

RETAIL FOR LEASE

±1,200 FREESTANDING RETAIL BUILDING IN FRESNO - OWNER/USER OR INVESTMENT

321 Fresno St, Fresno, CA 93706



LEASE RATE:	\$1,350 Per Month
LOT SIZE:	0.16 Acres
BUILDING SIZE:	1,200 SF
FULLY RENOVATED:	2019
ZONING:	NMX - Neighborhood Mixed-Use
APN:	467-271-09
TRAFFIC COUNTS:	±18,157 Cars/Day
MARKET:	Southwest Fresno
SUB MARKET:	Downtown Retail West
CROSS STREETS:	Jones Avenue

PROPERTY FEATURES

- Located In a Densely Populated Trade Area
- Includes All Refrigerators & Equipment
- Easy Access From 3 Entrances/Exits
- Very Walk-able Location
- Great Exposure Blocks From Downtown Fresno
- Busy West Retail Growth Corridor
- ±88,686 Residents Within 3-Mile Radius
- ±18,157 Cars Per Day @ Corner Location
- Close Proximity to Major Traffic Generators & Fwy Ramps
- Great Access & Visibility w/ Unmatched Level of Consumer Traffic
- ±1,200 SF Available Surrounded w/ Quality Tenants

KW COMMERCIAL
7520 N. Palm Ave #102
Fresno, CA 93711

JARED ENNIS
Executive Vice President
O: 559.705.1000
C: 559.705.1000
jared@centralcacommercial.com
CA #01945284

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PROPERTY OVERVIEW

Well known and established wide-open high exposure ±1,200 SF freestanding retail building on a corner with vehicle access in a very walk-able area (dense location). This property is located in west Fresno, just blocks away from downtown where High Speed Rail will be. Newly remodeled interior, fresh exterior, and a lit front sign. The visibility offers a tremendous draw of traffic from the neighboring Edison High school on top of the ±18,157 cars per day. Excellent Owner/User or Investment Opportunity. Property includes ample additional vacant land in the rear for parking, expansion, development, or to lease out (formerly rented to recycler). Many rooftops around this dense location with very few competing commercial buildings. Great SBA candidate and seller-carry financing is available.

LOCATION OVERVIEW

Attractive building perfectly positioned to offer easy access, strong demographics and traffic generators. Nearby CA-99 Freeway, State Highway 41, 168 and 180 connect to all parts of central California. Ideal walk-able location right in front of

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FRONT - LOOKING LEFT

FRONT - LOOKING RIGHT

COOLERS - INCLUDED!

REAR STORAGE ROOM

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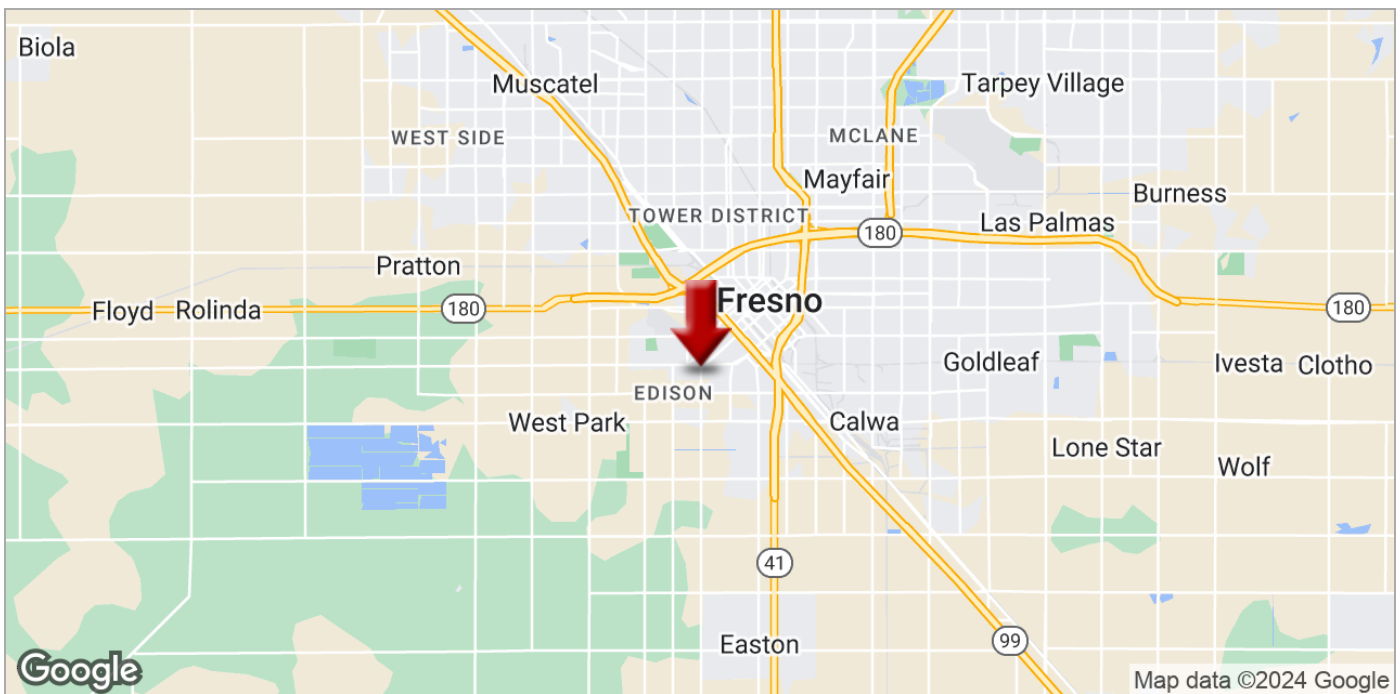
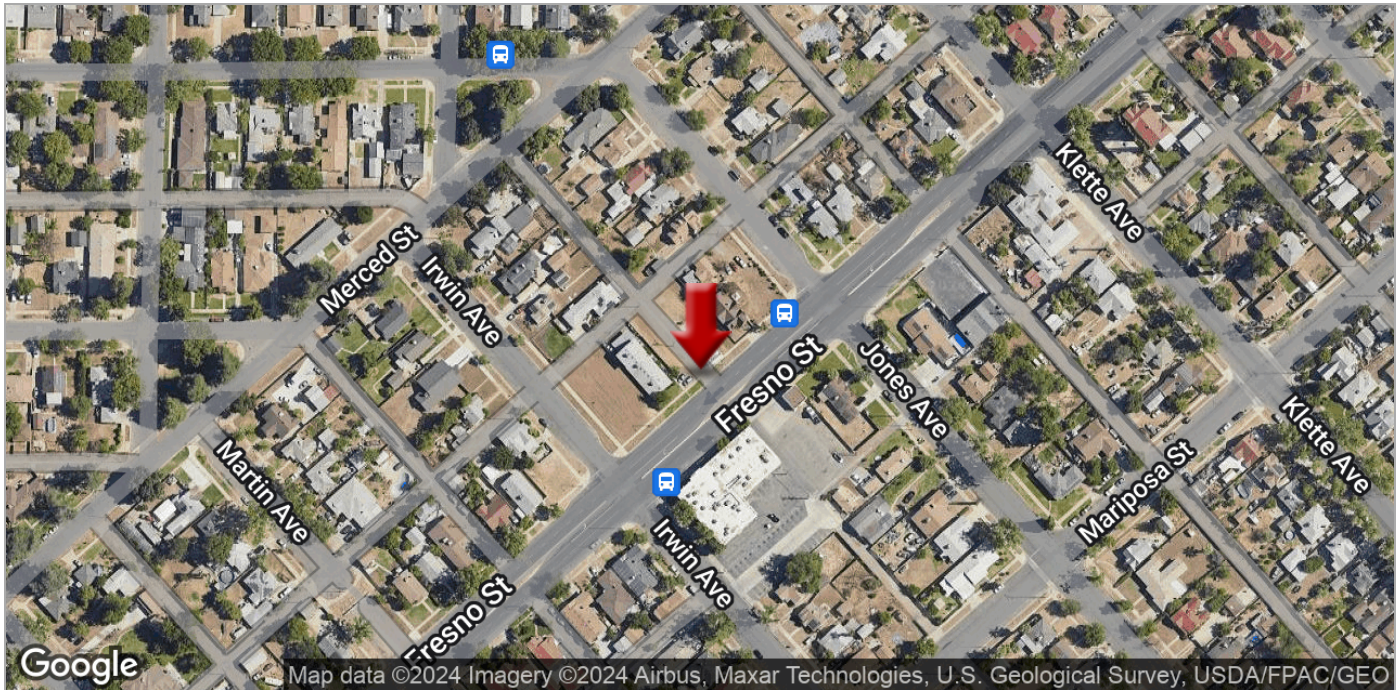
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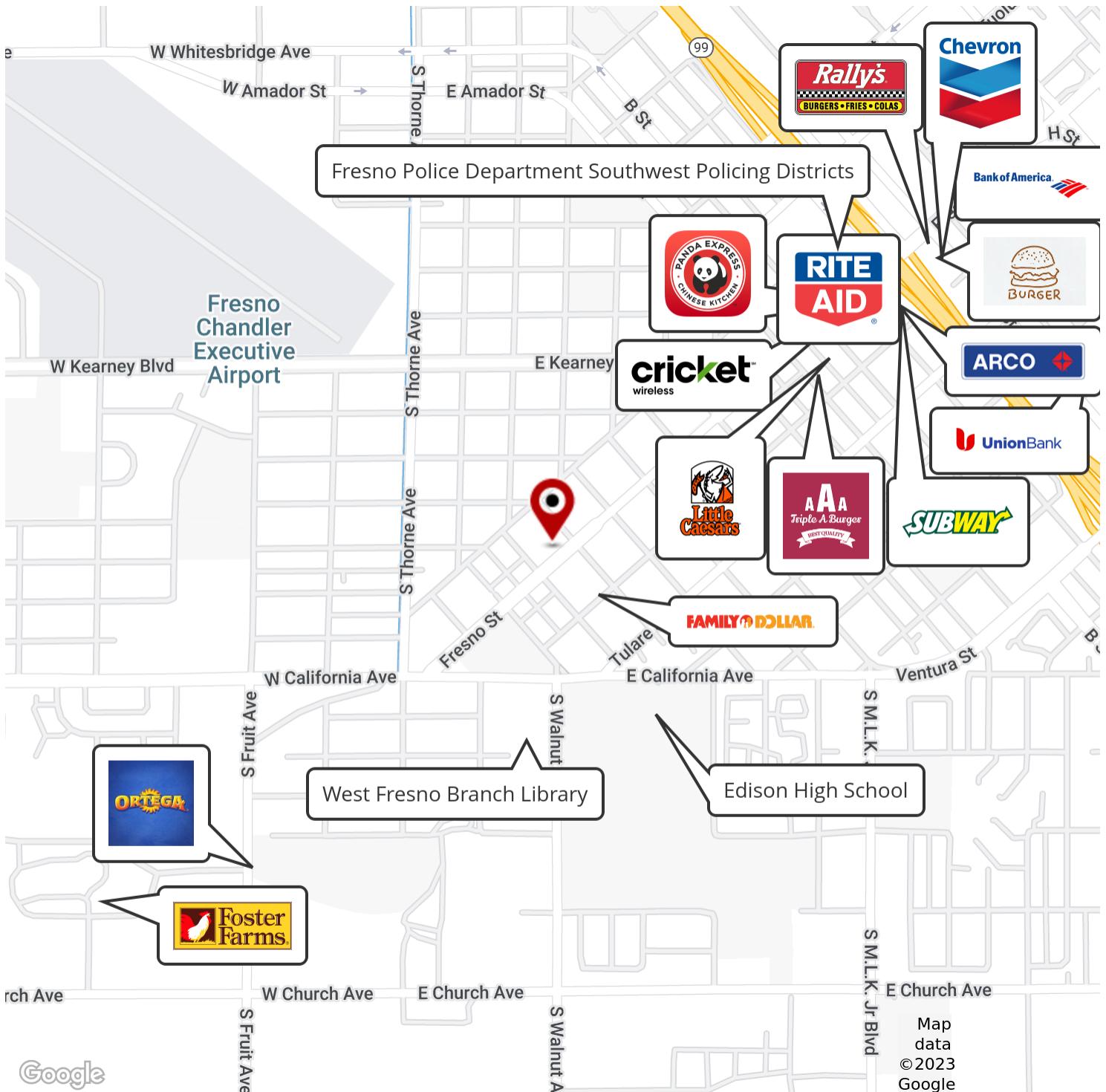
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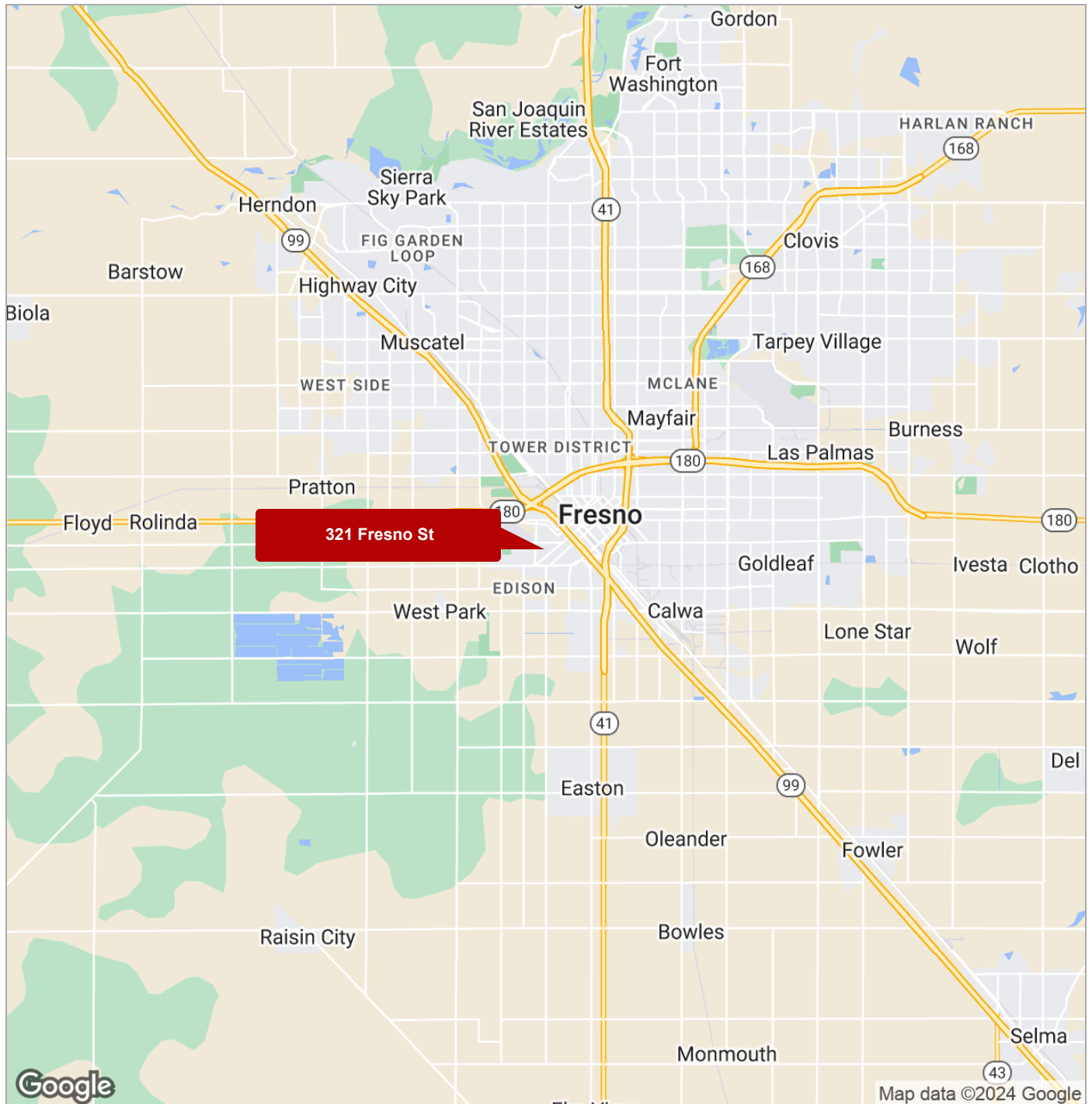
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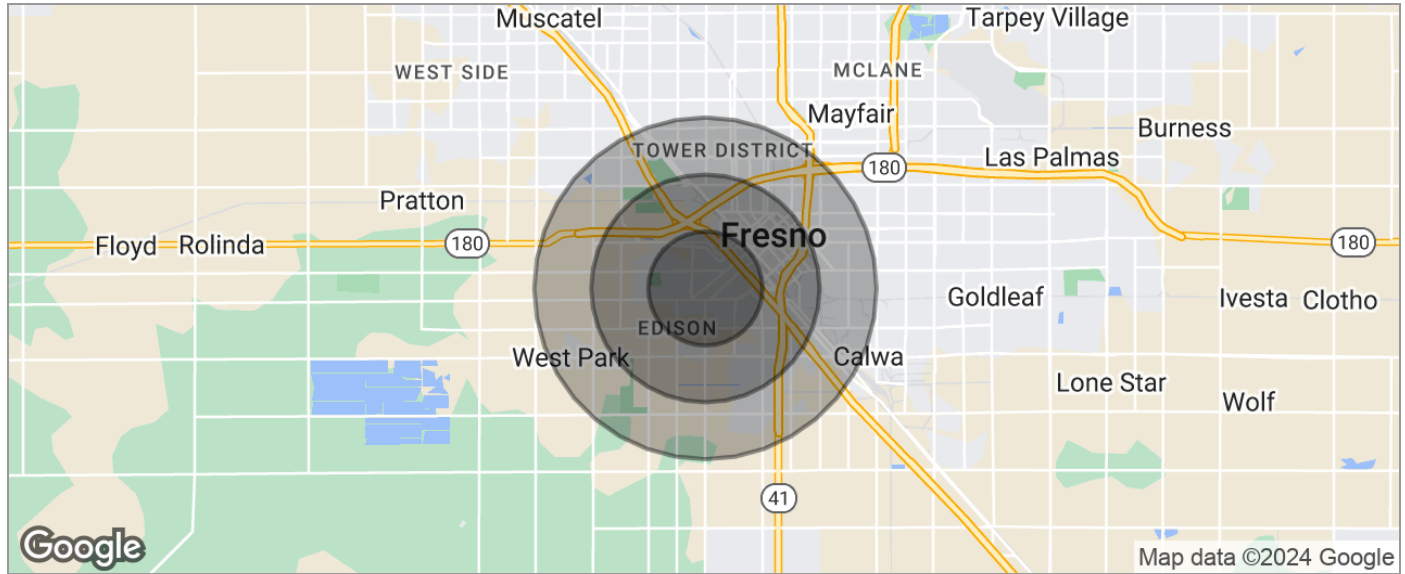
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POPULATION	1 MILE	2 MILES	3 MILES
TOTAL POPULATION	17,262	43,722	76,437
MEDIAN AGE	24.9	28.3	31.4
MEDIAN AGE (MALE)	24.5	27.6	30.8
MEDIAN AGE (FEMALE)	26.0	29.9	32.8
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
TOTAL HOUSEHOLDS	4,386	12,943	24,447
# OF PERSONS PER HH	3.9	3.4	3.1
AVERAGE HH INCOME	\$42,925	\$56,752	\$65,143
AVERAGE HOUSE VALUE	\$182,104	\$236,986	\$273,600
RACE	1 MILE	2 MILES	3 MILES
% WHITE	77.6%	80.6%	80.7%
% BLACK	0.4%	0.9%	1.2%
% ASIAN	7.1%	5.7%	5.3%
% HAWAIIAN	0.0%	0.2%	0.1%
% INDIAN	0.2%	0.8%	0.8%
% OTHER	12.2%	8.9%	8.7%
ETHNICITY	1 MILE	2 MILES	3 MILES
% HISPANIC	74.3%	58.3%	48.5%

* Demographic data derived from 2020 ACS - US Census

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	1 MILE	2 MILES	3 MILES
Total households	4,386	12,943	24,447
Total persons per hh	3.9	3.4	3.1
Average hh income	\$42,925	\$56,752	\$65,143
Average house value	\$182,104	\$236,986	\$273,600

	1 MILE	2 MILES	3 MILES
Total population	17,262	43,722	76,437
Median age	24.9	28.3	31.4
Median age (male)	24.5	27.6	30.8
Median age (female)	26.0	29.9	32.8

	1 MILE	2 MILES	3 MILES
Total population - White	13,390	35,257	61,701
% White	77.6%	80.6%	80.7%
Total population - Black	77	391	882
% Black	0.4%	0.9%	1.2%
Total population - Asian	1,218	2,507	4,073
% Asian	7.1%	5.7%	5.3%
Total population - Hawaiian	0	71	83
% Hawaiian	0.0%	0.2%	0.1%
Total population - Indian	33	328	633
% Indian	0.2%	0.8%	0.8%
Total population - Other	2,101	3,894	6,617
% Other	12.2%	8.9%	8.7%

	1 MILE	2 MILES	3 MILES
Total population - Hispanic	12,823	25,496	37,051
% Hispanic	74.3%	58.3%	48.5%

** Demographic data derived from 2020 ACS - US Census*

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