

LAND FOR SALE

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

6785 W Barstow Ave, Fresno, CA 93723



OFFERING SUMMARY

7.37 AC PRICE:	\$6,150,000
14.115 AC PRICE:	\$3,850,000
TOTAL PORTFOLIO SALE PRICE:	\$10,000,000
AVAILABLE SF:	321,037 - 936,104 SF
LOT SIZE:	21.485 Acres
ZONING:	Corridor/Center Mixed Use (CMX+RM-1/UGM)
APN:	505-060-08
MARKET:	Northwest Fresno
SUBMARKET:	Veterans Boulevard Retail
PRICE / SF:	\$10.69

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
- Close to Transit and Public Transportation
- Ideal for Fast Food, Fuel Station, Hotel, Super Market, & More!

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PROPERTY OVERVIEW

±21.49 Acres of a Larger ±38.33 Acre Development Highway Commercial Mixed-Use (Multifamily and Commercial) 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. The City of Fresno made a significant investment in new road infrastructure in the area and has been supportive of a variety of commercial and high density multifamily developments in the proximity. The property has quick access to Highway 99, which allows for convenient access to all the major Cities in the area absorbing from Madera, Chowchilla, Tulare, Visalia, Porterville, Lindsay, and more. The zoning is very 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 ±148,089 cars per day; CA-99: ±58,770 northbound and ±65,351 westbound; Shaw Ave: ±9,743 westbound and ±7508 eastbound. Existing ramps dispense traffic near the subject property. All wet & dry utilities at site.

BONUS! 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 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 OVERVIEW

These 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 growth point of town, surrounded by a large housing tracts and commercial developments. Property benefits directly from the CA 99 Highway, it has traffic pass 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 (290 km²)[12] 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.[13] With a census-estimated 2018 population of 530,093,[8] 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 (350 km) north of Los Angeles, 170 miles (270 km) south of the state capital, Sacramento, and 185 miles (300 km) southeast of San Francisco. Yosemite National Park is about 60 miles (100 km) to the north, Kings Canyon National

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PROJECT PHASES

Phase 1

Extend Bullard Avenue to its connection with Veterans Boulevard.

Phase 2

Grade separation over UP Railroad and CA HighSpeed Rail tracks & vacate Carnegie Ave from Bullard to existing Golden State Blvd.

Phase 3

Construct CA-99 interchange over the realigned Golden State Blvd.

Phase 4

Extend Veterans Boulevard to Herndon Ave and Shaw Ave.

Phase 5

Construct Veterans Blvd multipurpose trail from Shaw to Herndon.

PROJECT AREA

\$71.38M of leverage funding ensures Veterans Blv's completion by being divided into 5 phases summarized above & to the left.

Located at the urban/rural divide addressing east-west traffic, providing better connectivity between rural communities to the west and major enters of business, commerce and medical services to the east.

The Veterans Blvd project includes: a 6-lane arterial roadway in northwest Fresno, a freeway interchange at SR-99; grade separations over the UP Railroad, High-Speed Rail line and Golden State Boulevard, and a pedestrian trail.

Per the Census, more than 23,000 residents in the immediate project area will benefit from major employers, health care facilities and other critical destinations within approximately 2-miles of the project area including: Herndon-Barstow Elementary School, River Bluff Elementary School, & the Marketplace at El Paseo (25 retailers, business and restaurants), United Health Centers, Sierra Sky Park & Saint Agnes Medical Clinic.

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ABOUT FRESNO

- Fresno is a city in California and the county seat of Fresno County. It covers 112 square miles in the center of the San Joaquin Valley, the southern portion of California's Central Valley.
- Named for the abundant ash trees lining the San Joaquin River, Fresno was founded in 1872 as a railway station of the Central Pacific Railroad before it was incorporated in 1885. The city has since become an economic hub of Fresno County and the San Joaquin Valley, with much of the surrounding areas in the Metropolitan Fresno region predominately tied to large-scale agricultural production.
- The population of Fresno grew from a 1960 census population to a 2018 population of approximately 557,458. Fresno is the fifth most populous city in California, the most populous city in the Central Valley, 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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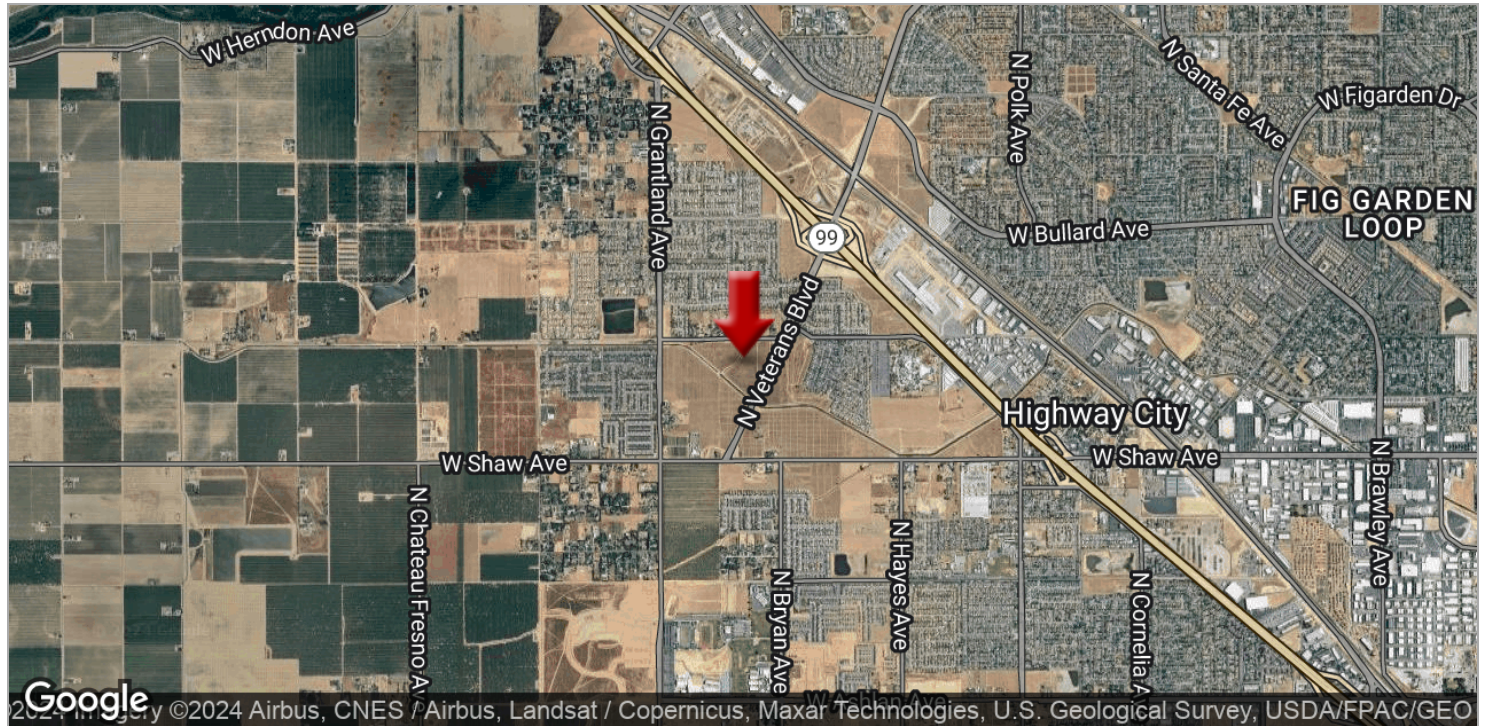
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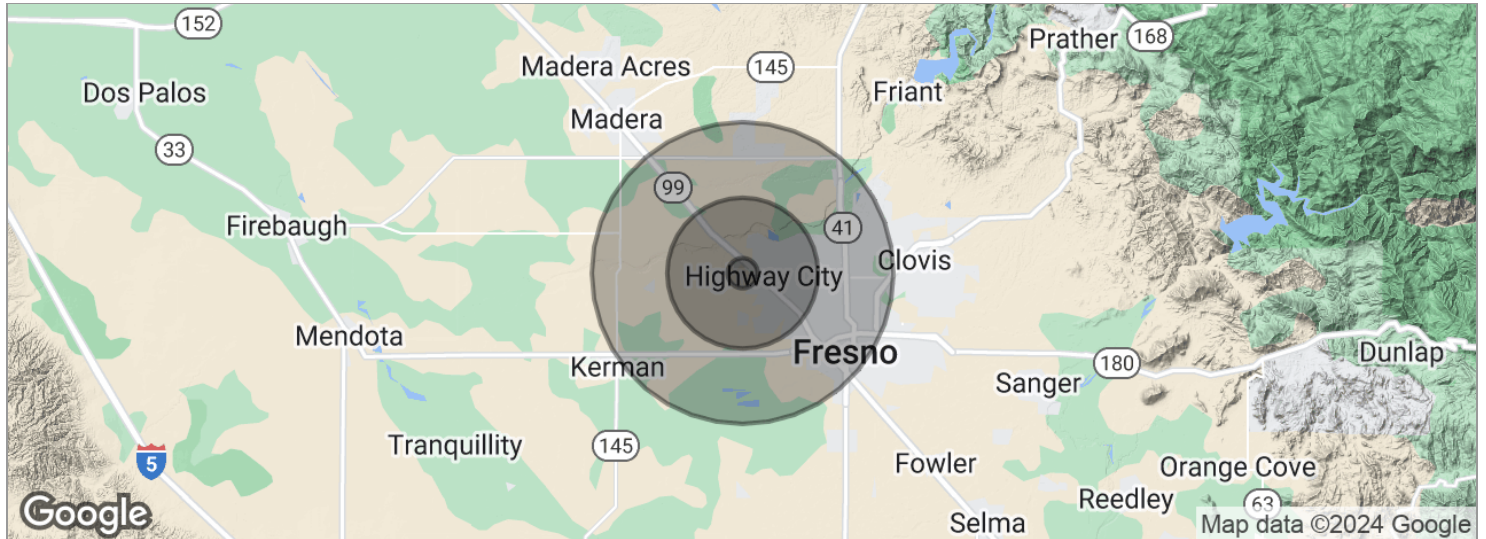
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POPULATION	1 MILE	5 MILES	10 MILES
Total population	6,705	68,963	164,397
Median age	28.9	29.8	31.8
Median age (male)	29.6	28.9	30.9
Median age (Female)	28.7	30.5	33.0
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	2,026	20,701	53,211
# 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%
RACE (%)	1 MILE	5 MILES	10 MILES
White	72.8%	78.2%	80.9%
Black	2.5%	4.1%	2.9%
Asian	0.7%	2.7%	3.0%
Hawaiian	0.0%	0.1%	0.1%
American Indian	1.8%	0.8%	0.8%
Other	15.1%	10.8%	8.9%

* Demographic data derived from 2020 ACS - US Census

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