

LAND FOR SALE

±21.485 ACRES OF A LARGER ±38.33 ACRE MIXED-USE DEVELOPMENT

6785 W Barstow Ave, Fresno, CA 93723



Sale Price

\$10,000,000

PROPERTY HIGHLIGHTS

- ±21.49 Acres of a Larger ±38.33 Acre Development
- High Identity Location | Shovel Ready
- Located in Line With The Future Veterans Blvd Extension
- Prime Land w/ Herndon, Barstow, & Shaw Ave Access
- Potential For Parcels To Be Divided
- Unmatched Level of Consumer Traffic & High Volume Exposure
- Situated Near Many Existing & Planned Developments
- North & South Bound Traffic Generators Near Highway 99
- Ideal for Multifamily Residential
- Potential For Parcels To Be Divided
- Easy Access to Upgraded HWY 99 Off/On Ramps
- Optimal Visibility w/ ±258,607 Cars Per Day
- Situated Near Many Existing & Planned Developments

OFFERING SUMMARY

7.37 Ac Price:	\$3,850,000
14.115 Ac Price:	\$6,150,000
Total Price:	\$10,000,000
Available SF:	321,037 - 936,104 SF
Lot Size:	21.485 Acres
Price / SF:	\$10.68
Zoning:	Corridor/Center Mixed Use (CMX+RM-1/UGM)
Market:	Northwest Fresno
Submarket:	Veterans Boulevard Retail
APN:	505-060-08

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PROPERTY DESCRIPTION

Eastern ±21.49 commercial ares of a larger ±38.33 acre mixed-use development (adjacent to planned Multifamily). Prime N Veterans Blvd location located as the FIRST commercial-zoned parcel west of the new overpass. Development land located near significant residential development, the future Veterans Blvd. Freeway overpass and a 390,000± SF recently opened Target-anchored power center., Highly visible corner location with easy nearby Highway Exit and Entrance with long frontage along Barstow Ave (road cuts between the property). Caltrans and the City of Fresno made a significant investment in new road infrastructure in the area and has been supportive of a variety of mixed use commercial developments in the proximity. Quick access to CA-99, which allows for convenient access to all the major Cities in the area absorbing from Fresno, Clovis, Madera, Friant, Fowler, Kerman, and more. The zoning is flexible and allows for a variety of commercial uses. Strategically positioned at the full interchange with both north and south bound loop on and off-ramps, which carry approximately ±258,607 cars per day in the area; CA-99: ±77,496 northbound and ±81,847 westbound; Herndon Ave: ±19,720 westbound and ±15,694 eastbound; Shaw Ave: ±32,732 westbound and ±31,118 eastbound. Existing ramps dispense traffic near the subject property. All wet & dry utilities at site.

The Veterans Boulevard Interchange and Corridor Improvement Project (Veterans) will result in the construction of a six-lane arterial roadway in northwest Fresno, a freeway interchange at SR-99, grade separations over the Union Pacific Railroad, High Speed Rail line and Golden State Boulevard, a pedestrian trail, innovative traffic synchronization technologies and improvements to roadways surrounding the interchange. It's only about four-tenths of a mile, but city leaders consider a newly opened extension of West Bullard Avenue a key milestone for its much grander – and long-planned – Veterans Boulevard Project in northwest Fresno. It represents the first completed phase of what will ultimately be a 2.5-mile, \$138 million connection from Herndon and Polk avenues, east of Highway 99, to Shaw and Grantland avenues west of the freeway. It will include an overpass to take automobile traffic up and over the existing Union Pacific Railroad tracks and future high-speed rail tracks as well as a new interchange on Highway 99 about a mile south of the current Herndon Avenue interchange. Scott Mozier, Fresno's public works director, said he expects the entire effort to be fully completed from Herndon to Shaw avenues by mid- to late 2020 – almost 40 years after the project was initially included in the city's transportation plans.

The full interchange Highway 99 overpass, a natural resting spot for travelers and commuters to and from some of the California destinations such as Yosemite National Park, San Francisco, Sacramento, Santa Cruz, Monterey, Pismo Beach, Santa Barbara & Los Angeles. Excellent retail strip center, big-box site, fast food, fuel station, hotel, super market shopping center, lodging, restaurant, freeway-oriented hotel, Vehicle Sales. Parcels offered for sale, ground lease, lease w/ option, seller-carry, etc.

LOCATION DESCRIPTION

Parcels are located on the SWC of W Barstow Ave and N Grantland Ave servicing the Fresno, Madera, Chowchilla markets. Strategically located off the interchange of CA State Highway 99 & Barstow Ave in Fresno, CA. Location is 1 intersection north of the most recent West Side growth point of town, surrounded by a large housing tracts and commercial developments. Property benefits directly from the CA 99 Highway, with traffic passing in front of this property. Easy north/south Hwy 99 access & will benefit from this large, expanding commercial/residential market.

Fresno is a city in and the county seat of Fresno County, California, United States. It covers about 112 square miles in the center of the San Joaquin Valley, the southern portion of California's Central Valley. The population of Fresno grew from 134,000 in 1960 to 428,000 in 2000. With a census-estimated 2018 population of 530,093, Fresno is the fifth-most populous city in California, the most populous inland city in California, and the 34th-most populous city in the nation. Fresno is near the geographical center of California. It lies approximately 220 miles north of Los Angeles, 170 miles south of the state capital, Sacramento, and 185 miles southeast of San Francisco. Yosemite National Park is about 60 miles to the north, Kings Canyon National Park is 60 miles to the east, and Sequoia National Park is 75 miles to the southeast.

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THE BENEFITS OF VETERANS:

- City planners estimate 70,000 vehicles will use the new road daily. The speed limit on Veterans Blvd is 45 mph.
- Eventually, Veterans Boulevard will extend to Grantland Avenue, as homes continue to be developed in that area.
- Veterans Boulevard means congestion relief, mobility for east and west across the 99 corridor, improved safety, eliminating at-grade railroad crossings, replacing it with an overpass, and also a really modern pedestrian and bicycle corridor with bike lanes. So this represents a very, very significant investment in the area.

VETERANS BOULEVARD:

Four decades in the making and at a cost of nearly \$140 million, Fresno's Veterans Boulevard is finally a reality. The long-awaited northwest Fresno project was first mentioned in city planning documents in 1984. It took another 20 years before city and county leaders made serious efforts to act on the plan. And another 20 years after that to bring the vision to life. The city of Fresno has closed all segments of Veterans Boulevard in preparation for its expected grand opening on Monday. During the closure, crews will be removing all traffic control and barriers that are currently in the roadway. Drivers will be directed to detours utilizing Golden State Boulevard, Bullard, and Herndon Avenues.

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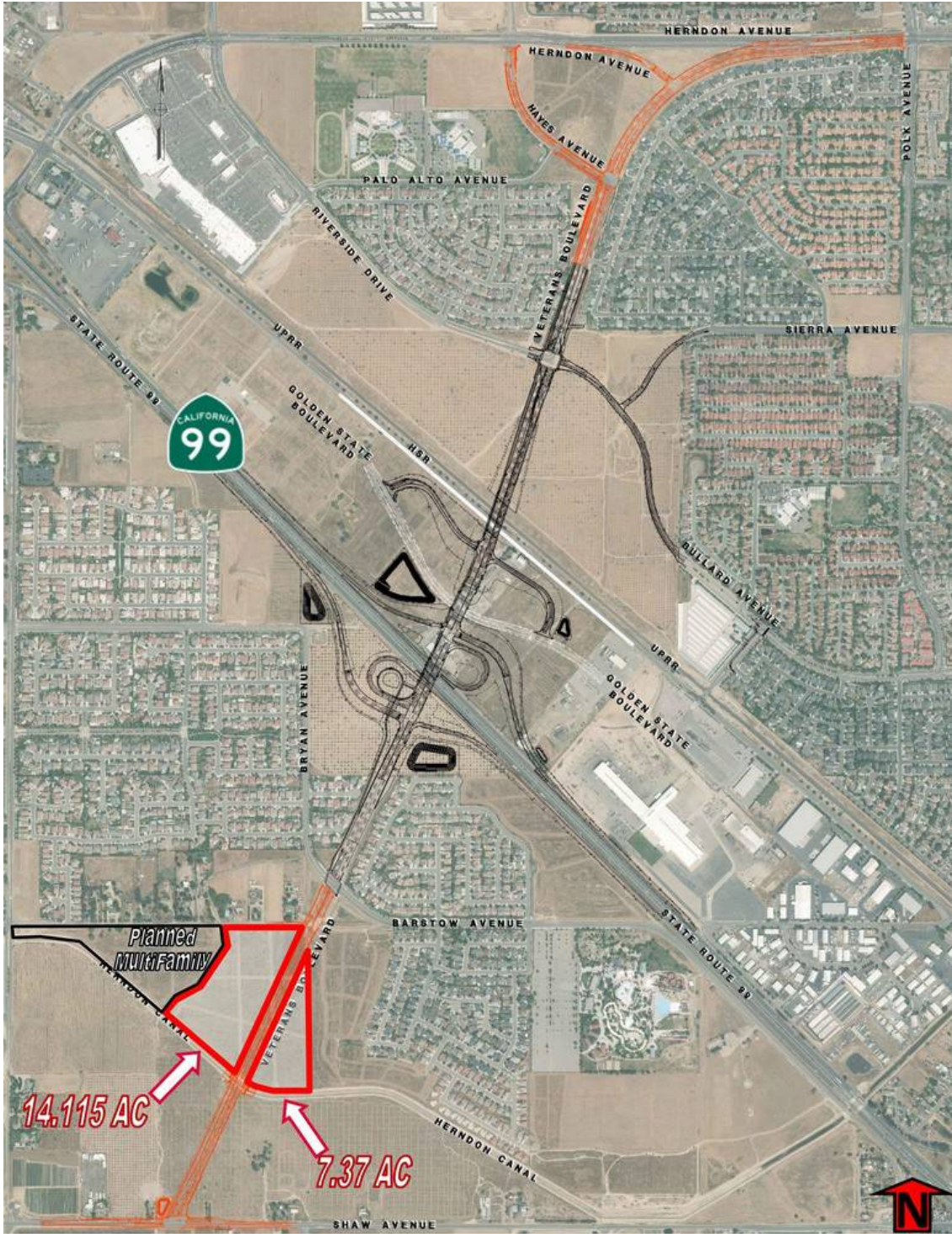
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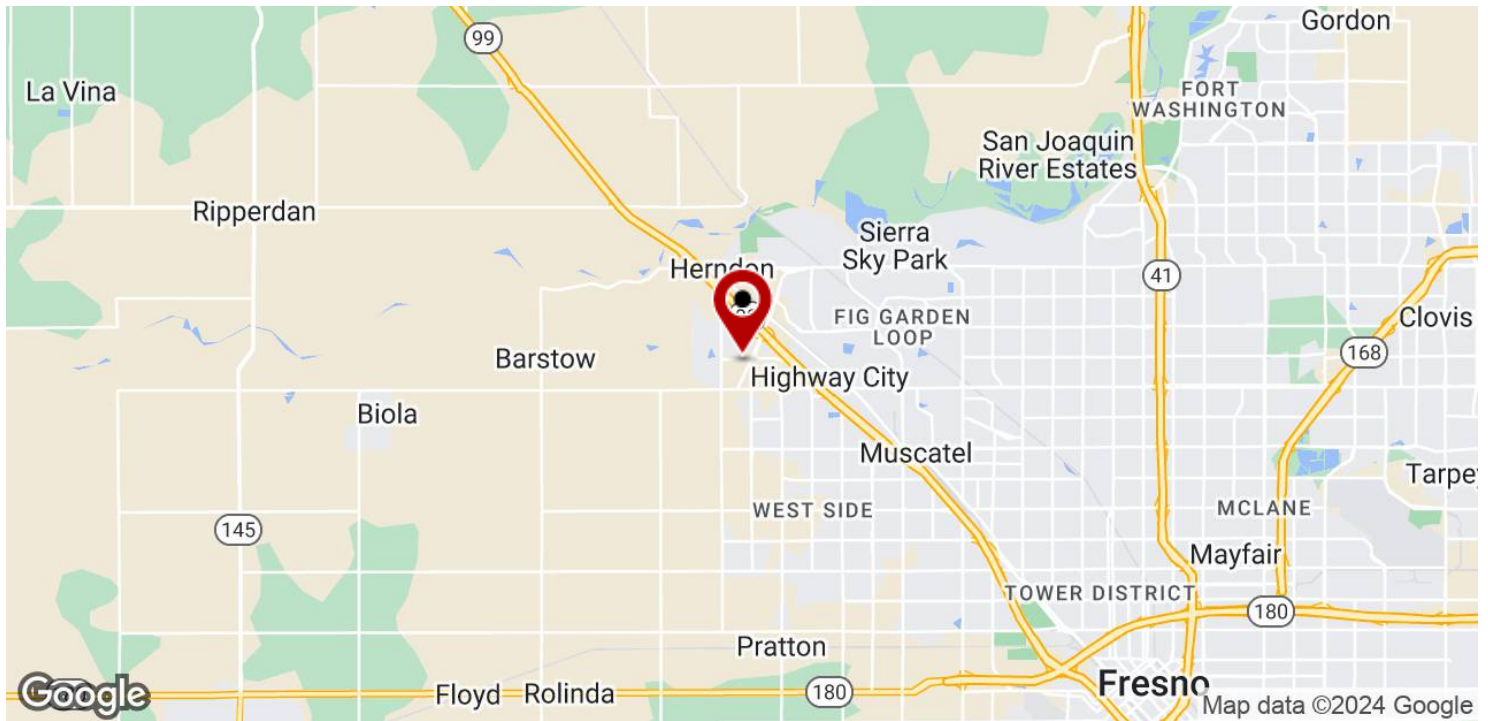
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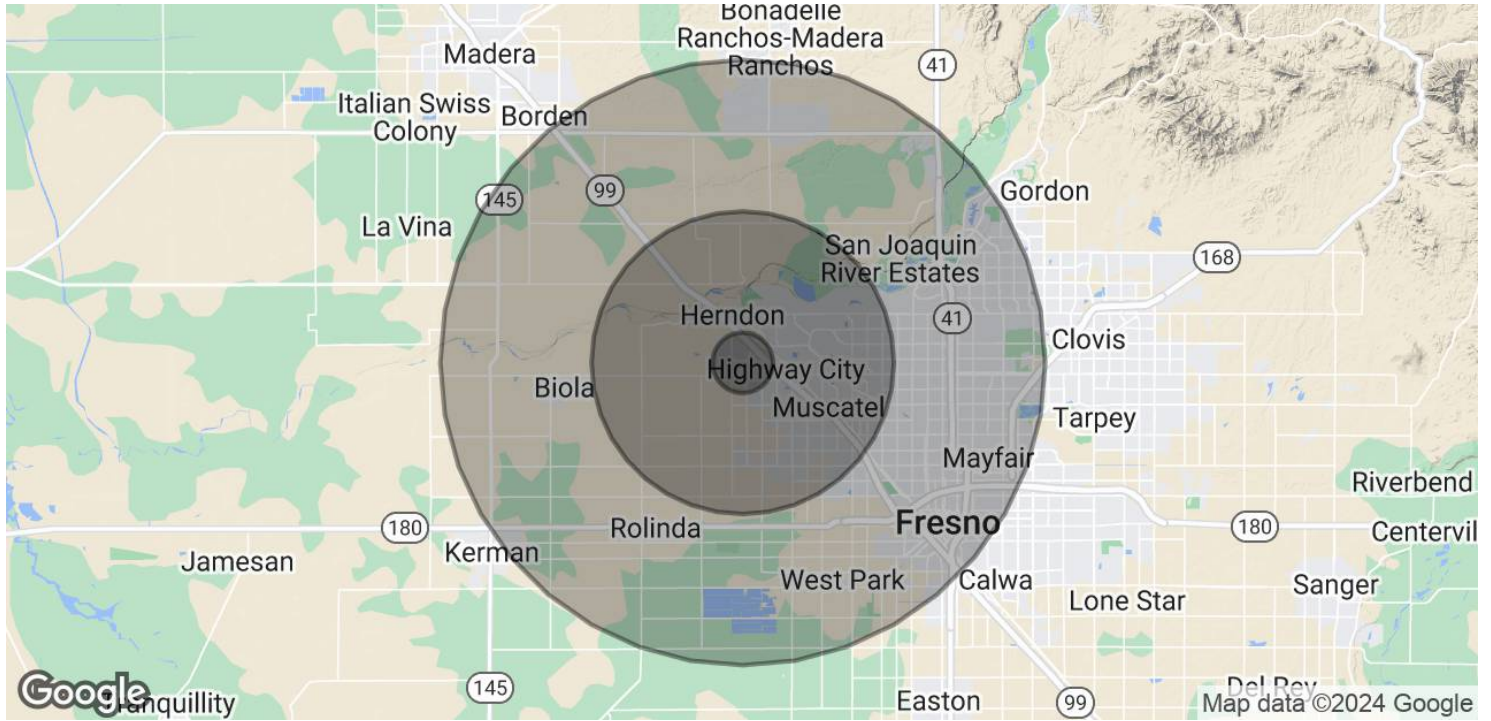
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	6,705	68,963	164,397
Average Age	28.9	29.8	31.8
Average Age (Male)	29.6	28.9	30.9
Average Age (Female)	28.7	30.5	33.0
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	2,026	20,701	53,211
# of Persons per HH	3.3	3.3	3.1
Average HH Income	\$54,972	\$56,204	\$61,873
Average House Value		\$250,568	\$266,520
ETHNICITY (%)	1 MILE	5 MILES	10 MILES
Hispanic	54.9%	55.1%	46.9%

* Demographic data derived from 2020 ACS - US Census

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