

# LAND FOR LEASE

±1.26 ACRE PARCEL AVAILABLE FOR GROUND LEASE OFF HWY 99

Olive/CA 99, Fresno, CA 93728



## OFFERING SUMMARY

<b>AVAILABLE SF:</b>	1.26 Acres
<b>LEASE RATE:</b>	\$60,000 per year (NNN)
<b>LOT SIZE:</b>	1.26 Acres
<b>ZONING:</b>	NMX - Neighborhood Mixed-Use
<b>MARKET:</b>	99 Corridor - West Fresno
<b>SUBMARKET:</b>	Highway City

## PROPERTY HIGHLIGHTS

- Utilities Present, Level Grade, Ready To Develop
- Prime Retail Location Off CA-99 & Olive Avenue
- 239' Olive Ave Frontage w/ Great Exposure
- Multiple Access Points w/ High Exposure
- Optimal Visibility w/ Easy to - Over 52,703 Cars Per Day
- ±1.26 Acres Surrounded by Many National Tenants
- Unmatched Level of Consumer Traffic & High Volume Exposure
- Situated Near Many Existing & Planned Developments
- Close to Transit and Public Transportation
- Busy Walkable Street @ Primary West Retail Corridor
- Ideal for Fast Food, Fuel Station, Super Market, & More!
- Near Major Corridors servicing College, Airport, Downtown, & Schools

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## PROPERTY OVERVIEW

Prime, square ±1.26 Acre (±54,885 SF) parcel between KFC and McDonalds ideal for a quick service retail drive-thru. Pad is available for either ground lease or build to suit. Shovel-ready site with off site improvements (utilities, curb-gutter and paving) completed. Located off CA-99 on the major East/West transportation corridors with high traffic counts with a flexible nmx - Neighborhood Mixed-Use zoning. Located within West Fresno's major Retail area off of Olive Avenue and CA-99 surrounded by many national retailers. Subject offers ±239 Feet of frontage and a 230' depth.

## LOCATION OVERVIEW

This parcel is located just west of the Olive Avenue & CA-99 Highway Exit on the north side. Excellent location sandwiched between McDonalds and KFC, across from Rally's and Sinclair, nearby Ambassador Inn & Suites, Denny's, Amstar Fuel, Motel 6, Family Dollar, Chevron, and more.



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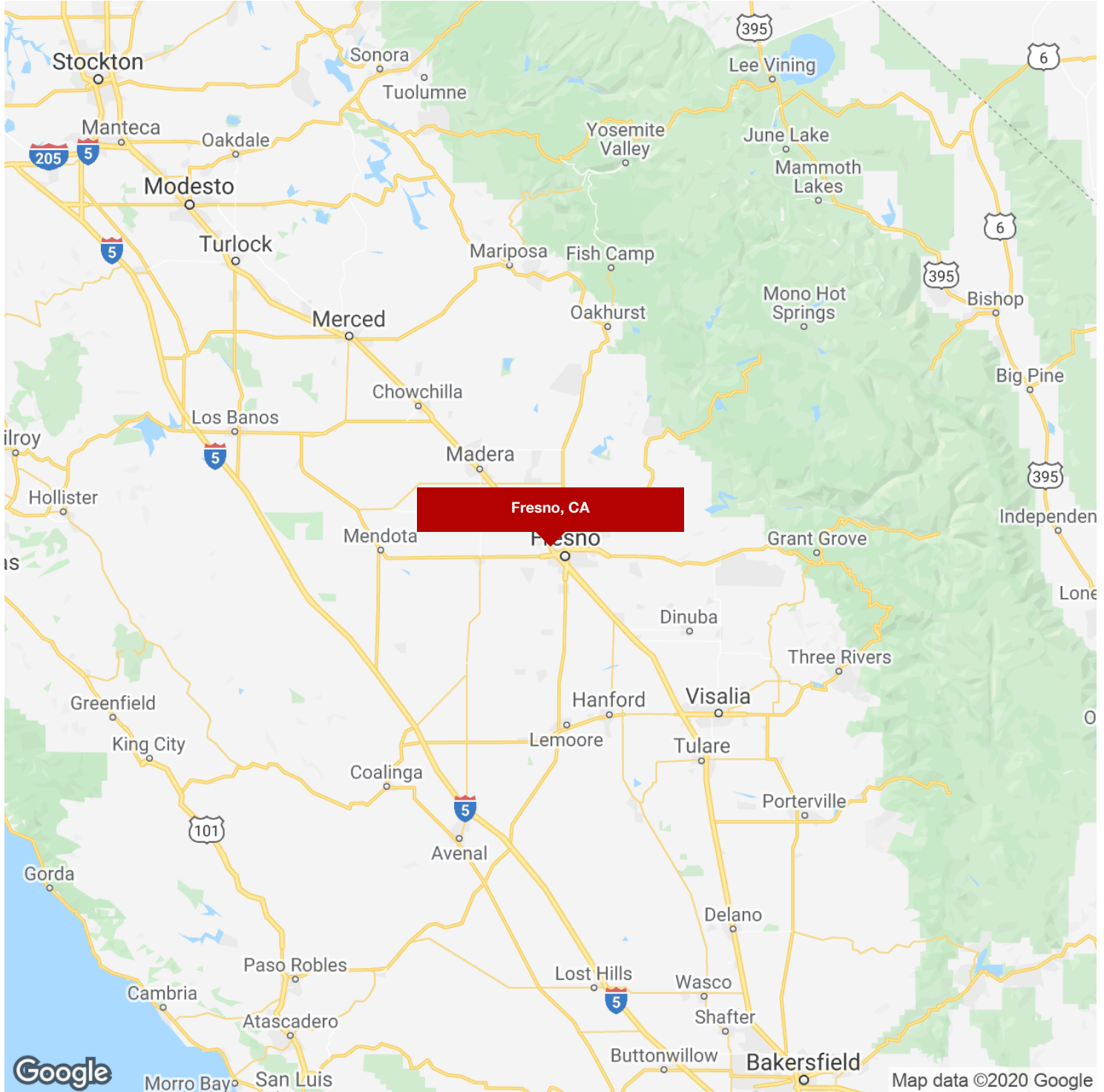
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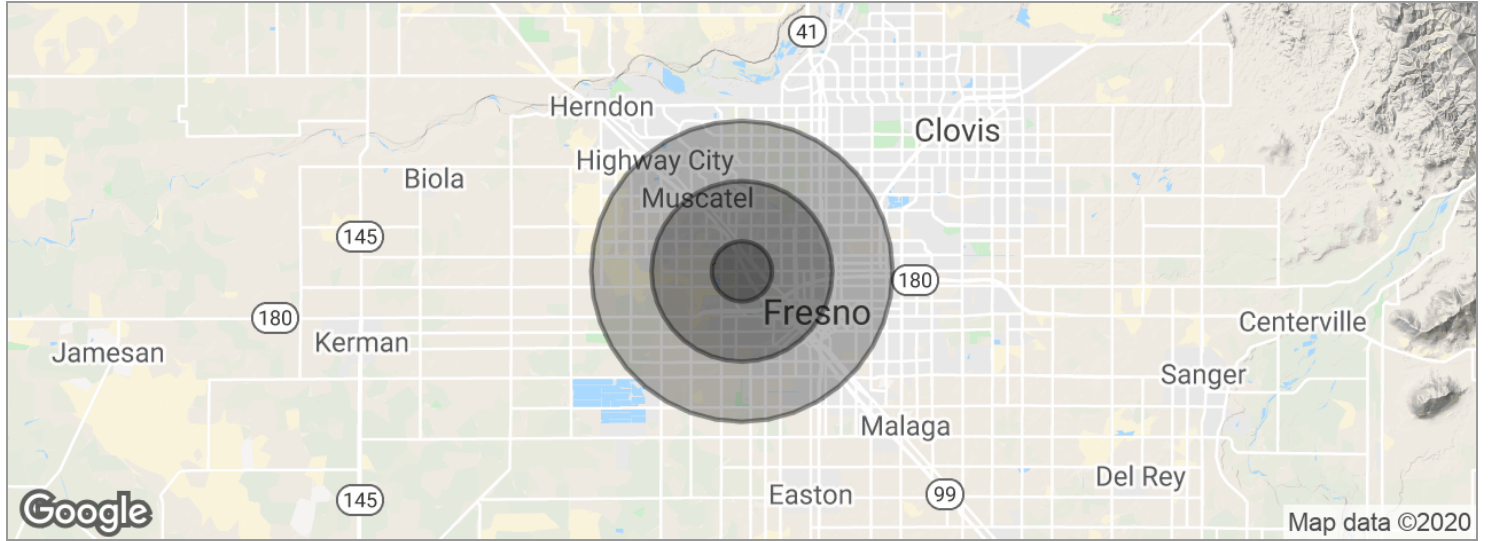
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<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total population	12,281	116,730	279,874
Median age	30.1	30.4	30.4
Median age (male)	29.9	29.4	29.2
Median age (Female)	30.1	31.4	31.7
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total households	3,979	38,648	90,505
# of persons per HH	3.1	3.0	3.1
Average HH income	\$38,497	\$44,616	\$49,537
Average house value	\$140,111	\$207,766	\$260,190
<b>ETHNICITY (%)</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Hispanic	55.3%	54.4%	52.5%
<b>RACE (%)</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
White	56.4%	57.2%	54.7%
Black	9.5%	9.9%	8.7%
Asian	11.0%	7.1%	9.3%
Hawaiian	0.0%	0.0%	0.0%
American Indian	1.1%	1.3%	1.0%
Other	18.0%	20.0%	21.9%

\* Demographic data derived from 2010 US Census

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