

# COPPER RIVER MARKETPLACE

## NEW PAD AND SHOPS COMING SOON!

- AVAILABILITY:**
- Freestanding pads available for ground lease or build to suit
  - Landlord will also build shops

- PRICING:**
- Please inquire with broker

- LOCATION:**
- NW Corner of Copper and Maple Avenues in Northeast Fresno, adjacent to the Copper River Ranch master-planned community



**GRANVILLE**  
REALTY

PRESENTED BY:  
**Nathan Nycum**  
DRE License #01927944

**For Leasing Inquiries:**  
Call/Text (559) 475-9300  
E: [Commercial-Leasing@GVHomes.com](mailto:Commercial-Leasing@GVHomes.com)  
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# COPPER RIVER

MARKETPLACE

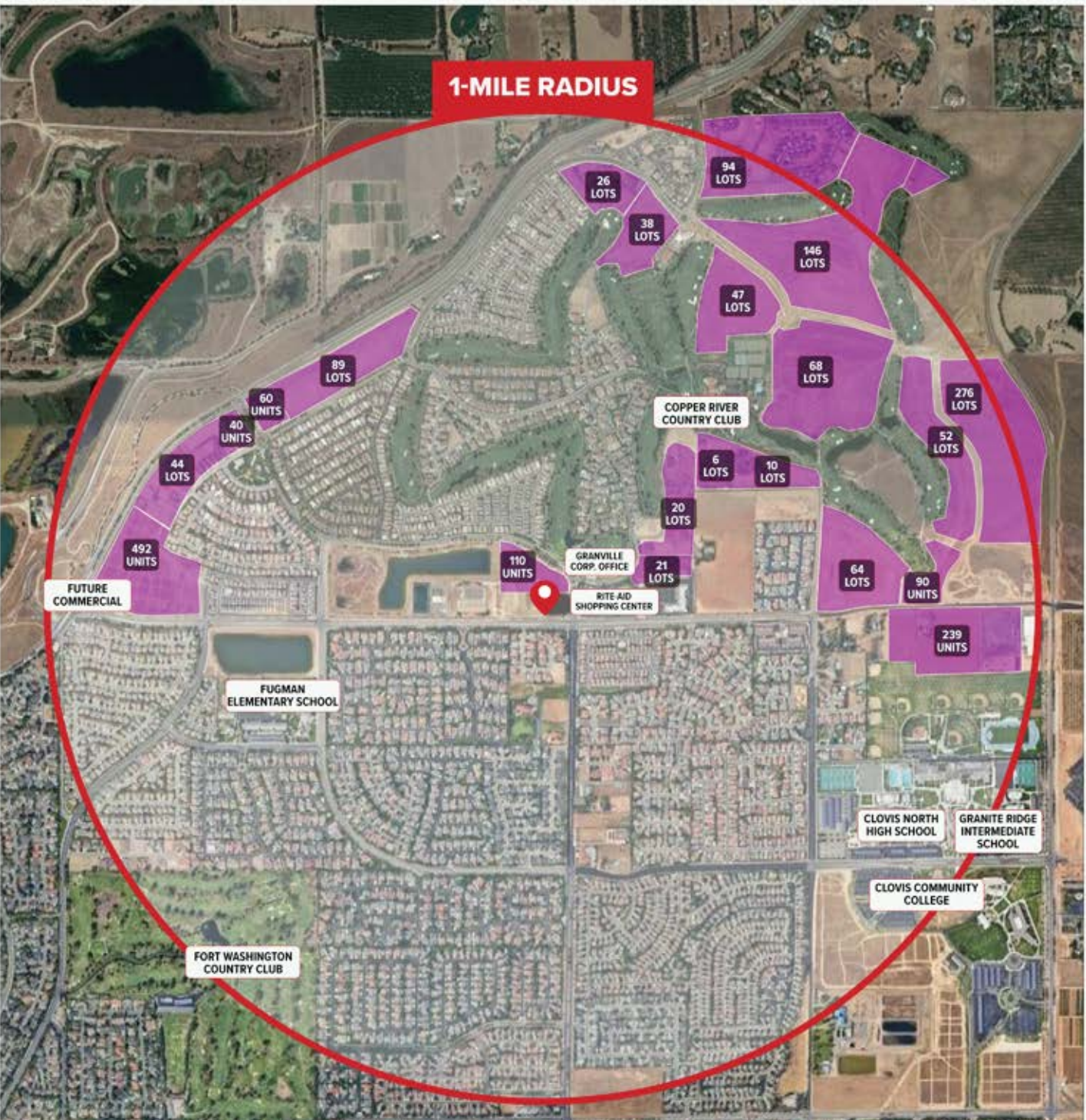
## DEMOGRAPHICS

WITHIN 1-MILE RADIUS

2020 Estimated Population	9,348
2020 Estimate Households	3,282
2020 Persons Per Household	2.85
2020 Median Age	38.2
2020 Average Household Income	\$154,322
2020 Median Household Income	\$120,232
2020 Estimated Total Businesses	129
2020 Estimated Total Employees	879

2025 Projected Population <i>[Equation: (928 homes planned + 1,031 apartments) 2.85 persons per unit = 5,583 additional people + 9,348 people in 2020 = 14,931]</i>	14,931
2025 Projected Households	5,241
2025 Projected Total Businesses	165
2025 Projected Total Employees	1,123

STUDENT ENROLLMENT IN AREA SCHOOLS 2019 - 2020 SCHOOL YEAR	
Clovis Community College	3,596
Clovis North High School	2,549
Granite Ridge Intermediate School	1,361
Fugman Elementary School	837



UPCOMING RESIDENTIAL DEVELOPMENT

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# SITE PLAN AND AVAILABILITY



Site map is artist interpretation. All features, measurements, landscaping, and design elements are subject to change without notice or obligation.



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# CONCEPTUAL RENDERINGS



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