

## MIXED USE PROPERTY FOR SALE

# 1332 W BELMONT

1332 W Belmont, Fresno, CA 93728



### OFFERING SUMMARY

<b>SALE PRICE:</b>	\$220,000
<b>AVAILABLE SF:</b>	
<b>LOT SIZE:</b>	23,318 SF
	\$9.43 per sq foot
<b>BUILDING SIZE:</b>	2,400 SF
<b>ZONING:</b>	NMX
<b>PRICE / SF:</b>	

### PROPERTY OVERVIEW

Zoning NMX,  
Neighborhood Mixed-Use. Two Lots / Two APNs  
Currently being used as a church.

Plenty of space to build.  
Could be used as a storage, retail, automotive, general retail.  
Large Lot, 23,318 sq feet lot, @ \$9.43 per sq ft  
Plenty of room for Parking

Close to a Valero Gas Station, Triangle Fast Food, The Fresno Zoo, Surrounded by many businesses.

### PROPERTY HIGHLIGHTS

- property located on a main street - Belmont Ave, Fresno
- property located 1 block from Freeway 99, on ramp and off ramp.
- **Property Is Located In A Fresno Opportunity Zone.**

VISALIA, CA  
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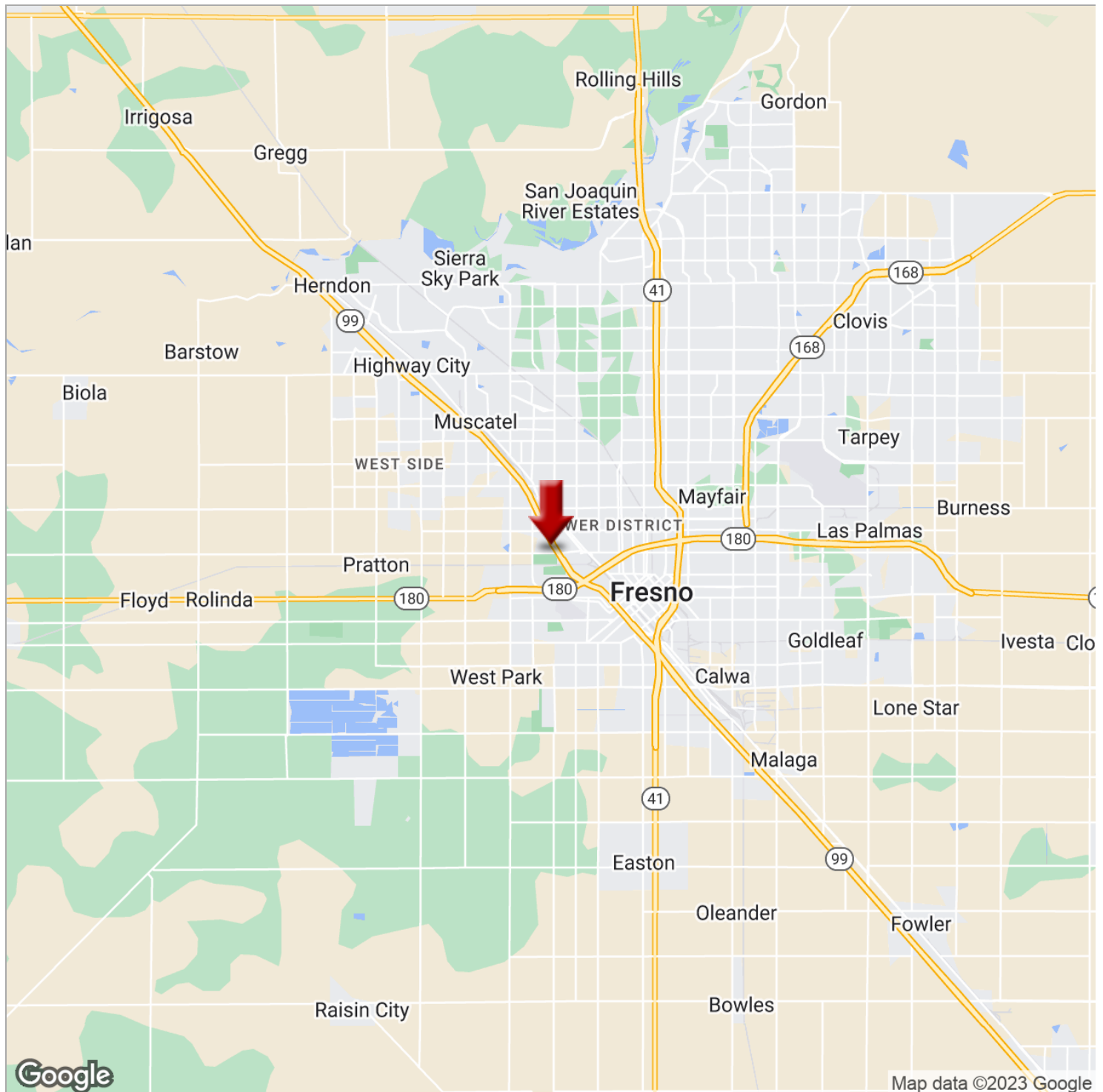
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	9,817	111,595	273,926
Median age	30.3	29.9	29.7
Median age (male)	30.8	29.0	28.7
Median age (Female)	30.2	31.1	31.0

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,084	36,246	86,650
# of persons per HH	3.2	3.1	3.2
Average HH income	\$39,616	\$41,858	\$47,089
Average house value	\$149,041	\$201,918	\$248,733

\* Demographic data derived from 2020 ACS - US Census

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### LOCATION DETAILS

County	Fresno
Cross Streets	Belmont and Freeway 99
Nearest Highway	Freeway 99
Nearest Airport	Fresno Airport

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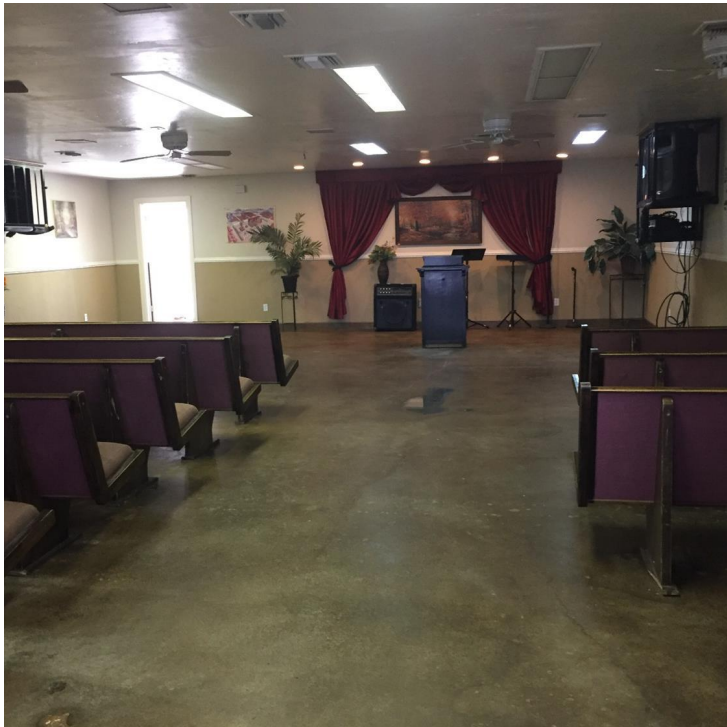
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Map for Parcel Address: 1332 W Belmont Ave Fresno, CA 93728-2703 APN: 449-345-21



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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 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 predominantly tied to large-scale agricultural production.

The population of Fresno 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.

### Economy

Fresno serves as the economic hub of Fresno County and California's San Joaquin Valley. The unincorporated area and rural cities surrounding Fresno remain predominantly tied to large-scale agricultural production.

### Transportation

#### Highways

Fresno is served by State Route 99, the main north/south freeway that connects the major population centers of the California Central Valley. State Route 168, the Sierra Freeway, heads east to the city of Clovis and Huntington Lake. State Route 41 comes into Fresno from Atascadero in the south, and then heads north to Yosemite National Park. State Route 180 comes from the west via Mendota, and then east through the city of Reedley to Kings Canyon National Park.

#### Airports

Fresno Yosemite International Airport (FAT), provides regularly scheduled commercial airline service. The airport serves an estimated 1.3 million passengers annually.

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*PRESENTED BY:*

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