



Great Opportunity for Ground Lease or Build-to-Suit

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SWC Fruit & Shields Avenues Fresno, California

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

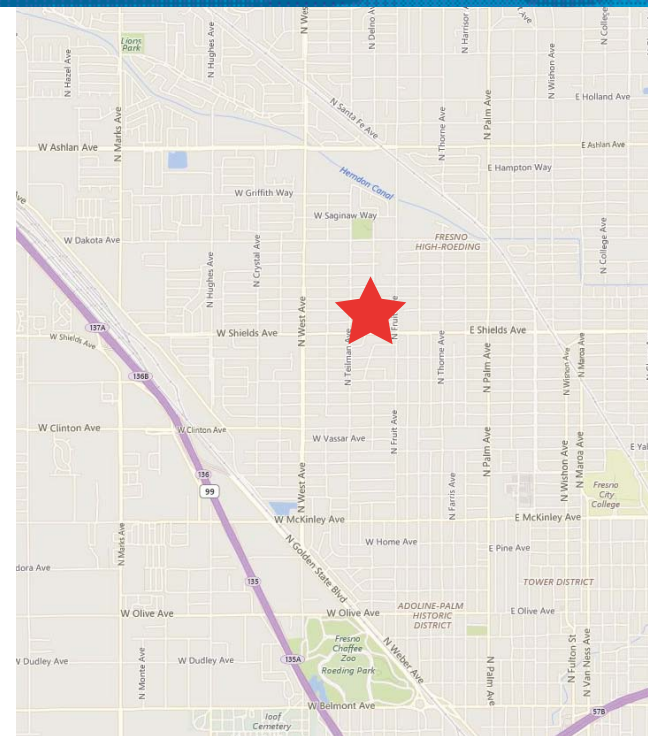
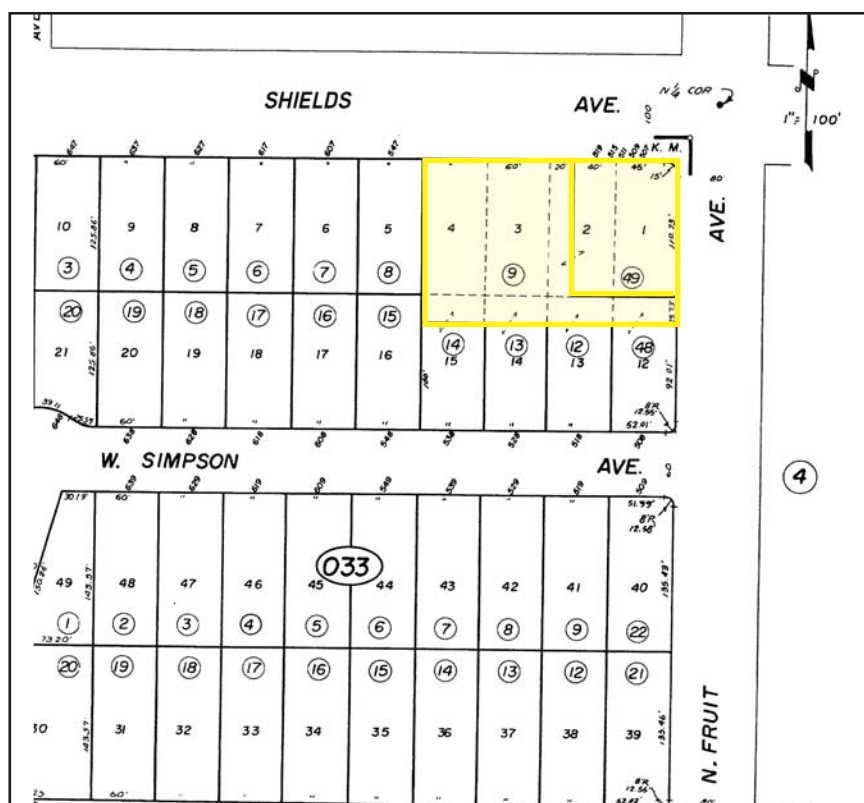
PROPERTY INFORMATION

- Lot Size: Approximately 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



CONTACT US

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