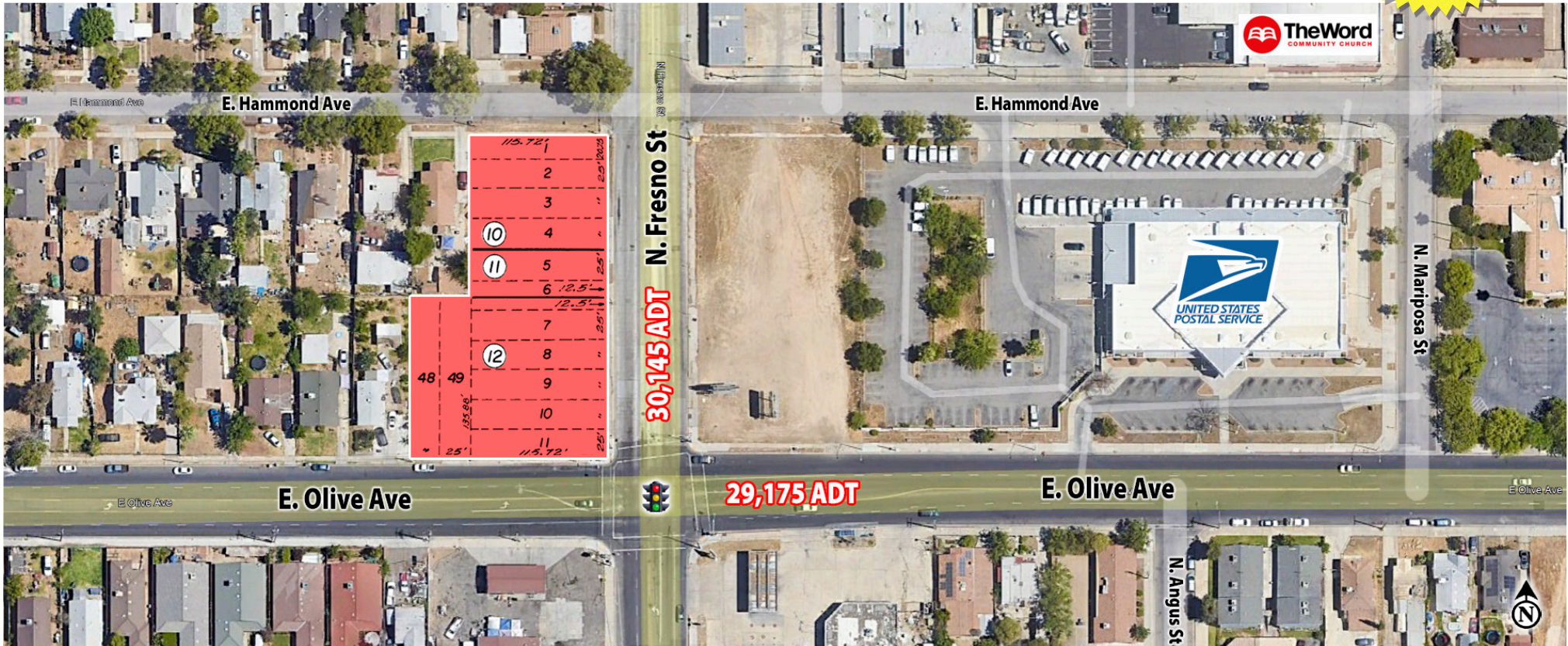


HARD CORNER RETAIL LAND • SIGNALIZED INTERSECTION

.87_{AC} PRIME COMMERCIAL LAND FOR SALE

1201 N FRESNO ST • FRESNO, CA 93703 • NWC OLIVE AVE & FRESNO ST

**PRICE
REDUCTION!**



- .87 acres Retail Land For Sale at Signalized Hard Corner
- NWC of Fresno St & Olive Avenue in Central Fresno
- One Mile east of Fresno's Arts & Entertainment District

- \$56,967± Avg Household Income in a 3-Mile Radius
- 59,310± 2023 Average Daily Traffic Intersection
- 133,127 Daytime Population within a 2-Mile Radius



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.87_{AC} PRIME COMMERCIAL LAND FOR SALE

1201 N FRESNO ST • FRESNO, CA 93703 • NWC OLIVE AVE & FRESNO ST

Property Description:

The vacant land for sale is .87 acres located in Fresno's Hammond District at the hard northwest corner of the signalized intersection at Fresno Street and Olive Avenue. The property is adjacent to a U.S. Post Office and positioned a half-mile south of San Joaquin Memorial high School. There is a Fresno Transit bus stop located in front of the property on Fresno St.

Property Highlights:

The property is surrounded by homes, schools, and industrial businesses providing a strong daytime population in the area. Less than a mile west on Olive Avenue is Fresno's Tower District, a popular dining, arts, and entertainment destination with many local shops, theaters, restaurants, and nightclubs bringing substantial daytime and evening traffic by the subject site.

APNs: 451-304-10, 11 & 12

Sale Price: ~~\$750,000.00~~ \$650,000

2023 Demographics:

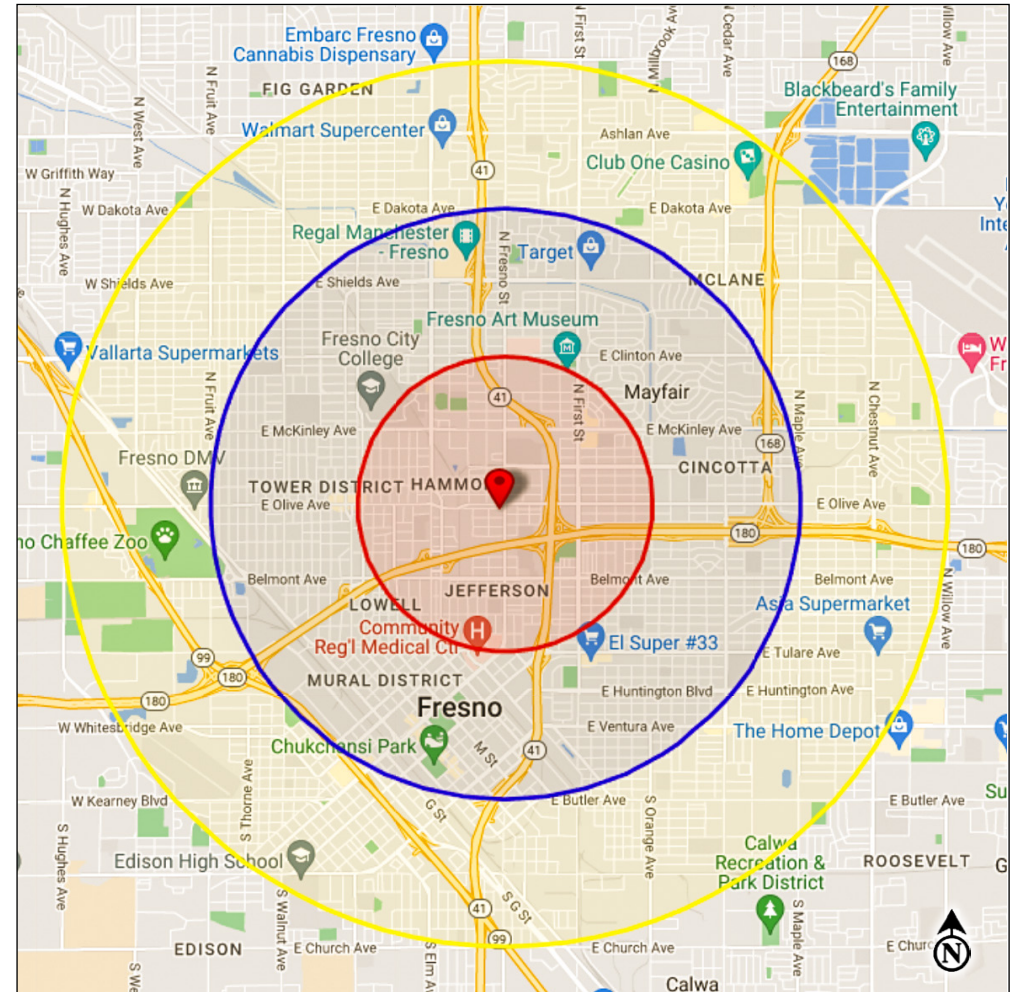
| | 1 Mile | 2 Miles | 3 Miles |
|--------------------|----------|----------|----------|
| Total Population: | 23,638 | 87,161 | 188,505 |
| Total Households: | 6,423 | 25,668 | 54,132 |
| Avg HH Income: | \$43,774 | \$55,014 | \$56,967 |
| Total Daytime Pop: | 22,956 | 133,127 | 223,378 |

Data Source: Claritas, LLC

2023 Traffic Counts:

| | |
|---------------------|------------------------------|
| Fresno St (N/S): | 30,145 ADT |
| Olive Ave (E/W): | <u>29,175</u> ADT |
| Intersection Total: | 59,310 Average Daily Traffic |

Data Source: Kalibrate TrafficMetrix



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SITE VIEW FROM FRESNO ST. FACING NORTHEAST



This information is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described herein shall be conducted through this office. The information included here, while not guaranteed, is secured from sources we believe to be reliable. Each investor is encouraged to have a C.P.A. and/or Financial Advisor make an independent projection. ©2023 Retail California. All rights reserved. Photography & Maps ©2024 Google.com

HARD CORNER RETAIL LAND • SIGNALIZED INTERSECTION

.87_{AC} PRIME COMMERCIAL LAND FOR SALE

1201 N FRESNO ST • FRESNO, CA 93703 • NWC OLIVE AVE & FRESNO ST

ASSESSOR'S PARCEL MAP

SUBDIVIDED LAND IN POR. SEC. 34, T.13S., R.20E. M.D.B. & M.

Tax Area
5-891
5-323

451 - 30

— NOTE —
This map is for Assessment purposes only.
It is not to be construed as portraying legal
ownership or divisions of land for purposes
of zoning or subdivision law.



Bk
452

Assessor's Map Bk. 451-Pg. 30
County of Fresno, Calif.

Torrance Terrace - Plat Bk.9, Pg. 40

NOTE - Assessor's Block Numbers Shown in Ellipses
Parcel Numbers Shown in Circles