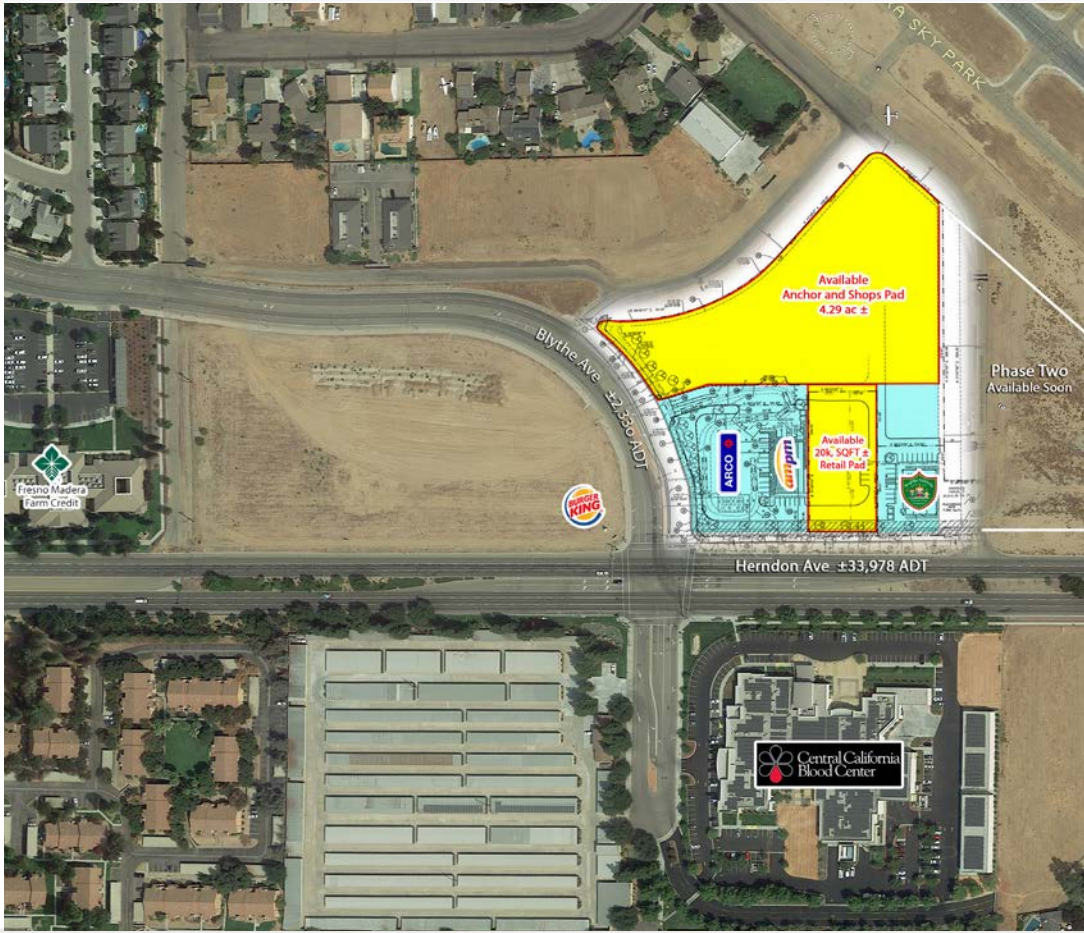


# NORTH WEST FRESNO LAND AVAILABLE | FRESNO, CA



**Location:** NEC Herndon & Blythe Avenues  
Fresno, California

**Availability:** Retail Zoned Land Available for Sale or Lease Street Frontage and Anchor Pads Available

PHASE ONE - Property Sizes Available:

Retail Anchor and Shops pad 4.29 AC/186,784 sqft.  
Retail Freestanding pad 0.46 AC/19,903 sqft.

PHASE TWO - Property Sizes Available:

Retail anchor and shops pad TBD  
Retail Freestanding pad(s) TBD  
Over all property size approximately 6 acres ±

**Pricing:** Contact Broker for Pricing.

<b>Demographics:</b>	<i>1 Mile</i>	<i>2 Mile</i>	<i>3 Mile</i>
<b>2019 Est. Population</b>	13,015	48,194	77,614
<b>Avg HH Income</b>	\$97,922	\$101,202	\$98,489
<b>Daytime Population</b>	2,788	9,679	26,100

<b>Traffic Counts:</b>	Blythe Ave	±2,330 ADT
	Herndon Ave	±33,648 ADT
	Total:	±35,978 ADT

(Source: REgisOnline, 2019)

**Property Highlights:** Located on Major east/west thoroughfare along Herndon Avenue that connects with the cities of Fresno and Clovis. A new traffic signalized intersection in northwest Fresno On the northeast corner of Herndon and Blythe Avenues in Fresno's newest retail corridor. All entitlements for the subject parcels are completed and utilities and underground infrastructure are stubbed in as well. The daily population is located immediately adjacent to this site including The Central Valley Blood Bank with approximately 500 employees and Fresno Madera Farm Credit with approximately 200 employees and approximately two miles from The Marketplace at El Paseo.



COMMERCIAL RETAIL ASSOCIATES

For further information, please contact:

**Gavin Scott**

Direct Line: 559/650.1300

gscott@retailassociates.com

DRE License #01276881



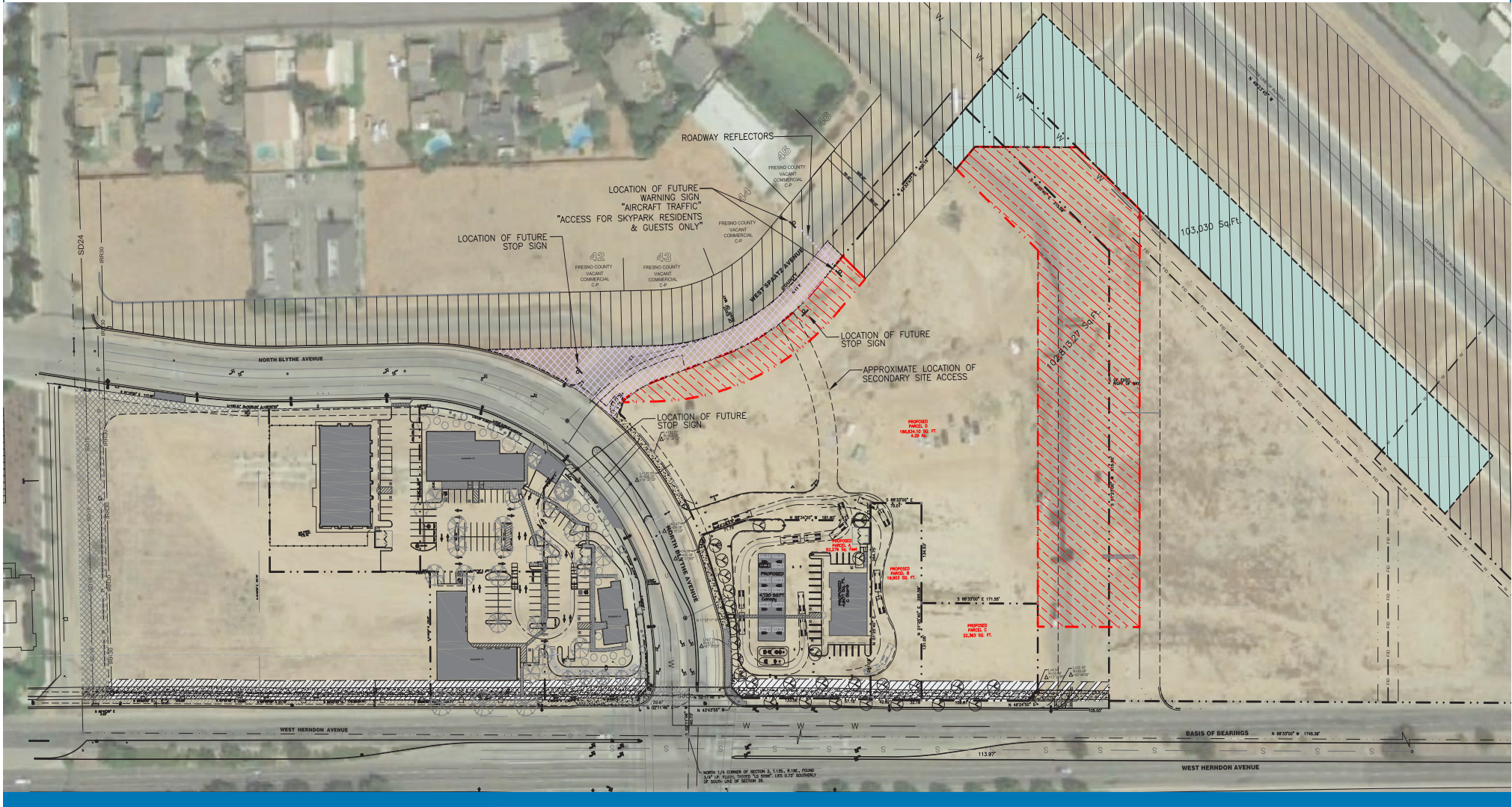
PHONE 559/650.1300 FAX 559/650.1311

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.



# NORTH WEST FRESNO LAND AVAILABLE | FRESNO, CA



For further information, please contact:

**Gavin Scott**

Direct Line: 559/650.1300

[gscott@retailassociates.com](mailto:gscott@retailassociates.com)

DRE License #01276881



680 West Shaw Avenue, Suite 202 | Fresno, California 93704  
[www.RetailAssociates.com](http://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.





# NORTH WEST FRESNO LAND AVAILABLE | FRESNO, CA

Herndon & Blythe NEC		1 mi radius	2 mi radius	3 mi radius
Fresno, CA 93722				
POPULATION	2019 Estimated Population	13,015	48,194	77,614
	2024 Projected Population	13,602	50,236	80,929
	2010 Census Population	12,725	45,905	72,872
	2000 Census Population	9,578	34,879	57,161
	Projected Annual Growth 2019 to 2024	0.9%	0.8%	0.9%
	Historical Annual Growth 2000 to 2019	1.9%	2.0%	1.9%
HOUSEHOLDS	2019 Estimated Households	4,827	17,926	28,117
	2024 Projected Households	5,021	18,607	29,190
	2010 Census Households	4,559	16,457	25,571
	2000 Census Households	3,536	13,053	20,759
	Projected Annual Growth 2019 to 2024	0.8%	0.8%	0.8%
	Historical Annual Growth 2000 to 2019	1.9%	2.0%	1.9%
AGE	2019 Est. Population Under 10 Years	14.7%	14.3%	14.3%
	2019 Est. Population 10 to 19 Years	13.6%	13.3%	13.7%
	2019 Est. Population 20 to 29 Years	14.3%	14.2%	13.9%
	2019 Est. Population 30 to 44 Years	21.6%	21.5%	20.7%
	2019 Est. Population 45 to 59 Years	18.3%	17.5%	17.5%
	2019 Est. Population 60 to 74 Years	13.4%	14.1%	14.6%
	2019 Est. Population 75 Years or Over	4.1%	5.1%	5.3%
	2019 Est. Median Age	34.7	35.9	36.1
MARITAL STATUS & GENDER	2019 Est. Male Population	48.4%	48.4%	48.3%
	2019 Est. Female Population	51.6%	51.6%	51.7%
	2019 Est. Never Married	33.7%	33.8%	33.3%
	2019 Est. Now Married	46.9%	47.5%	46.8%
	2019 Est. Separated or Divorced	13.7%	13.6%	14.6%
	2019 Est. Widowed	5.7%	5.1%	5.3%
INCOME	2019 Est. HH Income \$200,000 or More	7.6%	8.3%	8.0%
	2019 Est. HH Income \$150,000 to \$199,999	6.4%	7.3%	7.6%
	2019 Est. HH Income \$100,000 to \$149,999	12.6%	13.8%	14.1%
	2019 Est. HH Income \$75,000 to \$99,999	17.8%	16.8%	15.8%
	2019 Est. HH Income \$50,000 to \$74,999	22.4%	19.1%	19.1%
	2019 Est. HH Income \$35,000 to \$49,999	12.3%	14.8%	13.5%
	2019 Est. HH Income \$25,000 to \$34,999	8.1%	7.4%	8.0%
	2019 Est. HH Income \$15,000 to \$24,999	5.9%	6.8%	8.0%
	2019 Est. HH Income Under \$15,000	6.9%	5.8%	5.9%
	2019 Est. Average Household Income	\$97,922	\$101,202	\$98,489
	2019 Est. Median Household Income	\$70,324	\$73,903	\$73,713
	2019 Est. Per Capita Income	\$36,335	\$37,673	\$35,713
	2019 Est. Total Businesses	581	1,632	3,619
2019 Est. Total Employees	2,788	9,679	26,100	