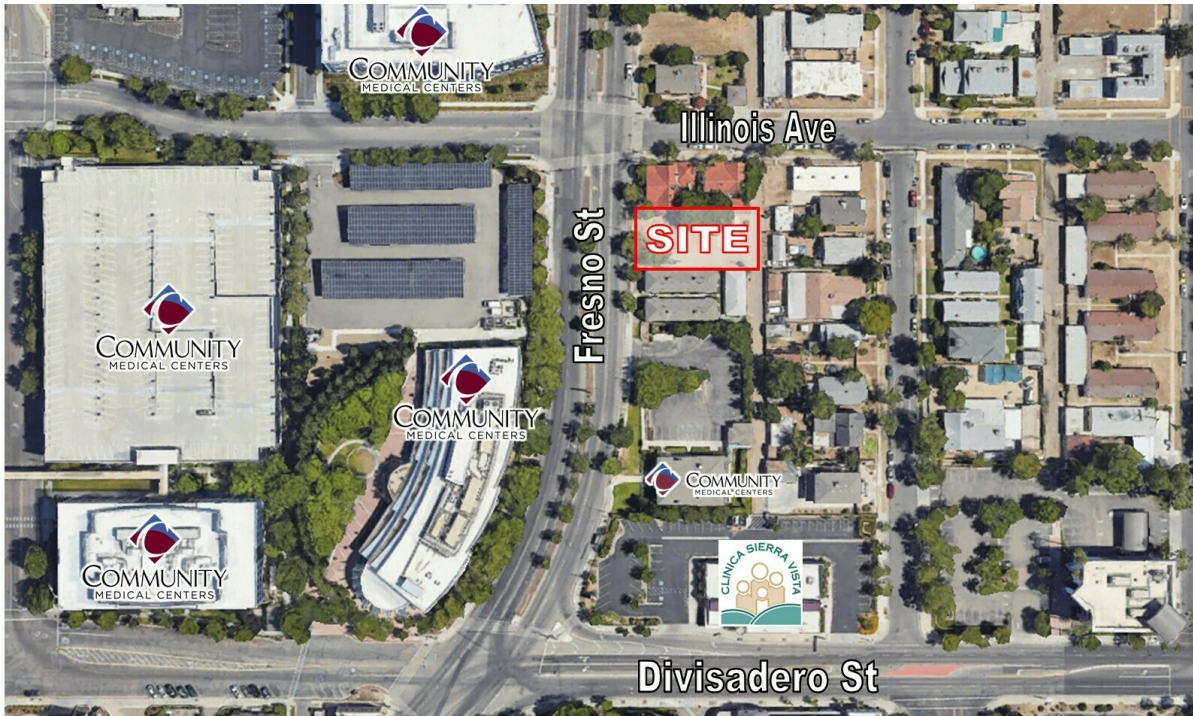


LAND FOR SALE

±0.18 ACRES OF VACANT MIXED USE LAND IN FRESNO, CA

176 N Fresno St, Fresno, CA 93701



Sale Price

\$79,000

OFFERING SUMMARY

Available SF:	±7,841 SF
Lot Size:	0.18 Acres
Zoning:	NMX - Neighborhood Mixed Use
Market:	Fresno
Submarket:	Jefferson
Traffic Counts:	±116,836 CPD
Cross Streets:	Fresno St & Illinois Ave
APN:	459-351-34
Seller Carry:	Yes; Available

PROPERTY HIGHLIGHTS

- ±0.18 Acres Surrounded by Many National Tenants
- High Identity Location | Shovel Ready | Utilities Present
- Multiple Access Points w/ High Exposure/Signage
- Infill Location Surrounded By Established Businesses
- Excellent Access to CA-41, CA-99 and HWY 180/168
- Prime Commercial Lot w/ Flexible Zoning & Easy Access
- Unmatched Level of Consumer Traffic & High Volume Exposure
- Ideal for Fast Food, Fuel Station, Hotel, Super Market, & More!
- Situated Near Many Existing & Planned Developments
- Optimal Visibility w/ ±116,836 Cars Per Day
- Additional ±114,935 Cars Per Day From HWY 41
- Many Nearby Amenities | All Utilities Stubbed to Site
- Close to Public Transportation, Hospitals, & Schools

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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

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

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PROPERTY DESCRIPTION

Fully improved shovel ready commercial lot located very close to Highway 41 in Fresno, CA. Electricity, Gas, Water and Sewer lines are at the site with curb and gutter (former building pad). As this parcel is located just next to the corner, it features a pronounced stance with maximum building exposure, and vehicular access via N Fresno St & E McKenzie Ave. The property has quick access to CA-41, CA-99 and HWY 180/168, which allows for convenient access to all the major highways in the area. Strategically positioned at the full interchange with both north and south bound loop on and off-ramps, which carry approximately ±116,836 cars per day. The zoning is very flexible and allows for a variety of commercial uses.

LOCATION DESCRIPTION

This property is located on Fresno St with visibility of HWY 180 & 41, the property is between Divisadero St and Belmont Ave Just north of Sierra Vista Family Medicine Residency program, east of Community Regional Medical Center, south of Hwy-180, & west of Hwy-41. Easy access to CA-41, CA-99. HWY 180/168.

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. 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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KEVIN LAND

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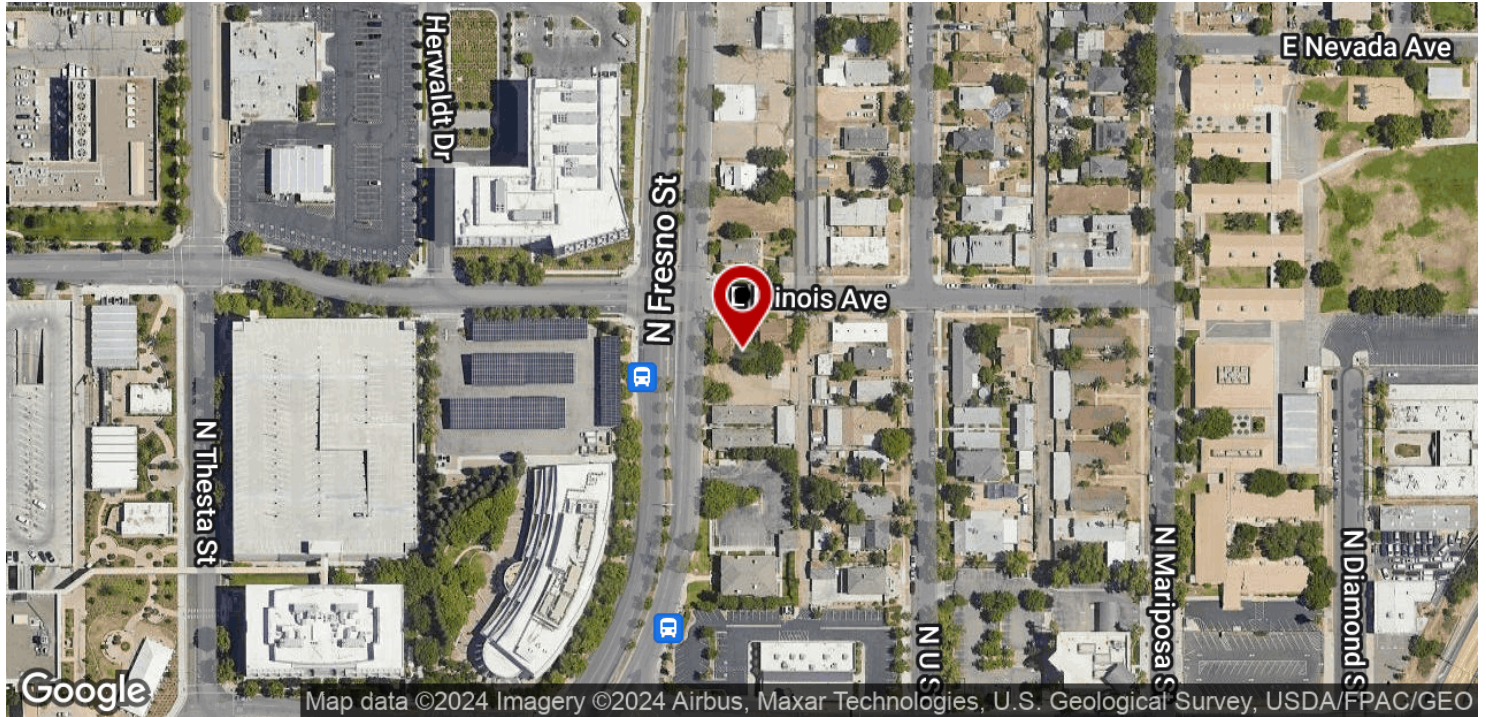
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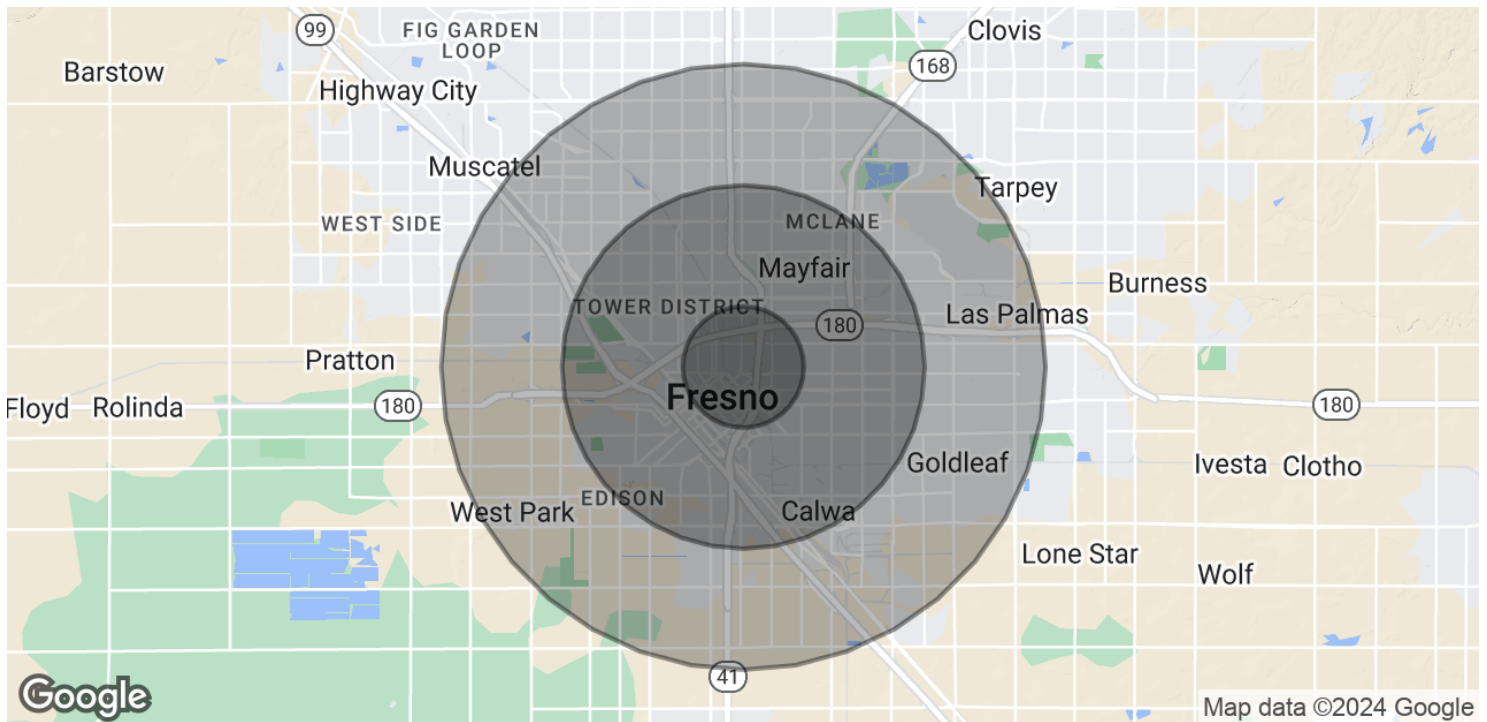
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	22,828	163,167	328,514
Average Age	29.7	30.4	30.7
Average Age (Male)	29.4	30.2	30.3
Average Age (Female)	30.0	30.9	31.7
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	7,524	54,400	110,068
# of Persons per HH	3.0	3.0	3.0
Average HH Income	\$34,236	\$43,424	\$50,043
Average House Value	\$89,317	\$143,408	\$164,086
ETHNICITY (%)	1 MILE	3 MILES	5 MILES
Hispanic	72.5%	66.6%	60.1%

* Demographic data derived from 2020 ACS - US Census

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