

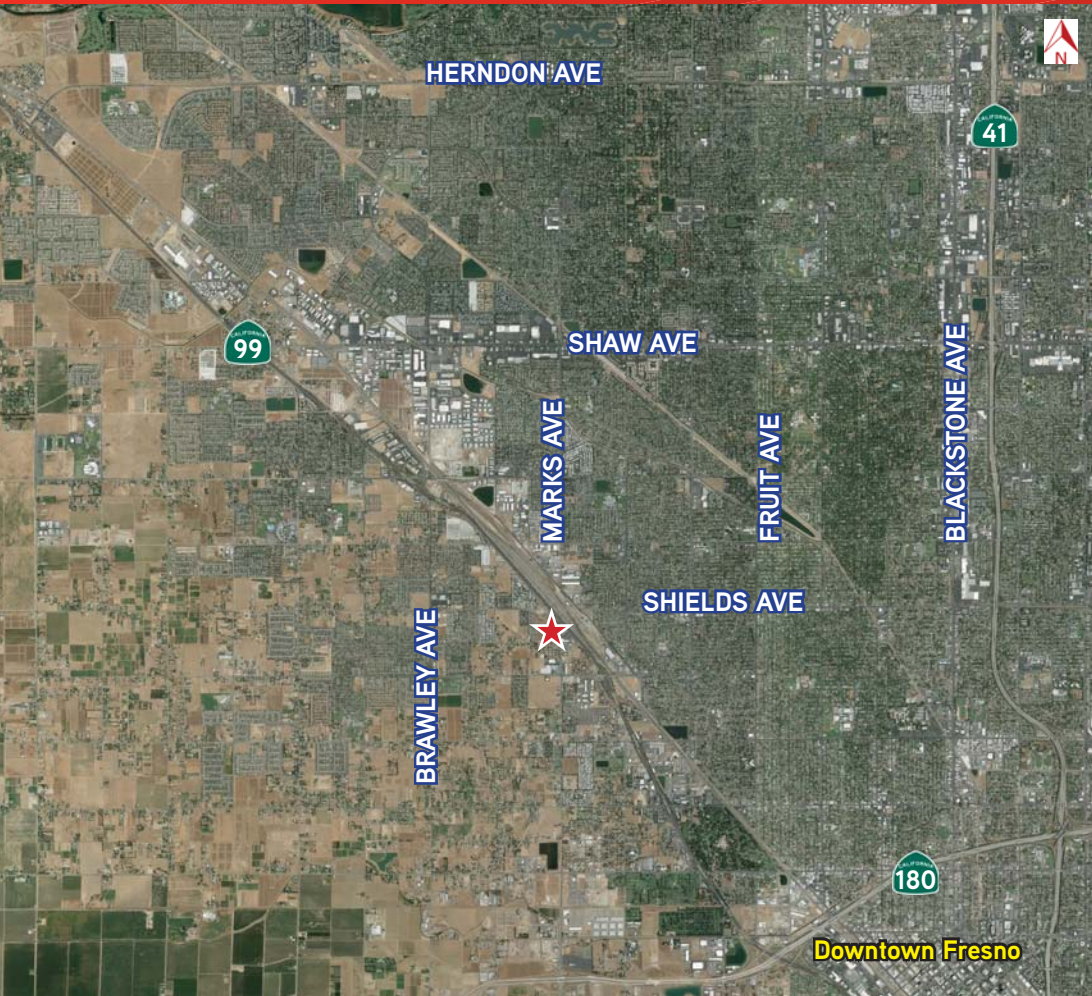
FOR SALE > HIGHWAY COMMERCIAL LAND

# SWC Shields & Marks Avenues

AT HIGHWAY 99, FRESNO, CALIFORNIA



**REDUCED**



## SWC Shields and Marks Avenue at HWY 99 Fresno, California

### Property Features

- > 16.80 Acres
- > C-G Commercial General Zoning
- > Improved HWY 99 Visibility
- > Only \$2.73/SF!!!



**ONLY \$2.73/SF!**

AGENT: STEVE RONTPELL  
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## Property Summary

**Location:** Southwest corner of Shields Avenue and Marks Avenue at Highway 99, Fresno, CA.

**APN:** 442-040-36 and 442-040-37.

**Size:** 16.80 acres (731,808 SF).

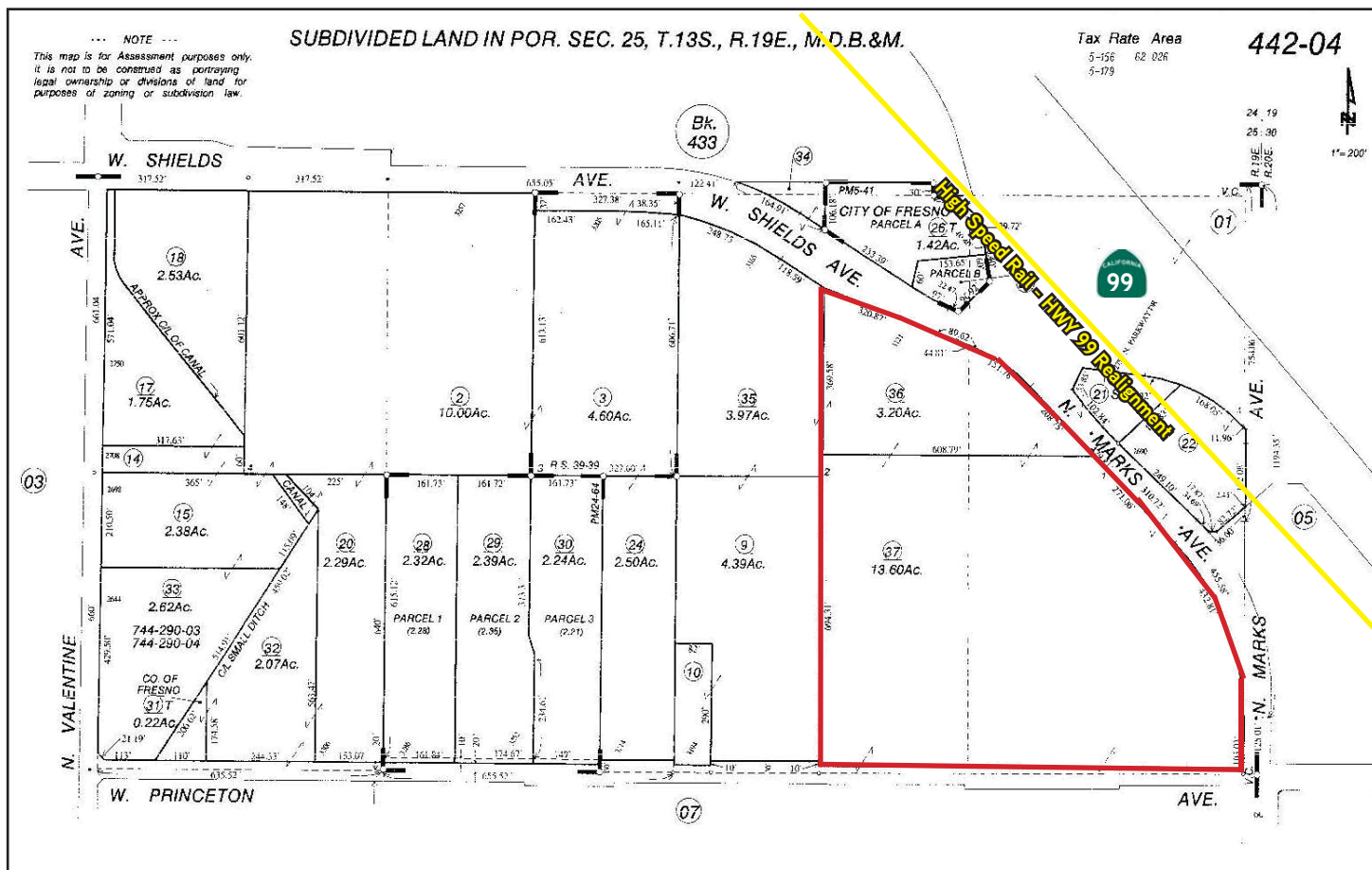
**Zoning:** C-G, Commercial General, City of Fresno

<b>Customer Traffic:</b>	<b>Shields Avenue -</b>	<b>Approx. 6,000 cars per day</b>
	<b>Marks Avenue -</b>	<b>Approx. 9,500 cars per day</b>
	<b>Princeton Avenue -</b>	<b>Approx. 4,000 cars per day</b>
	<b>HWY 99 -</b>	<b>Approx. 97,000 cars per day</b>

## Customer Demographics:

	<u>Population</u>	<u>Avg. HH Income</u>
1 Mile:	22,322	\$42,426
3 Miles:	127,005	\$54,899
5 Miles:	299,196	\$60,056
10 Miles:	643,118	\$65,381
20 Miles:	892,735	\$67,625

**Price:** ~~\$2,595,000~~ **REDUCED! \$1,995,000 (\$2.73/SF)**



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