

FOR LEASE | RETAIL OR RESTAURANT PADS | FRESNO, CA

Dollar Tree Now Open



Location: Northeast Quadrant of Peach and Olive Avenues

Availability: Please refer to site plan attached

Demographics:	1 Mile	2 Mile	3 Mile	5 Mile
2010 Census Pop.	14,060	53,865	135,446	313,606
2021 Est. Pop.	14,257	55,499	141,228	340,018
2026 Proj. Pop.	14,327	56,279	144,068	352,137
Avg HH Income	\$59,090	\$53,305	\$56,648	\$61,905

Traffic Counts:
 Olive Avenue ± 9,000 ADT
 Peach Avenue ± 21,222 ADT

Source: REgisOnline

Property Features:

- Adjacent to new Dollar Tree
- Shared access with Circle K
- Close proximity to Highways 168 & 180, Fresno Yosemite International Airport and new Amazon Distribution Center
- Pad opportunities available for lease

[LINK to New Amazon 'last-mile' Center in Fresno \(The Business Journal\)](#)



For further information, please contact:

Amber Holscher

Direct Line: 559/ 650.1322
 amber@retailassociates.com

DRE License #02039053

Doug Cords

Direct Line: 559/ 650.1307
 dcords@retailassociates.com

DRE License #01264420

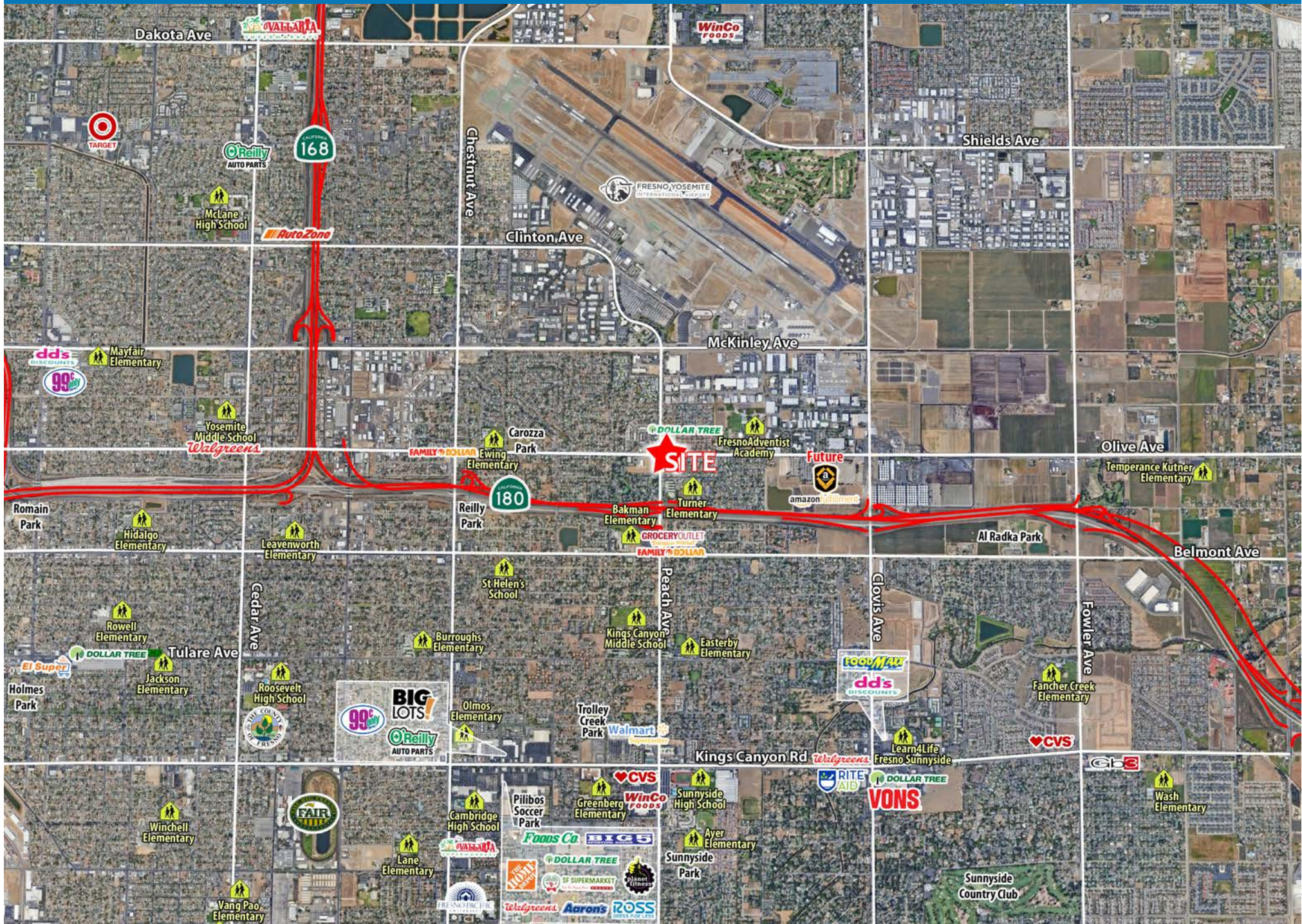
PHONE 559/650.1300 FAX 559/650.1311

680 West Shaw Avenue, Suite 202 | Fresno, California 93704
www.RetailAssociates.com

All projections, opinions, assumptions or estimates are supplied for example only, and may not represent current or future performance of the property. Any and all information pertaining to location, demographics and the site plan is supplied by sources believed to be reliable. We do not guarantee the accuracy of information and make no warranty or representation thereto. All information is presented here with the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Commercial Retail Associates operates under the corporate Department of Real Estate License 01121565.



FOR LEASE | RETAIL OR RESTAURANT PADS | FRESNO, CA



FOR LEASE | RETAIL OR RESTAURANT PADS | FRESNO, CA



FOR LEASE | RETAIL OR RESTAURANT PADS | FRESNO, CA

