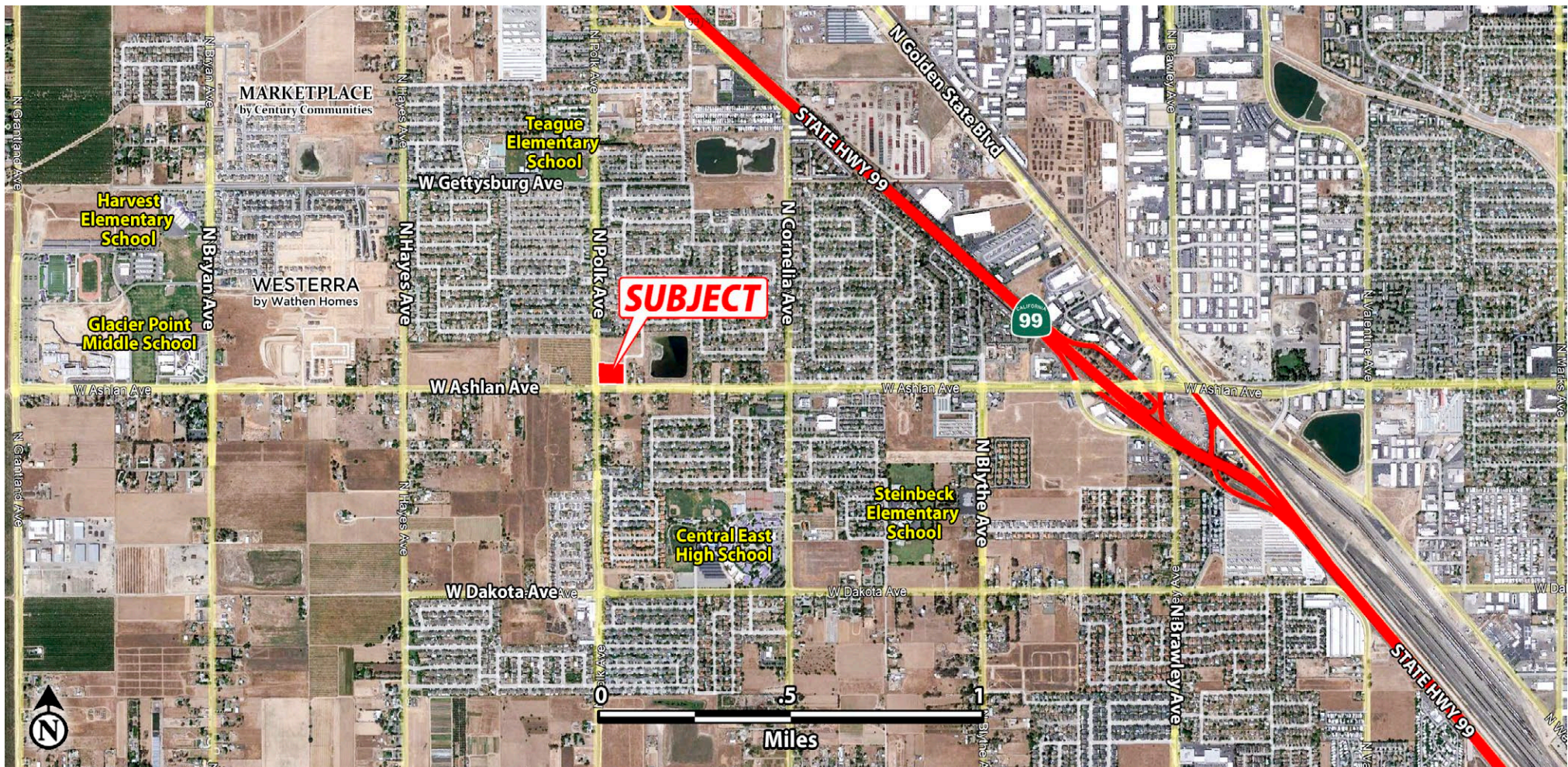


RAPIDLY GROWING CORRIDOR WEST OF FREEWAY 99
2.32 ACRES COMMERCIAL LAND FOR SALE
NEC ASHLAN & POLK AVENUES • FRESNO, CA 93722



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RAPIDLY GROWING CORRIDOR WEST OF FREEWAY 99

2.32 ACRES COMMERCIAL LAND FOR SALE

NEC ASHLAN & POLK AVENUES · FRESNO, CA 93722

Location Description:

The subject property is 2.32± acres of raw land for sale located at the northeast corner of Ashlan and Polk avenues in Fresno, CA. The property is within a rapidly growing corridor west of Freeway 99 which will soon benefit from the Veteran's Blvd Interchange. When complete, the new interchange will expedite travel south from Herndon expressway over Fwy 99 to Shaw, Grantland, Ashlan and Polk Avenues. The west side of the Fwy 99 corridor is a highly under-served retail trade area that can benefit from a variety of retail uses.

Land Size: 2.32 acres

APN: 510-022-82

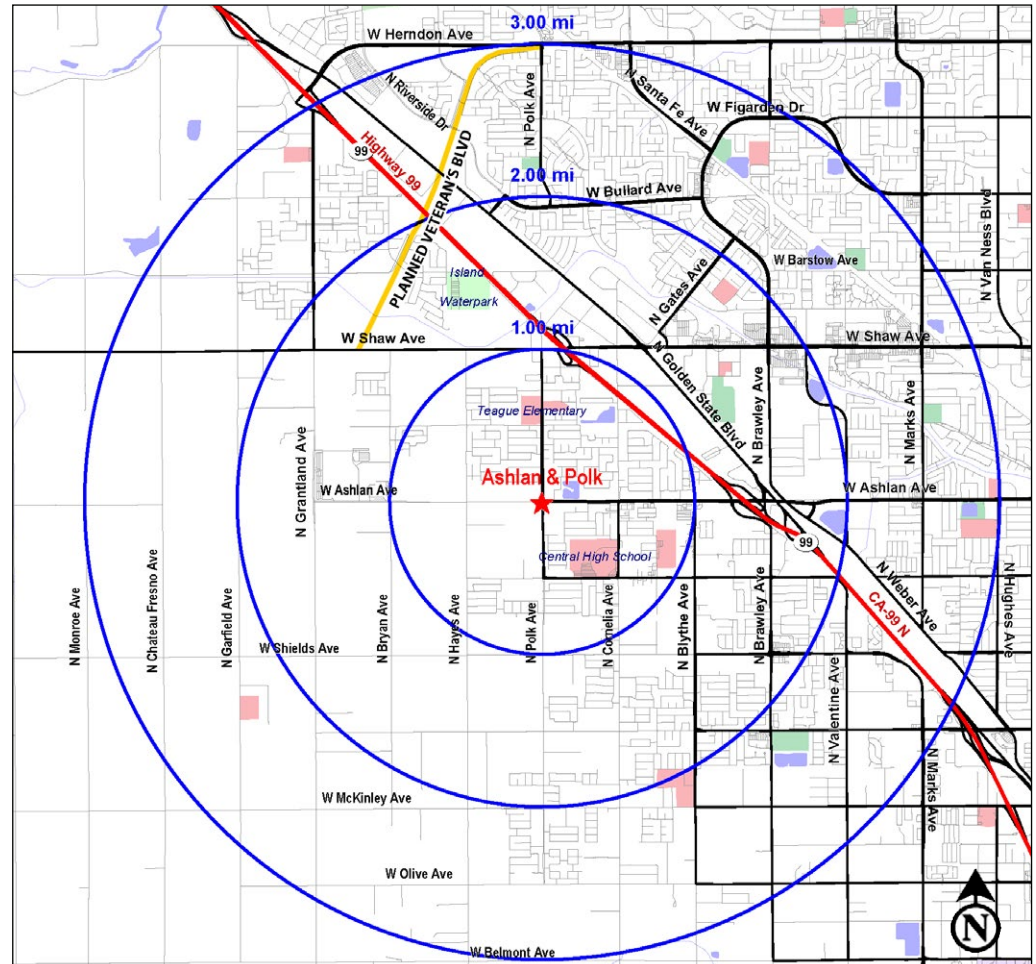
Sale Price: Please contact agent for more information.

2021 Demographics:	1 Miles	2 Miles	3 Miles
Total Population:	14,193	39,970	100,322
Total Daytime Pop:	9,206	39,619	78,864
Total Households:	3,905	11,312	30,648
Avg. HH Income:	\$74,469	\$76,569	\$74,211
Source: Claritas, LLC			

2021 Traffic Counts:

Ashlan Ave:	11,744 ADT
Polk Ave:	11,024 ADT
Total Traffic:	22,768 Avg Daily Traffic

Source: Kalibrate TrafficMetrix



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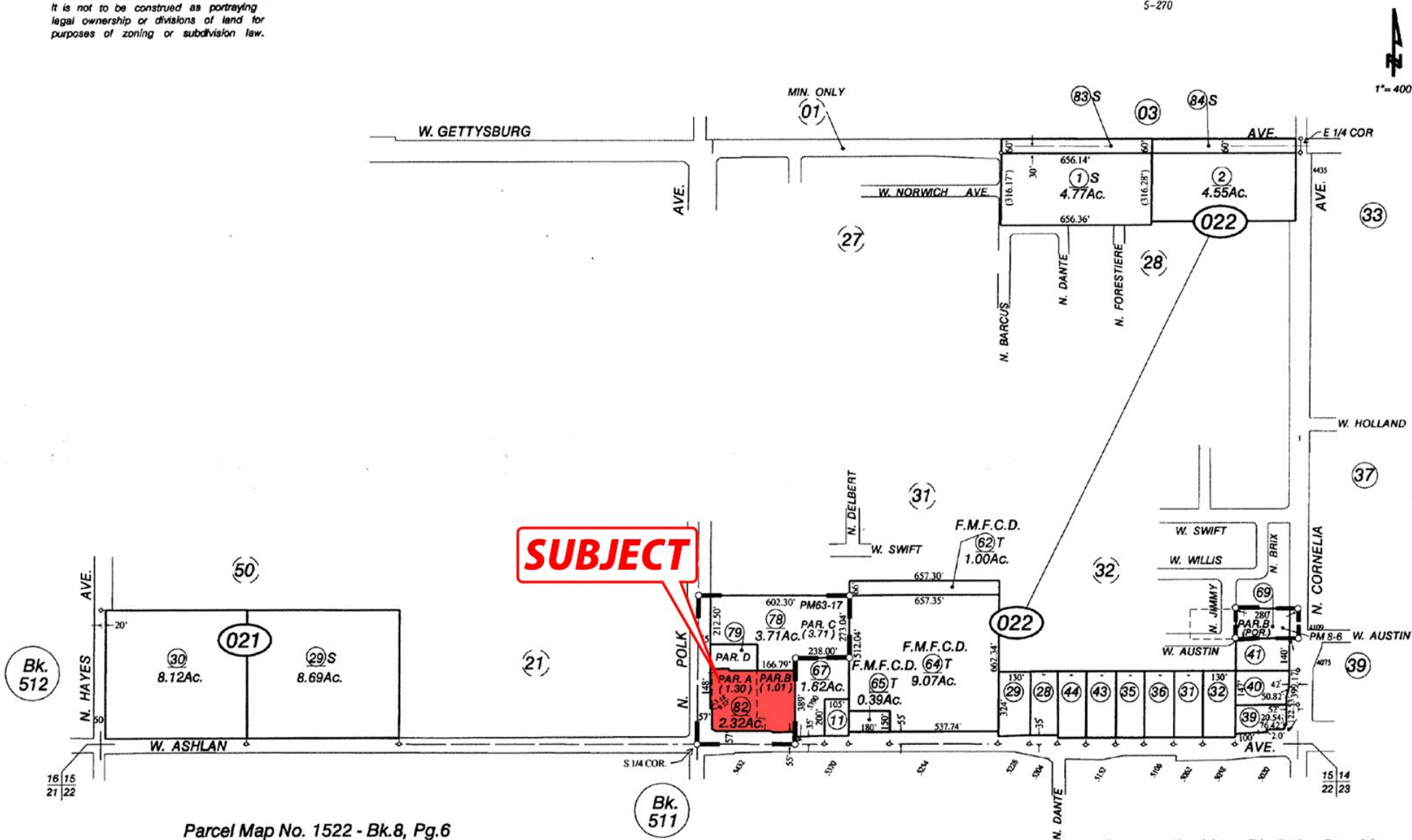
Assessor's Parcel Map

SUBDIVIDED LAND IN POR. SEC. 15, T.13 S., R.19 E., M.D.B.& M.

Tax Rate Area
5-611
5-270

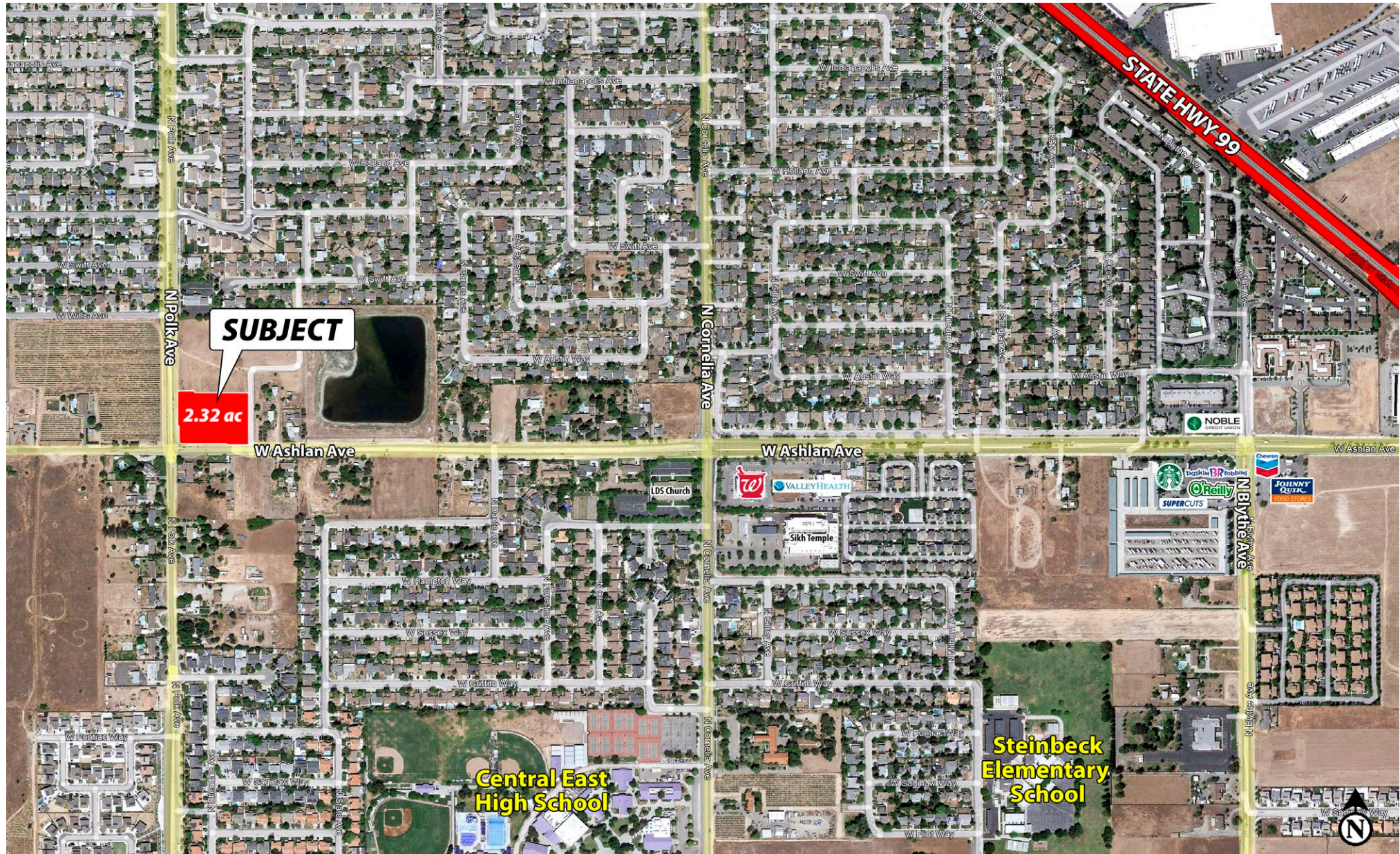
510-02

--- NOTE ---
This map is for Assessment purposes only.
It is not to be construed as portraying
legal ownership or divisions of land for
purposes of zoning or subdivision law.



2.32 ACRES COMMERCIAL LAND FOR SALE

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