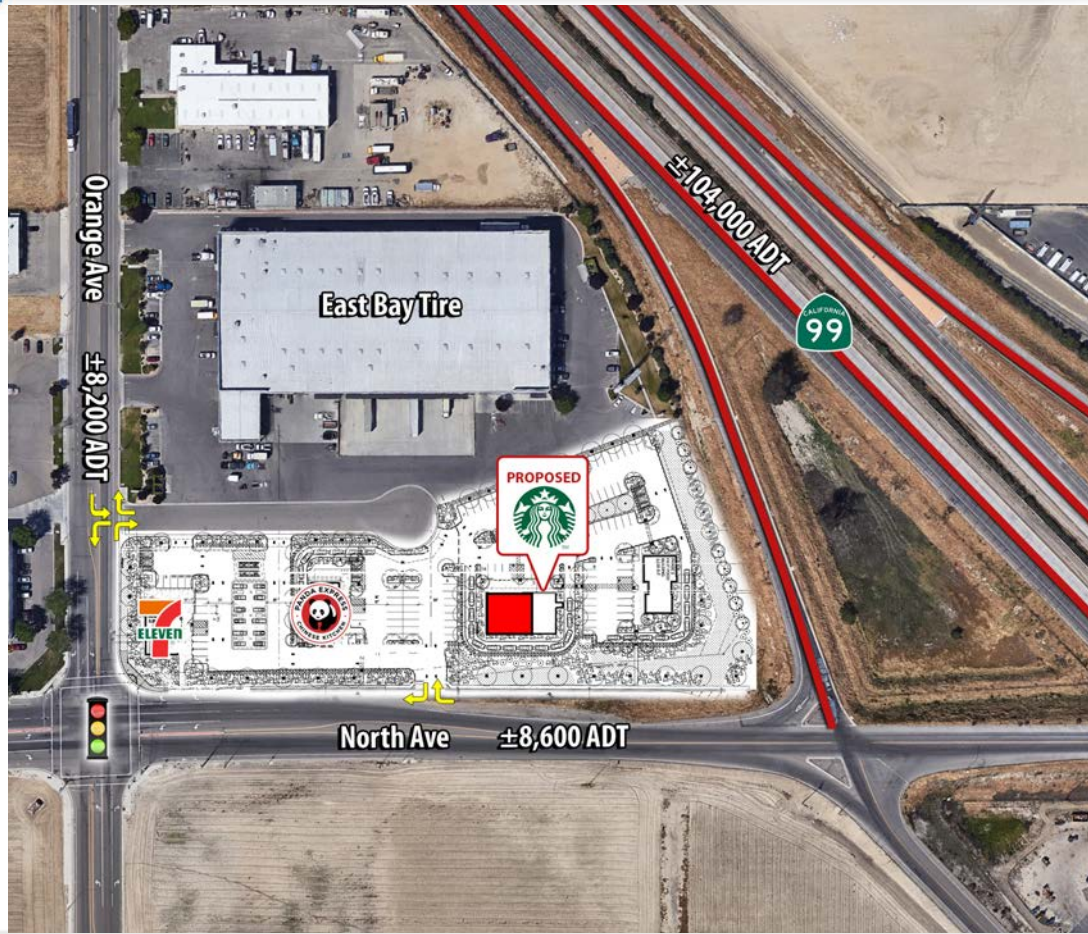


HIGHWAY 99 & NORTH AVE COMING SOON | FRESNO, CA



Location: NEC Orange Ave. & North Ave
Fresno, CA

Availability: Shop Space - 1,503 SF & 1,505 SF
(can be combined)

Pricing: Contact Broker for Pricing.

Demographics:	1 Mile	2 Mile	3 Mile
Est. Population	770	16,052	58,044
Total Businesses	333	959	1,825
Daytime Population	8,362	19,489	31,181

Traffic Counts:	Orange Ave	North Ave	HWY 99	Total:
	±8,200 ADT	±8,600 ADT	±104,000 ADT	±120,800 ADT

(Source: REgisOnline, 2017)

Property Highlights:

- Huge Industrial Growth Area
- 7-Eleven corporate gas station & Panda Express are under construction
- Freeway Visibility
- Brand new Amazon & Ulta distribution centers
- Over 8,000 employees within 1 mile, with limited dining options



COMMERCIAL RETAIL ASSOCIATES

For further information, please contact:

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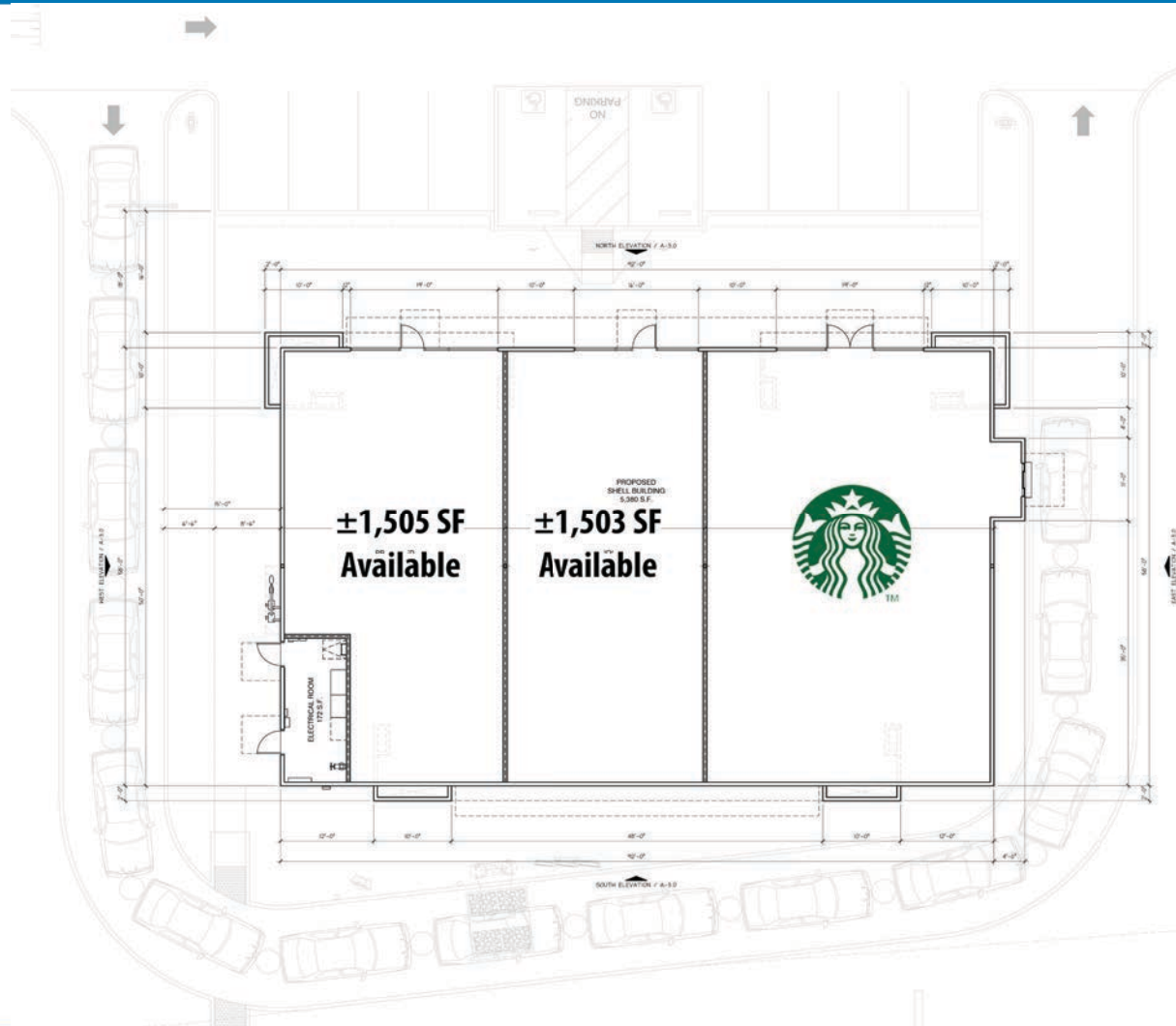
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