

FOR SALE OR LEASE > ±14,000 SF BUILDABLE PAD

SEC Ashlan & Cornelia Avenues

FRESNO, CALIFORNIA



OROSCO GROUP



Fully Improved Pad Available for Ground Lease or Built-to-Suit

Property Summary

- > **Location:** Located on the southeast corner of Ashlan and Cornelia Avenues in Fresno, California.
- > **Available:** ±14,000 SF
- > **Traffic Counts:** Approximately 23,818 ADT
- > **Demographics:**
- | | Population | Avg. HH Income |
|---------|------------|----------------|
| 1 Mile | 14,641 | \$61,192 |
| 2 Miles | 52,509 | \$58,783 |
| 3 Miles | 111,908 | \$61,838 |

CO-TENANT:

Walgreens

- Located in Great Trade Area, West of HWY 99
- Excellent Visibility and Access
- Fully Improved and can be Delivered Quickly
- West Fresno is one of Fresno's fast growing areas

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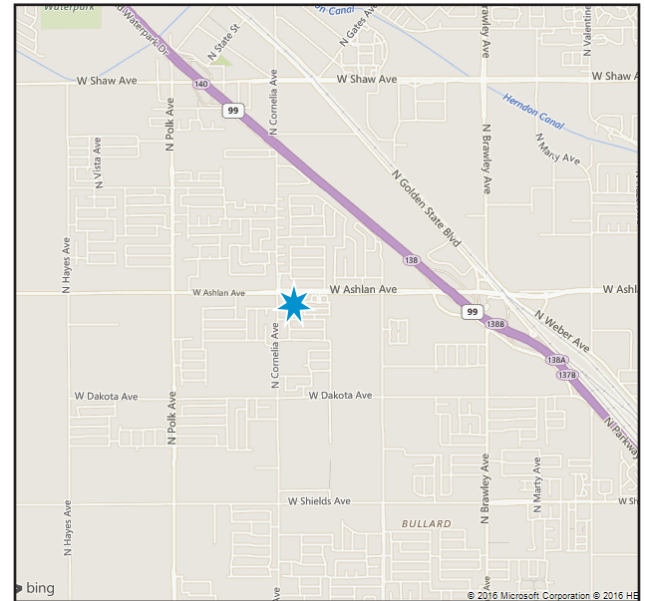
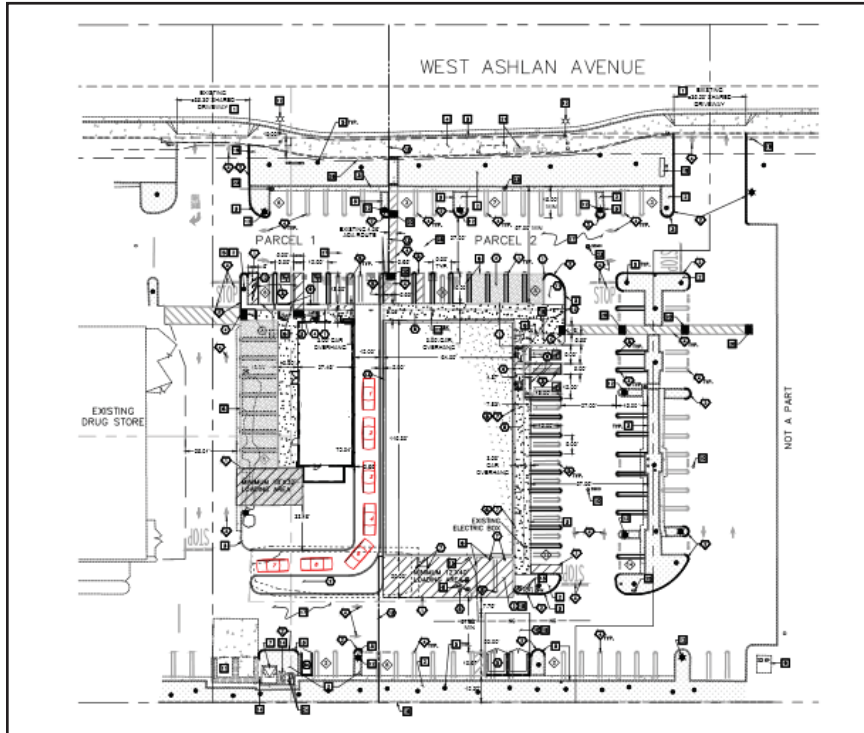
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SEC ASHLAN & CORNELIA AVENUES, CLOVIS, CA

Conceptual Site Plan Only



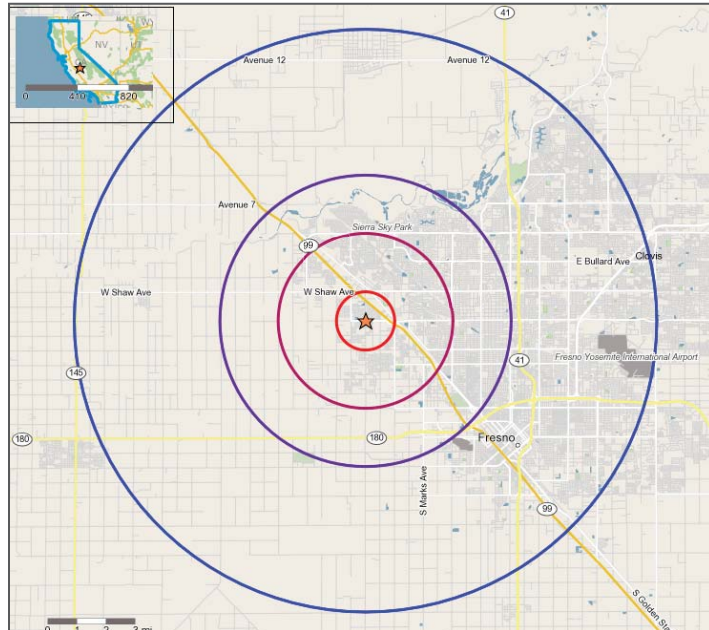
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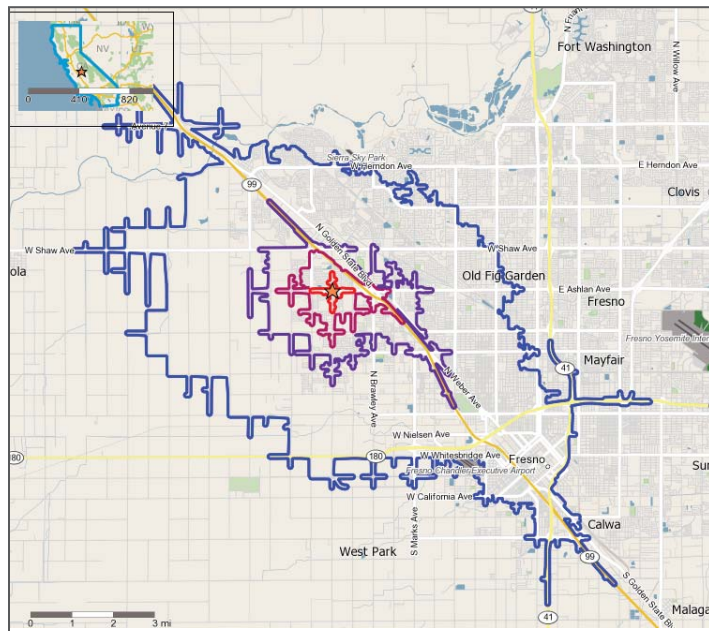
Property Demographic Summary



2016 Estimated Radius Ring Demographics

	1 Mile	3 Miles	5 Miles	10 Miles
Population	14,641	111,908	198,608	571,491
Population Growth 5-yr Projection	10.8%	7.9%	5.3%	3.7%
Median Age	28.5	30.2	33.1	31.0
Avg. HH Income	\$61,192	\$61,838	\$70,582	\$62,704
Median HH Income	\$50,229	\$48,435	\$50,627	\$42,540
HH with Income Over \$50,000	22.3%	21.4%	19.8%	17.6%
HH with Income Over \$75,000	15.2%	12.1%	11.7%	10.4%
Population College Educated or Higher	8,151	65,578	123,417	340,060
Daytime Population (Employees)	1,859	21,799	44,768	179,768
Business Establishments	209	2,667	5,951	18,741

Source: Alteryx, 2015



2016 Estimated Drive Time Demographics (In Minutes)

	1 Mile	3 Miles	5 Miles	10 Miles
Population	1,444	11,861	33,231	195,667
Population Growth 5-yr Projection	9.6%	9.9%	8.4%	5.0%
Median Age	29.1	28.4	28.9	30.7
Avg. HH Income	\$59,290	\$60,568	\$55,188	\$55,890
Median HH Income	\$47,724	\$49,533	\$44,241	\$41,282
HH with Income Over \$50,000	22.6%	22.3%	21.0%	19.0%
HH with Income Over \$75,000	13.0%	15.5%	12.1%	10.4%
Population College Educated or Higher	819	6,587	18,682	116,193
Daytime Population (Employees)	307	1,581	7,881	67,184
Business Establishments	35	181	901	6,330

Source: Alteryx, 2015