

NICK RENDINO 559 221 1271 nick.rendino@colliers.com BRE #01431389



COLLIERS INTERNATIONAL 7485 N. Palm Avenue, Suite 110 Fresno, CA 93711 +1 559 221 1271 www.collier.com/fresno

SWC Fruit & Shields Avenues Fresno, California

- Flexible Zoning!
- High Traffic Counts!
- Signalized Hard Corner!
- Great Visibility!

SWC Fruit & Shields Avenues | Fresno, CA

PROPERTY INFORMATION

> Lot Size: Two separate parcels totaling ±0.82 acres

(35,719 square feet)

> APN: 443-032-49 and 443-032-09

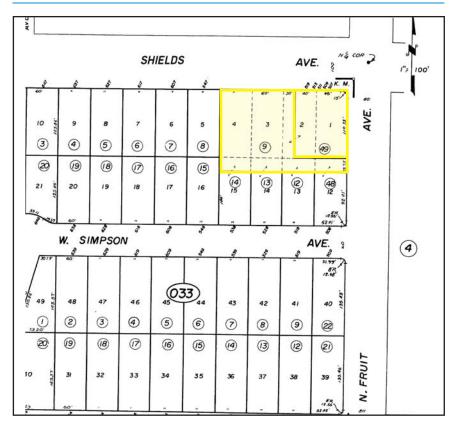
> Zoning: CC (Commercial-Community)

> Traffic Counts: Over 16,000 cars per day (Source: City of Fresno)

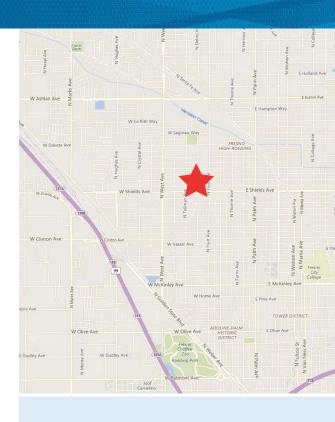
DEMOGRAPHICS

	Population	Avg. HH Income
1 Mile	25,424	\$50,000
3 Miles	152,716	\$50,058
5 Miles	371,636	\$54,974

PARCEL MAP



This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). ©2016. All rights reserved.



CONTACT US

NICK RENDINO Vice President 559 221 1271 nick.rendino@colliers.com BRE #01431389



COLLIERS INTERNATIONAL 7485 N. Palm Avenue, Suite 110 Fresno, California

www.colliers.com/fresno

559 221 1271