

LAKEVIEW DR

FRESNO, CA 93730
OFFERING MEMORANDUM

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FRESNO

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INVESTMENT SUMMARY

Located in one of Fresno's most desirable areas, this 5-acre commercial land offers an exceptional opportunity for development. With three parcels zoned CC (Community Commercial) and O (Office), this property is ideally positioned on bustling Friant Road, providing excellent visibility and access. The prestigious Woodward Lake community serves as a scenic backdrop, making this a prime spot for businesses looking to serve the surrounding high-end residential area.



PROPERTY SUMMARY

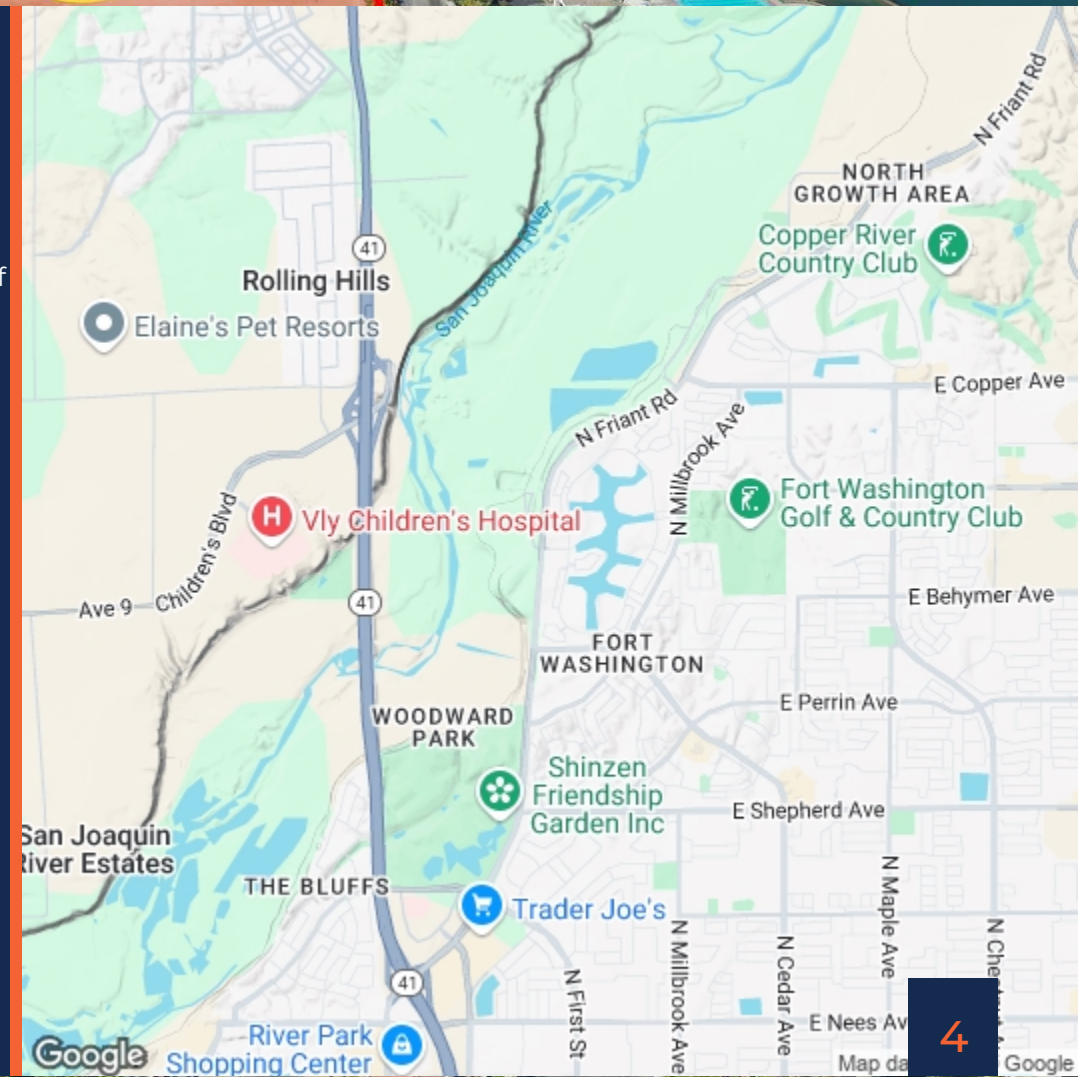
Offering Price	\$2,774,950.00
Lot Size (acres)	2.50
Parcel ID	576-180-02S, 576-180-03S
Zoning Type	Commercial
County	Fresno
Coordinates	36.884797,-119.776917





INVESTMENT HIGHLIGHTS

- Whether you're envisioning retail, office spaces, medical buildings or mixed-use development, this site's location near affluent neighborhoods, recreational areas, and major traffic routes creates the perfect foundation for success. Don't miss the chance to invest in one of Fresno's most sought-after commercial corridors.





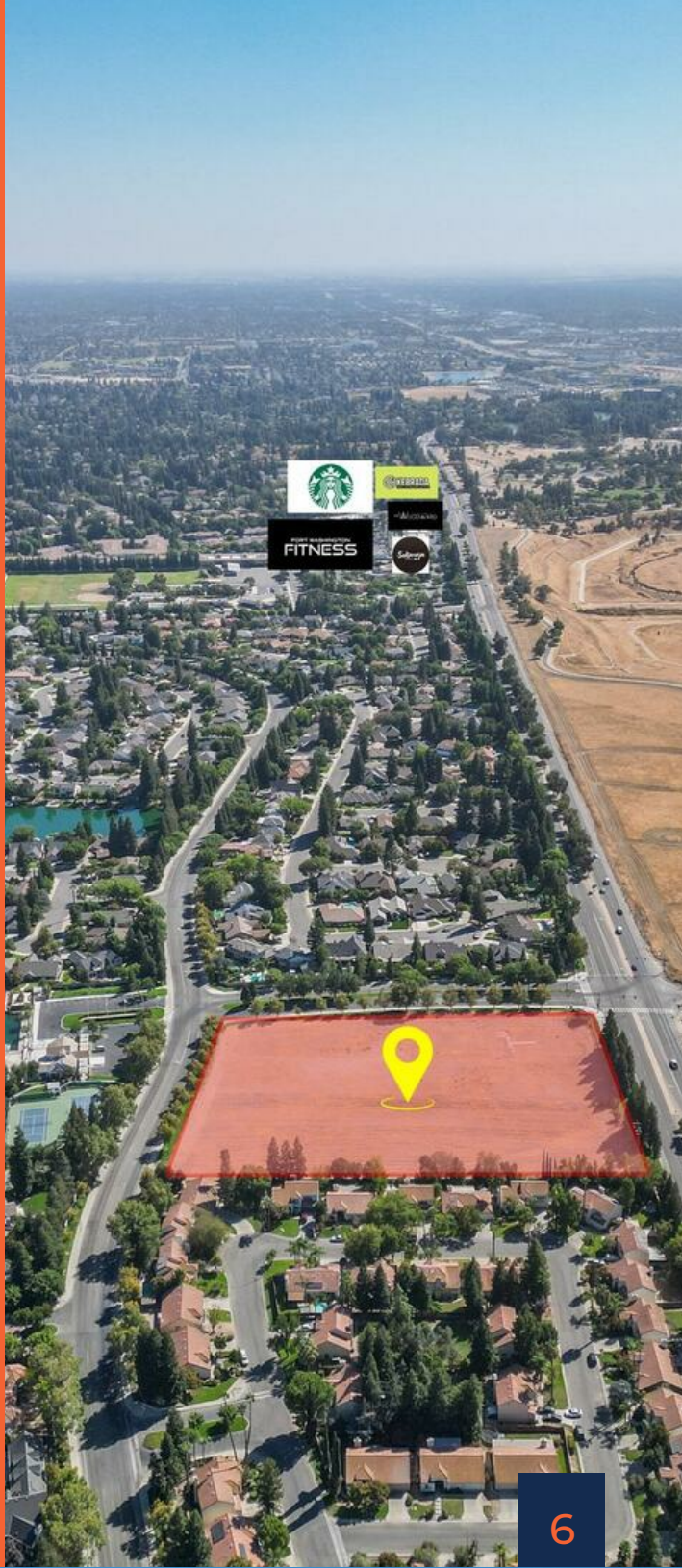
CC

CC

O

LOCATION HIGHLIGHTS

- Walking distance from Woodward Park trails and Woodward Lake, Lakeview Dr is centrally-located on the bustling Friant Rd with easy access from Hwy 41.





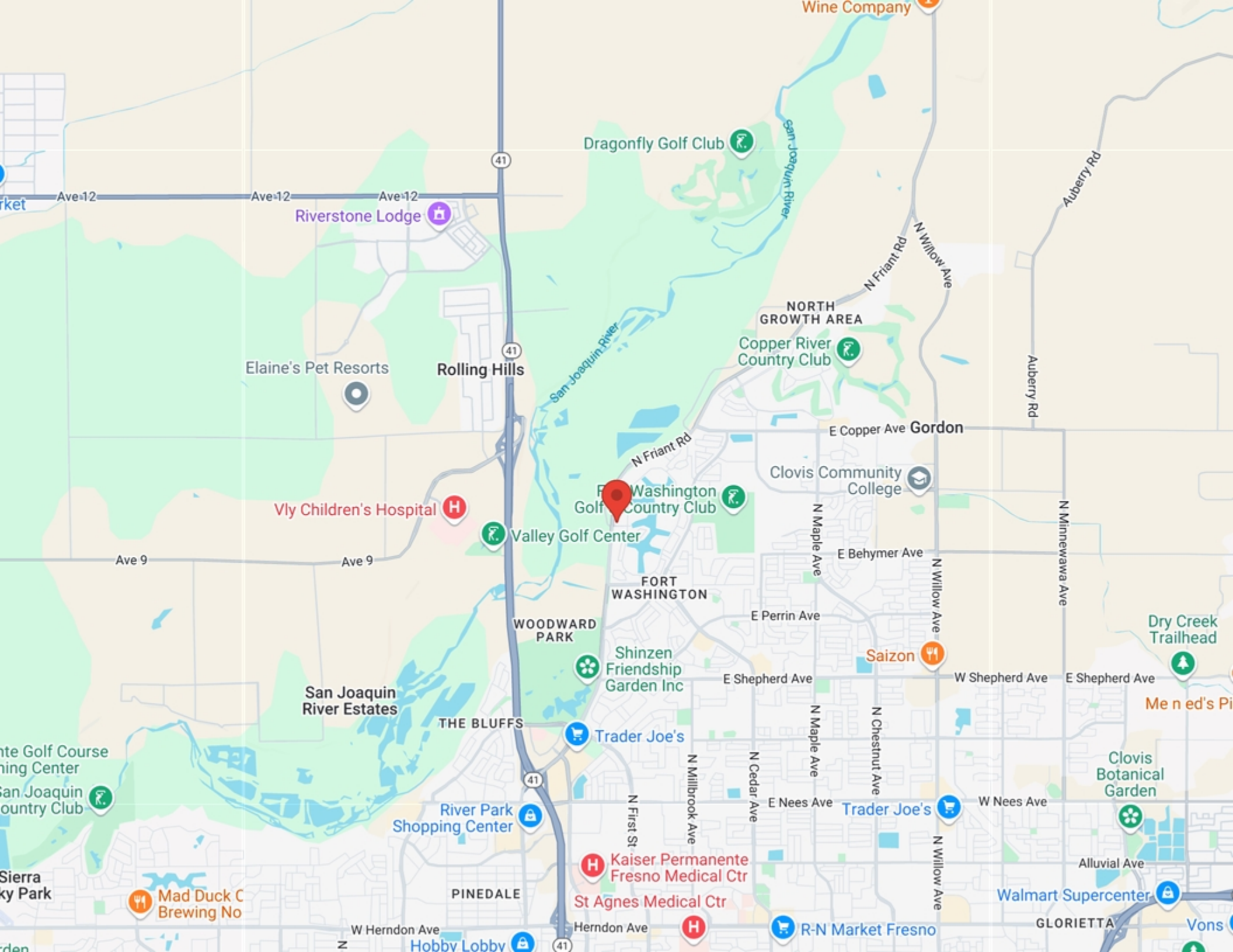
DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	5,869	45,062	106,955
2010 Population	5,970	53,860	126,721
2024 Population	5,892	64,417	143,044
2029 Population	5,985	66,563	145,818
2024-2029 Growth Rate	0.31 %	0.66 %	0.38 %
2024 Daytime Population	4,489	67,408	159,297

2024 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15000	132	1,080	3,265
\$15000-24999	118	716	2,202
\$25000-34999	147	1,031	2,707
\$35000-49999	77	1,633	4,478
\$50000-74999	228	2,663	6,855
\$75000-99999	192	2,621	6,050
\$100000-149999	592	5,691	11,794
\$150000-199999	343	3,390	6,623
\$200000 or greater	690	6,217	10,856
Median HH Income	\$ 125,613	\$ 119,075	\$ 105,291
Average HH Income	\$ 172,355	\$ 160,285	\$ 142,139



HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	2,123	17,110	40,506
2010 Total Households	2,495	20,807	48,078
2024 Total Households	2,520	25,041	54,830
2029 Total Households	2,601	26,191	56,650
2024 Average Household Size	2.34	2.57	2.58
2024 Owner Occupied Housing	1,726	16,398	34,186
2029 Owner Occupied Housing	1,835	17,545	36,245
2024 Renter Occupied Housing	794	8,643	20,644
2029 Renter Occupied Housing	767	8,646	20,405
2024 Vacant Housing	159	1,431	2,762
2024 Total Housing	2,679	26,472	57,592



Dragonfly Golf Club

Riverstone Lodge

Elaine's Pet Resorts

Rolling Hills

NORTH GROWTH AREA

Copper River Country Club

Vly Children's Hospital

Washington Golf Country Club

Valley Golf Center

Clovis Community College

Ave 9

Ave 9

FORT WASHINGTON

WOODWARD PARK

Shinzen Friendship Garden Inc

Saizon

San Joaquin River Estates

THE BLUFFS

Trader Joe's

San Joaquin Country Club

River Park Shopping Center

41

Kaiser Permanente Fresno Medical Ctr

St Agnes Medical Ctr

Trader Joe's

Clovis Botanical Garden

Sierra Sky Park

Mad Duck C Brewing Co

PINEDALE

Herndon Ave

R-N Market Fresno

Walmart Supercenter

GLORIETTA

Vons

CITY OF FRESNO

COUNTY	FRESNO
INCORPORATED	10/20/1885

AREA

CITY	116 SQ MI
LAND	114.8 SQ MI
WATER	1.2 SQ MI
ELEVATION	308 FT

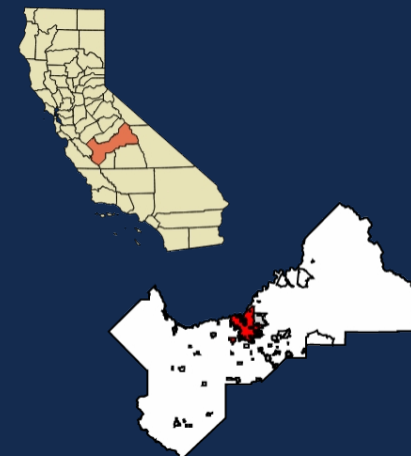
POPULATION

POPULATION	542,107
RANK	94
DENSITY	4,722.60 SQ MI
URBAN	717,589



ABOUT FRESNO

Fresno (; Spanish for 'Ash') is a major city in the San Joaquin Valley of California, United States. It is the county seat of Fresno County and the largest city in the greater Central Valley region. It covers about 115 square miles (300 km²) and had a population of 542,107 as of the 2020 census, making it the fifth-most populous city in California, the most populous inland city in California, and the 34th-most populous city in the nation.



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**PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.
PLEASE CONTACT THE ROD ALUISI REAL ESTATE ADVISOR FOR MORE
DETAILS.**

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