

AVAILABLE FOR SALE OR LEASE

10 Acre Retail Development Opportunity



Highlights

- ◆ Pad/Anchor opportunities
- ◆ West Fresno has a lack of competition/underserved trade area
- ◆ Strong number of households
- ◆ Convenient access to US Freeway 99
- ◆ Growth area of Fresno - new schools/residential projects recently built/planned

Traffic Counts

Brawley Ave. north of Shields Ave: 8,779± ADT
 Shields Ave. west of Brawley Ave: 5,965± ADT
 Source: Google Earth Pro Traffic Counts 2012 est.

Demographics

	1 Mile	2 Mile	3 Mile
Population			
2019 Projection	17,970	63,337	117,228
2014 Estimate	17,183	60,442	112,761
Household Income			
2014 Est. Avg.	\$53,355	\$48,095	\$50,012

Source: Claritas 2014

Primary Trade Area

38,478 (2019)
 36,240 (2014)

\$54,026

See back page for primary trade area map

For Additional Information Please Contact:

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NWC Shields and Brawley Avenues - Fresno, California

Newmark Grubb
 Pearson Commercial

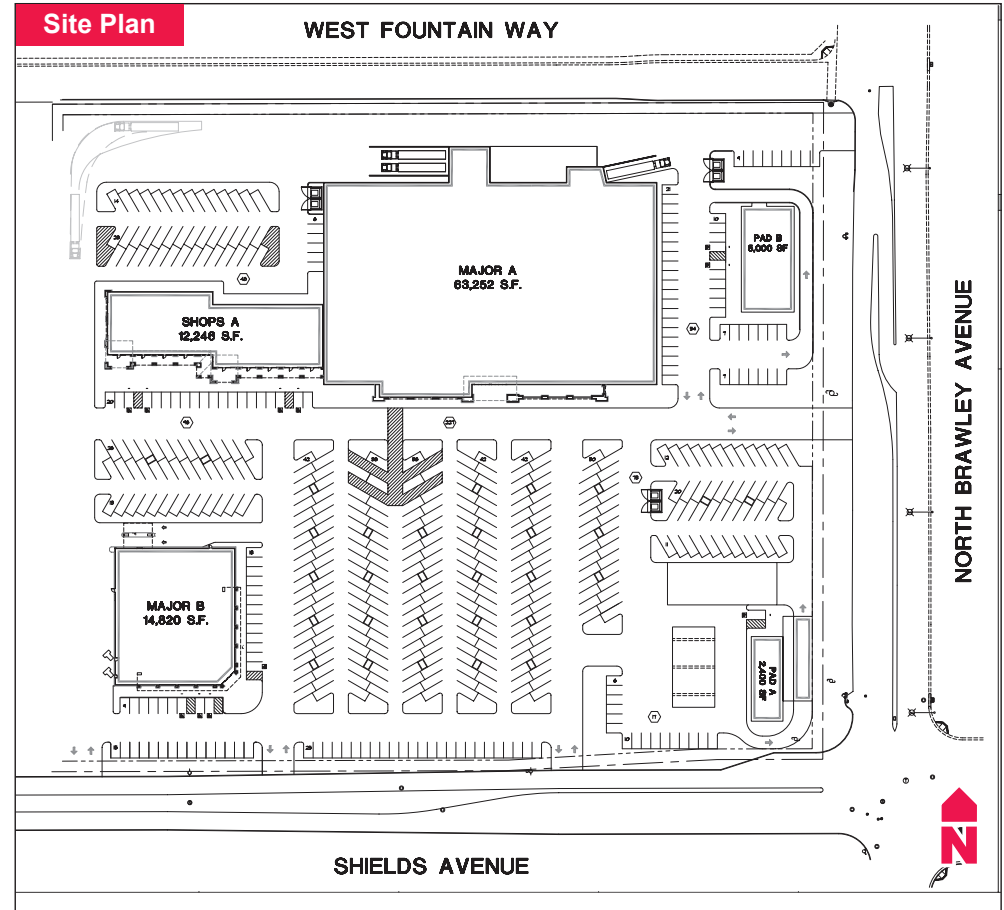
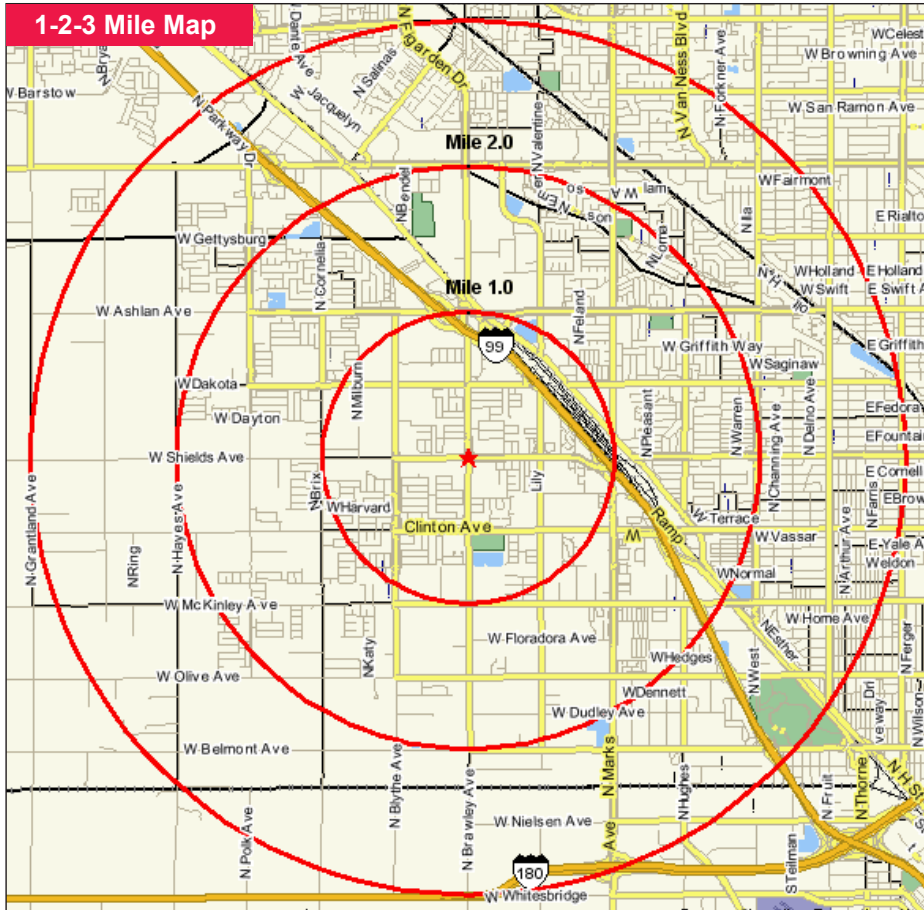
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Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.

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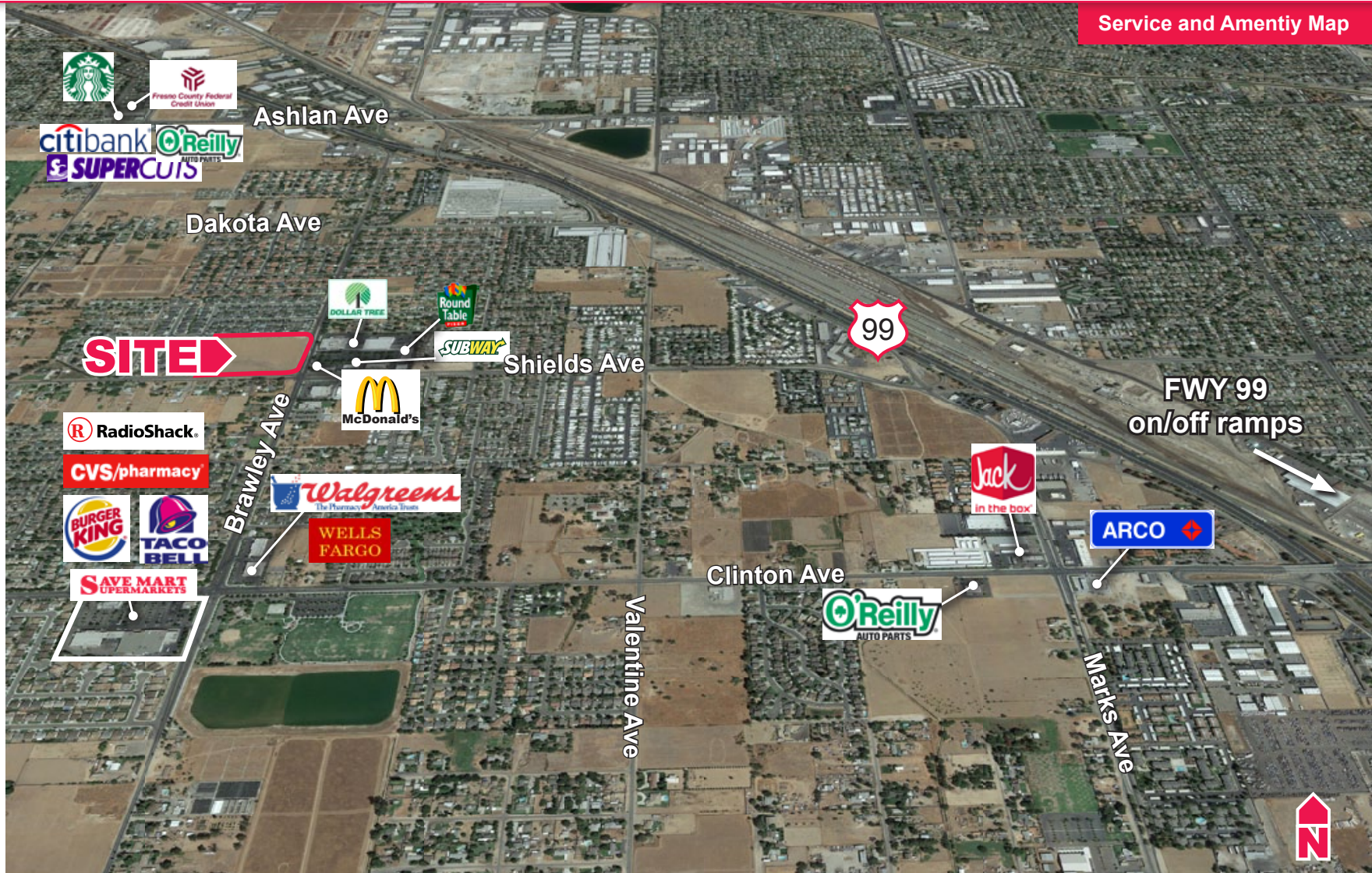
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Primary Trade Area Map

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