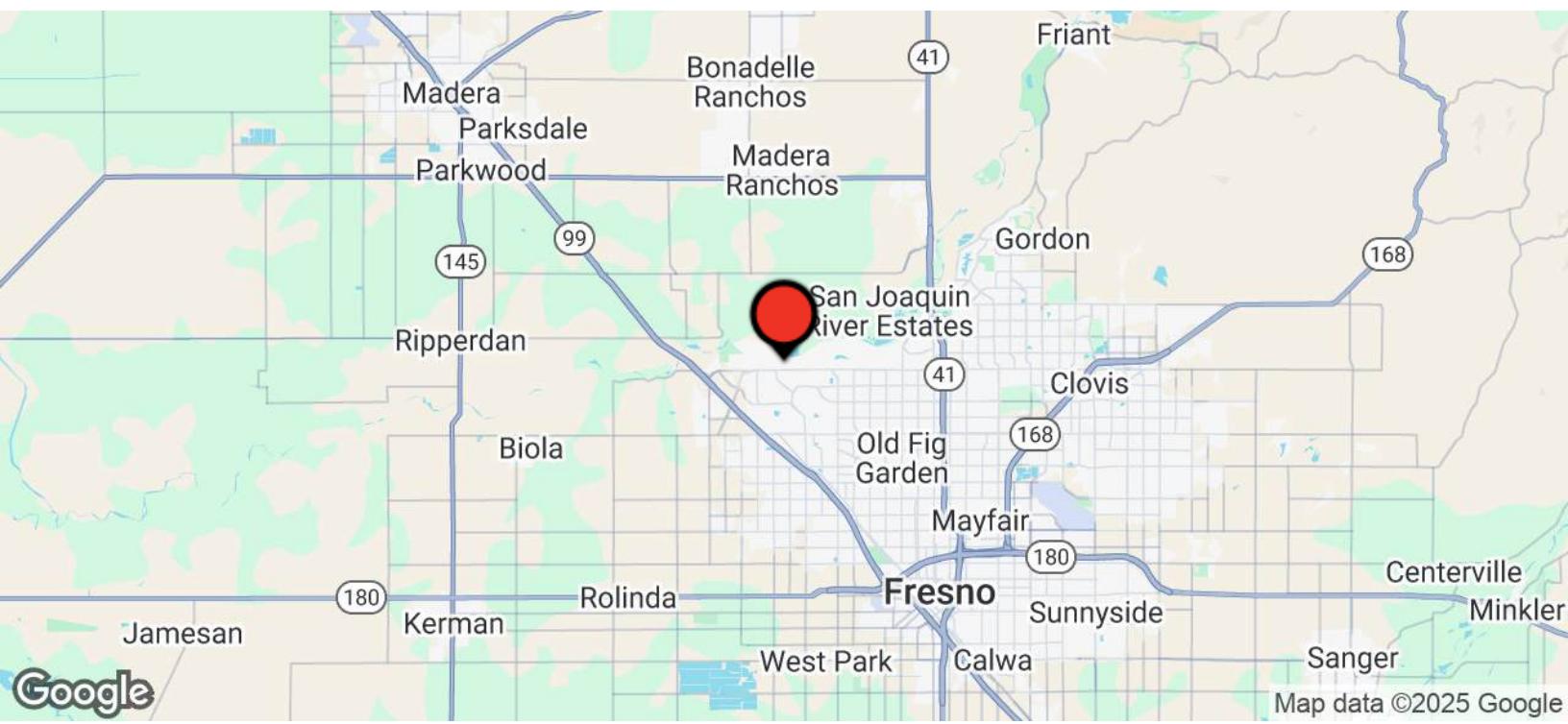
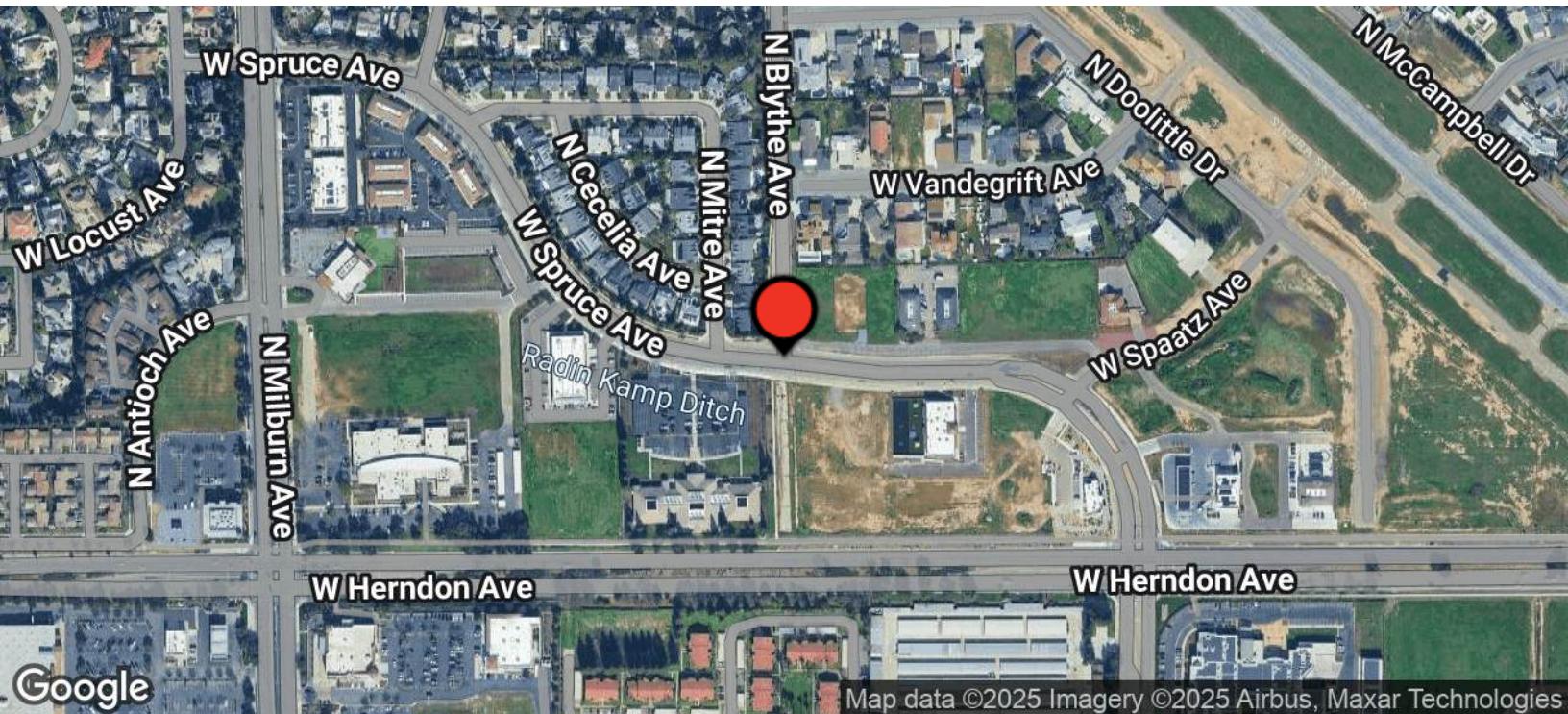
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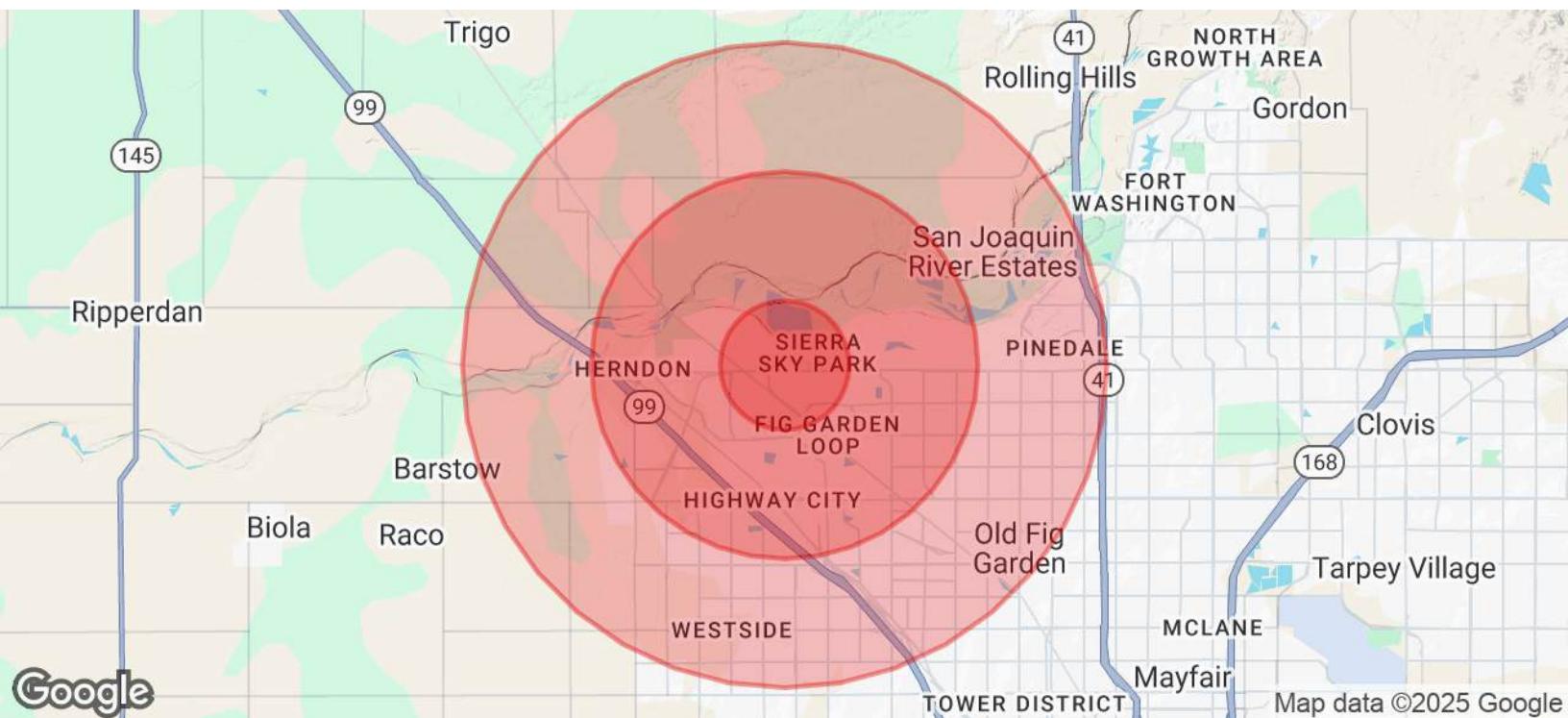
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## (2) Commercial Lots Located in Northwest Fresno, CA



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%

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