

LAND FOR SALE

±0.956 ACRES COMMERCIAL LAND & HIGH DENSITY RESIDENTIAL

2740 W Ashlan Ave, Fresno, CA 93705



OFFERING SUMMARY

SALE PRICE:	\$495,000
AVAILABLE SF:	41,648 SF
LOT SIZE:	41,648 SF
ZONING:	Commercial CC
PRICE / SF:	\$11.89
APN:	424-050-24

PROPERTY HIGHLIGHTS

- ±0.956 Acres: Commercial & High Density Residential
- High Identity Location | Shovel Ready
- Prime Land w/ Nearby CA-99 & HWY 41 Access
- Easy Access to Upgraded HWY 99 Off/On Ramps
- Optimal Visibility w/ 148,089 Cars Per Day
- Unmatched Level of Consumer Traffic & High Volume Exposure
- Situated Near Many Existing & Planned Developments
- North & South Bound Traffic Generators Near CA 99
- Ideal for Fast Food, Fuel Station, Hotel, Super Market, & More!
- Close to Transit and Public Transportation

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

KEVIN LAND
Executive Managing Director
O: 559.705.1000
kevin@centralcacommercial.com
CA #01516541

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PROPERTY OVERVIEW

±0.956 Acre (±41,648 sf) Highway Commercial Development land located off Exit Ashlan Ave just off of State Route CA 99, Highly visible corner location with easy nearby Highway Exit and Entrance with long frontage on Ashlan Ave. This property carries an average daily traffic count of over 54,470 cars per day. 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. FFD confirmed via code 402 that the ingress and egress is sufficient for one access point. The property has quick access to CA-99, which allows for convenient access to all the major Cities in the area absorbing from Madera, Chowchilla, Merced, Selma and more. The zoning is very flexible and allows for a variety of commercial uses.

Ashlan Ave is a 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 and More!

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 southbound; Existing ramps dispense traffic near the subject property. Flexible commercial zoning uses include convenience store, car wash, hotel, conference center, quick serve & sit down restaurants, food market, retail strip center, professional office, etc. All wet & dry utilities at site.

LOCATION OVERVIEW

Located off the corner of W Ashlan Ave and N Marks Ave in Fresno, CA. Location is 1 intersection east of the CA-99, surrounded by a large housing tracts and commercial developments. Property benefits directly from CA-99 and Hwy 41 traffic to pass in front of this property on all sides, in addition to a signalized corner. Easy north/south CA-99 access & will benefit from this large, expanding commercial market. This parcel is located 2 blocks from CA-99 servicing the Madera, Chowchilla, Hanford, Visalia, Tulare markets.

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 Park is 60 miles (100 km) to the east, and Sequoia National Park is 75 miles (120 km) to the south.

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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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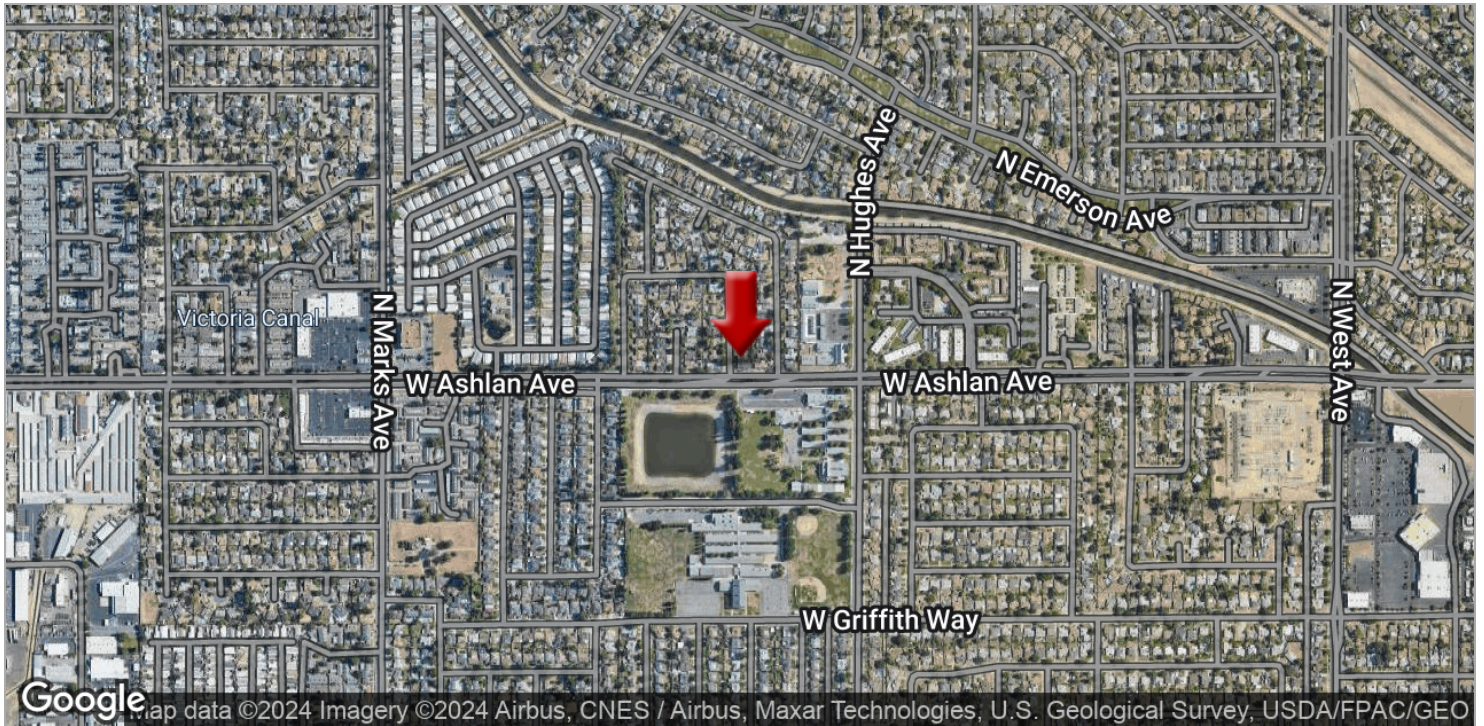
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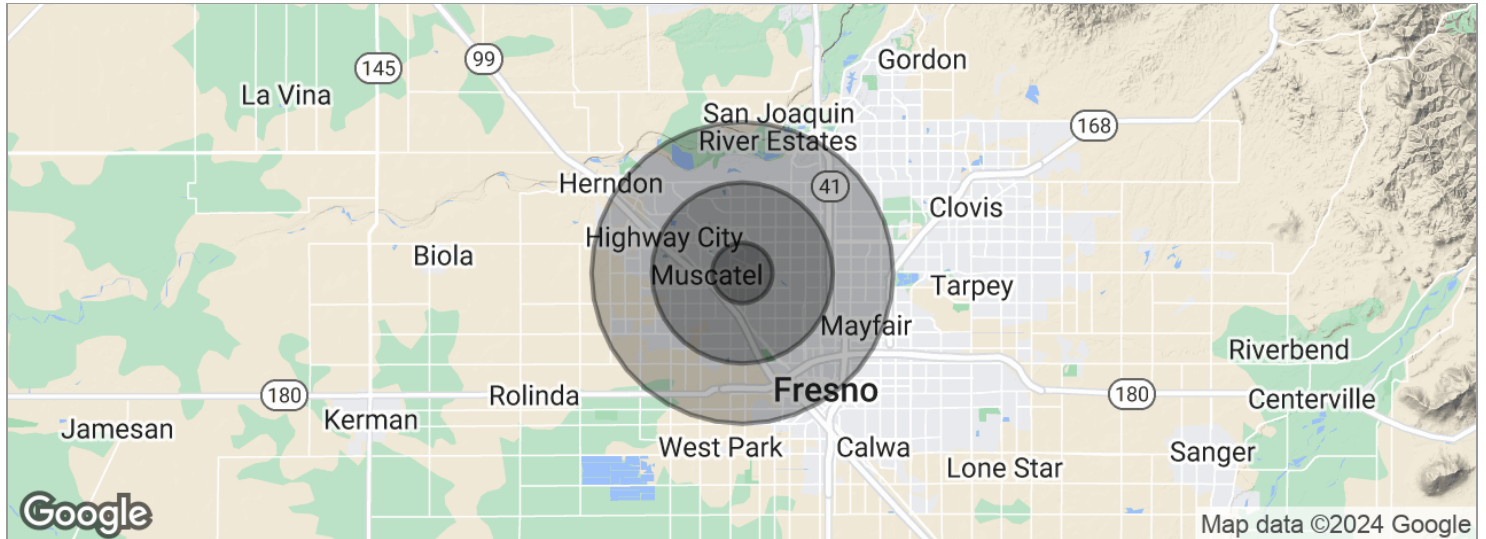
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	22,289	137,284	295,093
Median age	29.6	33.6	32.8
Median age (male)	28.2	31.9	31.6
Median age (Female)	30.5	35.0	34.0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	7,369	48,490	102,536
# of persons per HH	3.0	2.8	2.9
Average HH income	\$42,933	\$60,195	\$61,563
Average house value	\$200,473	\$287,229	\$281,854
ETHNICITY (%)	1 MILE	3 MILES	5 MILES
Hispanic	51.7%	43.3%	43.9%
RACE (%)	1 MILE	3 MILES	5 MILES
White	60.6%	65.4%	62.1%
Black	13.3%	7.5%	7.4%
Asian	4.2%	7.8%	8.7%
Hawaiian	0.0%	0.1%	0.1%
American Indian	0.6%	0.9%	0.9%
Other	16.7%	13.7%	16.0%

* Demographic data derived from 2020 ACS - US Census

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