

AVAILABLE FOR SALE
1.38± ACRES OF PROPOSED OFFICE LAND

SEC OF POLK & HERNDON AVENUES

FRESNO, CA

SITE

NEWMARK
PEARSON COMMERCIAL

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Independently Owned and Operated | Corporate License #00020875 | newmarkpearson.com

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SEC OF POLK & HERNDON AVENUES

FRESNO, CA

PROPERTY

INFORMATION

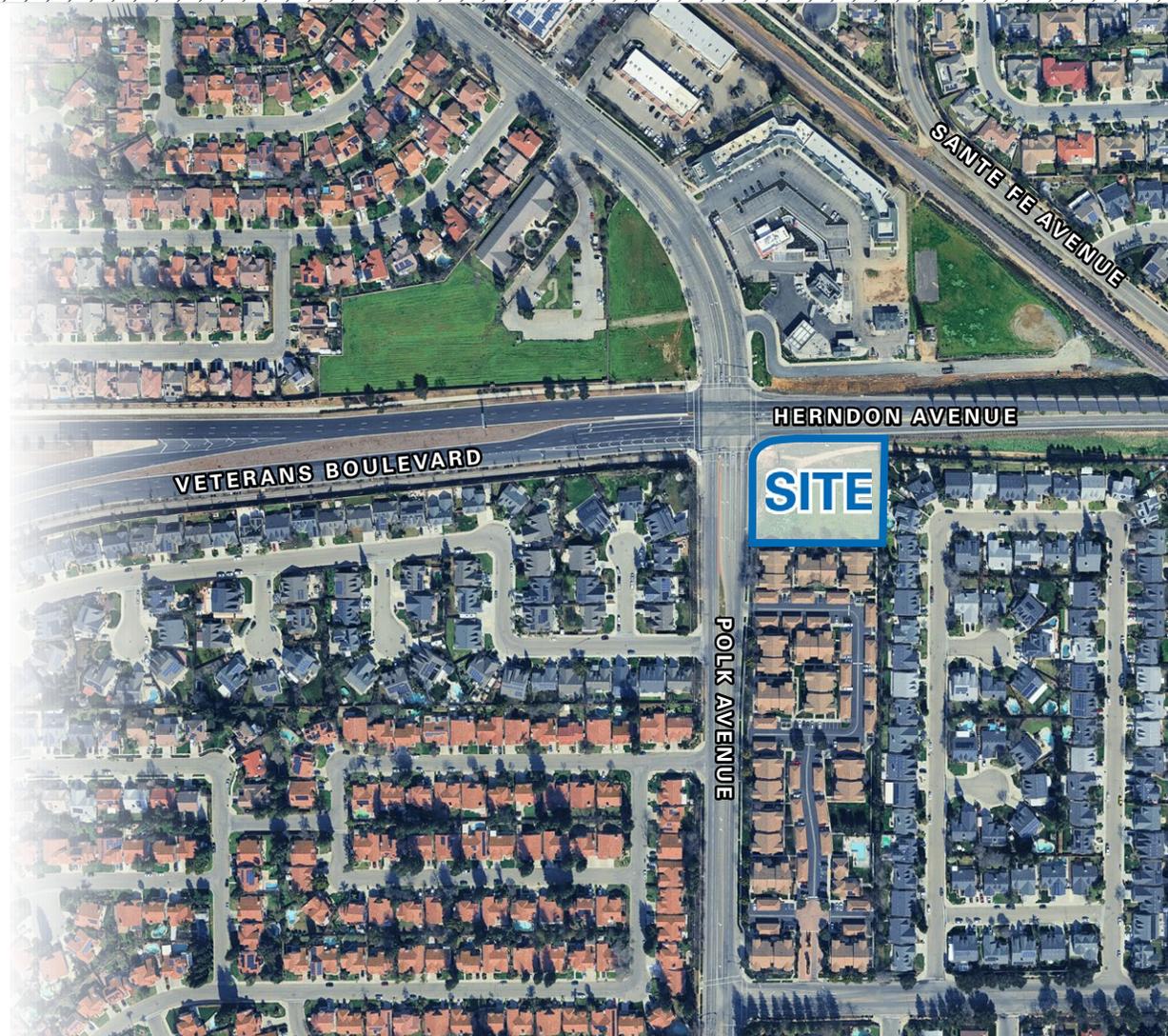
Cross Streets:	SEC Polk and Herndon
Lot Size:	1.38± Acres
Property Subtype:	Office
Zoning:	Commercial
APN:	506-010-31

SALE DESCRIPTION

1.38 acres of vacant land on signalized corner on busiest expressway in Fresno. Located in the Northwest quadrant of Fresno near one of the busiest retail corridors in the area. Great traffic counts and visibility.

HIGHLIGHTS

- Well trafficked intersection
- Nearby shopping
- Bus stop and public transportation nearby
- Site has good visibility to streets



\$781,469
ASKING PRICE

SEC OF POLK & HERNDON AVENUES

FRESNO, CA

AREA DEMOGRAPHICS

	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
POPULATION			
2029 Projection	19,154	78,088	156,624
2024 Estimate	18,506	74,435	151,261
Growth 2024-2029	3.50%	4.91%	3.55%
Growth 2020-2024	9.71%	5.12%	1.65%
Growth 2010-2020	8.22%	13.09%	12.06%
HOUSEHOLD			
2029 Projection	6,247	26,702	52,975
2024 Estimate	6,038	25,446	51,122
Growth 2024-2029	3.46%	4.93%	3.62%
Growth 2020-2024	10.58%	5.24%	1.59%
Growth 2010-2020	6.92%	11.21%	9.54%
2024 Est. Average HH Income	\$118,249	\$114,422	\$105,128

Source: Claritas 2024



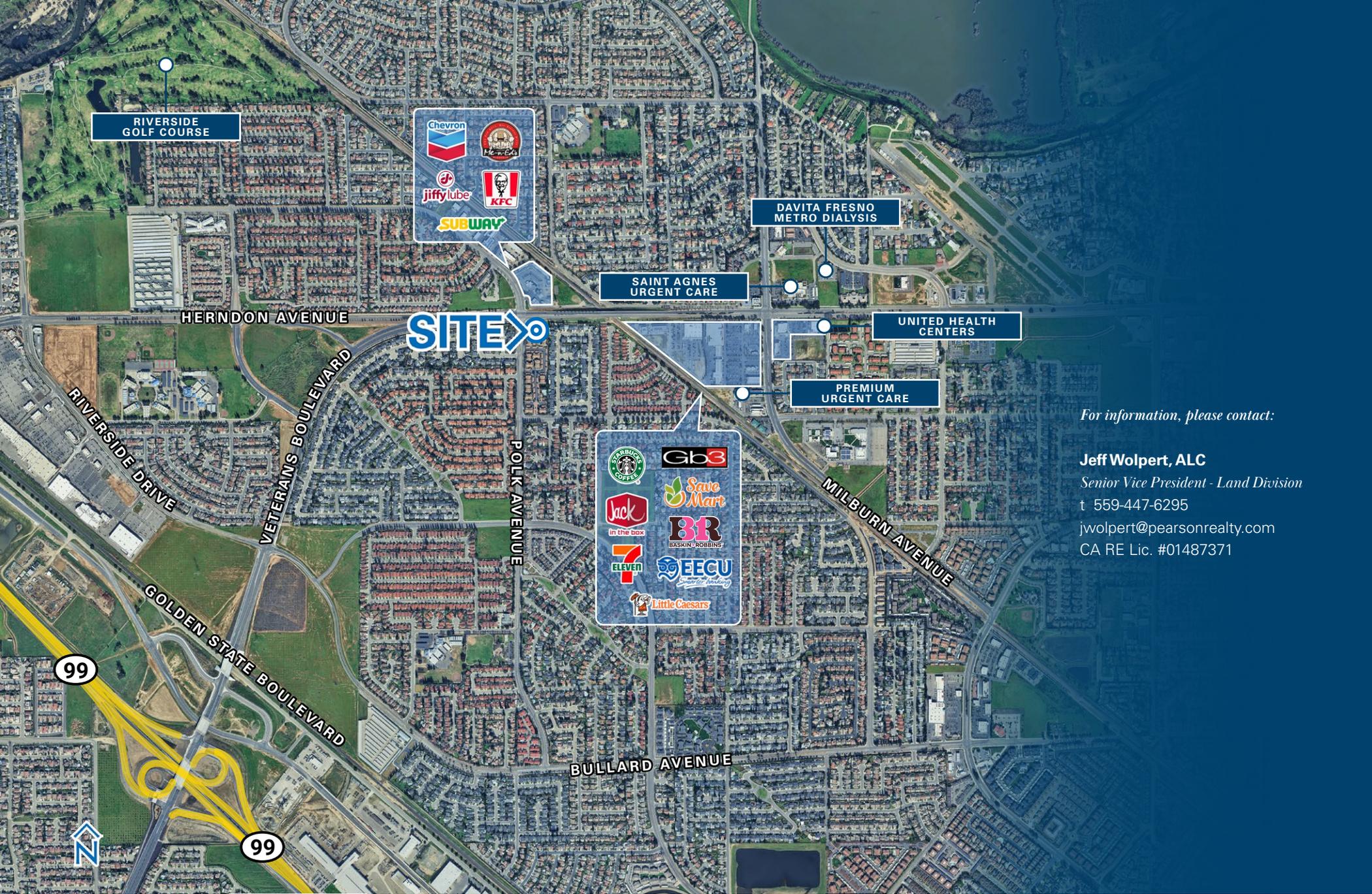
TRAFFIC COUNTS

(Within a One Mile Radius)

16,813± ADT

Herndon Avenue at Polk Avenue
(Northbound & Eastbound)

Source: Kalibrate TrafficMetrix 2024



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