

POTENTIAL BIG BOX SITE AVAILABLE

23.41± Acres of Land For Sale in Northwest Fresno



For Additional Information
Please Contact:

Dick Ellsworth
Senior Vice President
Land Division
559.447.6247
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CA BRE# 00330607

- Prime property on Herndon Avenue that will accommodate big box users, entertainment, or recreation venues.
- Back portion designated to community recreation/commercial

NEC of Herndon Avenue and Riverside Drive, Fresno, CA

Newmark Grubb
Pearson Commercial

FRESNO OFFICE: 7480 N Palm Ave Suite 101 Fresno CA 93711, T 559.432.6200
VISALIA OFFICE: 3447 S Demaree St Visalia CA 93277, T 559.732.7300

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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.

POTENTIAL BIG BOX SITE AVAILABLE

NEC of Herndon Avenue and Riverside Drive, Fresno, CA



Property Details

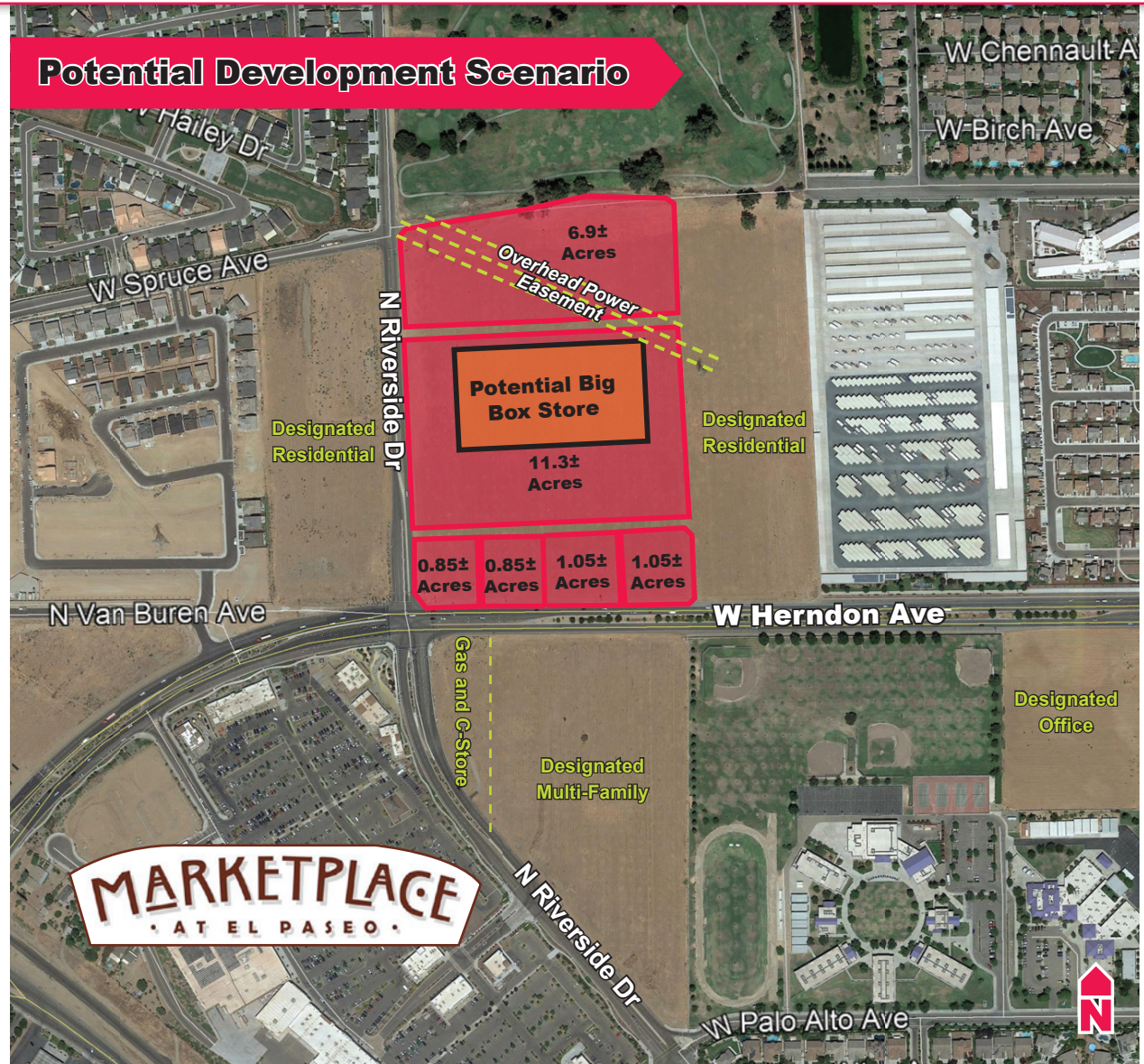
Only property on W. Herndon Avenue that will accommodate big box users, entertainment, or recreation venues. Back portion designated to community recreation/commercial.

Property Size:	23.41± Acres
APN:	503-020-12 (Fresno County)
Zoning:	C000SPL, Com, Vacant
Planned Land Use:	Community Commercial and Recreation Commercial
Utilities:	Water, Sewer, Electric, Gas
Purchase Price:	\$7,850,000 (\$7.70 per SF)
Lease:	NNN ground lease negotiable

Traffic Counts

W Herndon Ave (East of N Riverside Dr): 24,441± ADT
N Riverside Dr (South of W Herndon Ave): 2,248± ADT
N Golden State Blvd (South of W Herndon Ave) 5,524± ADT
State Highway 99 (North of W. Herndon Ave) 74,000± ADT

Source: AnySite (2016)



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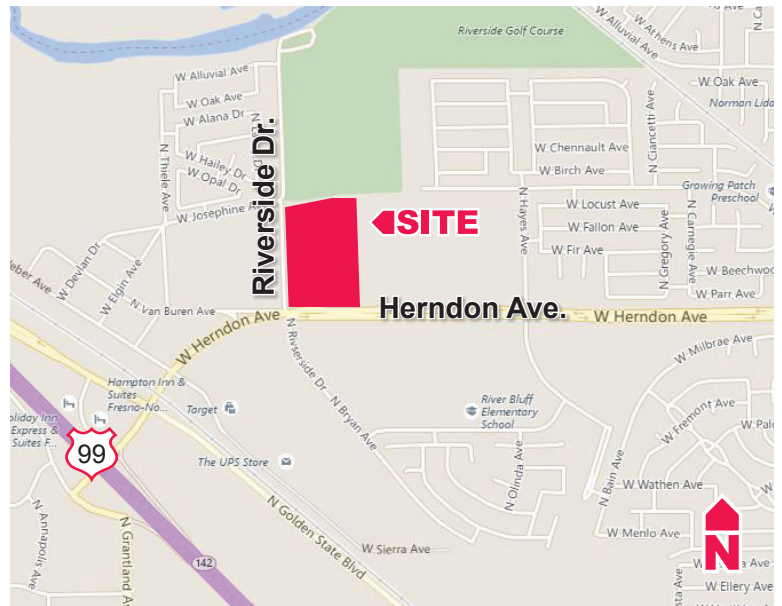
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This property is located on the northeast corner of W. Herndon Avenue and Riverside Drive. It is located diagonally across the street from the new 650,000± SF Marketplace at El Paseo Retail Power Center.



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