

AVAILABLE FOR SALE, LEASE, OR BUILD TO SUIT  
3.5± ACRES

NEC PARK BOULEVARD & ANCHOR AVENUE  
ORANGE COVE, CA



**SITE**



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# NEC PARK BOULEVARD & ANCHOR AVENUE

ORANGE COVE, CA

# PROPERTY

INFORMATION

**Lot Size:** 3.5± Acres  
**Zoning:** C2 (*Community Shopping Center District*)  
**APN:** 000 (*Fresno County*)  
**Proposed Use:** Retail Pad  
**Existing Utilities:** Curb/Gutter, Streets, Electricity, Gas, Water, Sewer, Cable, Telephone  
**Lease/Sale Price:** Contact Agent

## HIGHLIGHTS

The subject site is situated on Park Boulevard in Orange Cove, CA, along the city's primary thoroughfare, which sees daily traffic counts of approximately 1,180± vehicles.

	DEMOGRAPHICS	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
<b>POPULATION</b>	2029 Projection	8,466	11,475	14,004
	2024 Estimate	8,124	11,051	13,602
	Growth 2024-2029	4.21%	3.84%	2.95%
	Growth 2020-2024	121.75%	6.04%	-7.45%
	Growth 2010-2020	-53.84%	-3.38%	4.65%
<b>HOUSEHOLD</b>	2029 Projection	2,160	2,942	3,651
	2024 Estimate	2,063	2,820	3,527
	Growth 2024-2029	4.71%	4.31%	3.52%
	Growth 2020-2024	124.58%	6.74%	-8.77%
	Growth 2010-2020	-101.69%	3.74%	11.61%
	<b>2024 Est. Average HH Income</b>	\$55,486	\$55,729	\$61,993

Source: Claritas 2024



## TRAFFIC COUNTS

1,180± ADT

Anchor Avenue  
(Southbound)

Source: Kalibrate TrafficMetrix 2024

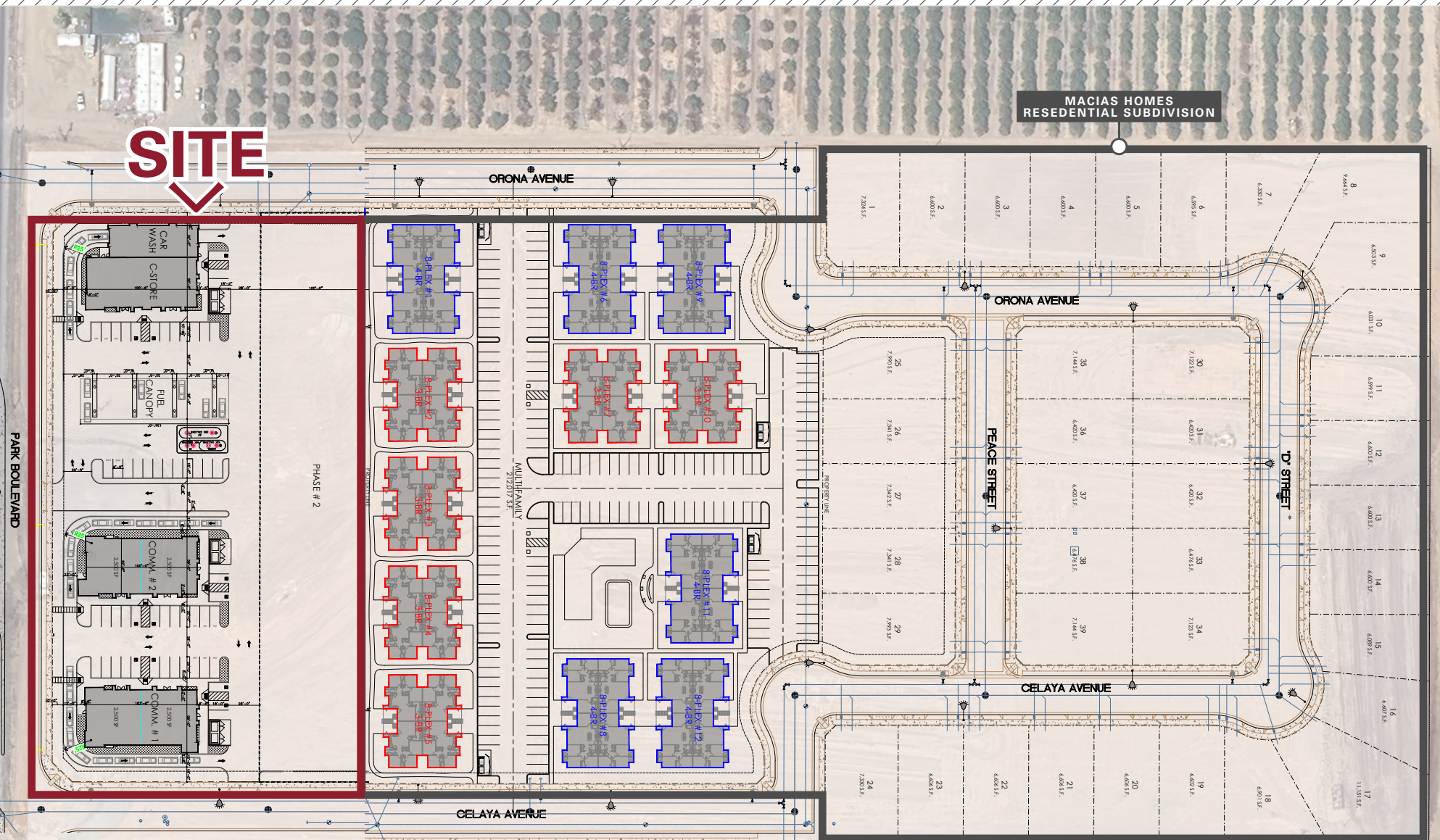
# NEC PARK BOULEVARD & ANCHOR AVENUE

ORANGE COVE, CA

# SITE PLAN

**SITE**

MACIAS HOMES  
RESEIDENTIAL SUBDIVISION



The proposed center offers excellent visibility on Park Boulevard and is ideally suited for fast food and a gas station. Directly behind the commercial site is Macias Homes, a residential subdivision with 96 apartment units and 39 single-family home lots, ensuring a consistent flow of foot and vehicle traffic.



For information, please contact:

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