

East Florence Avenue at South

# For Sale | Commercial Land and Development Opportunity in Fresno, CA



Contact Broker

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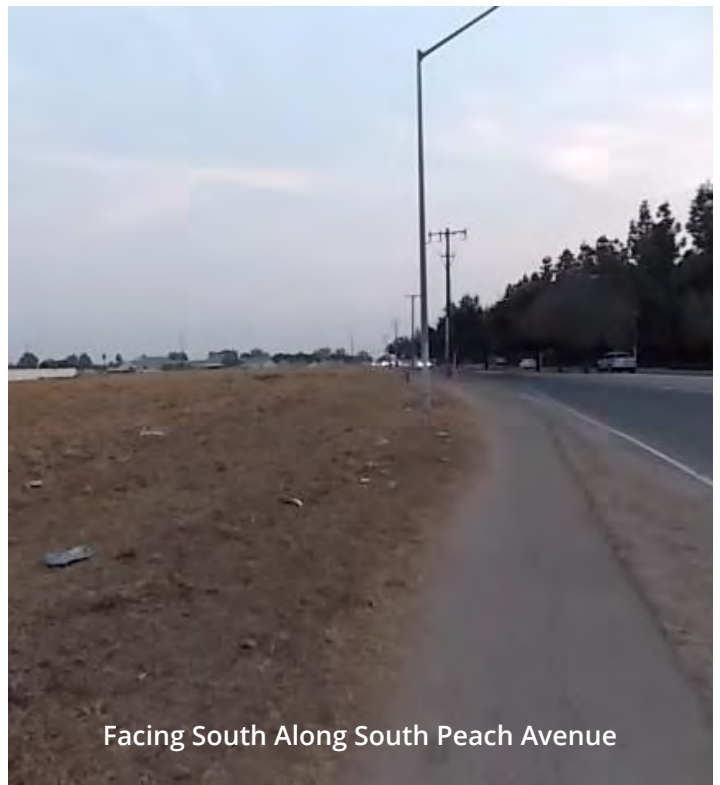
# Property Highlights

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- Address: East Florence Avenue at South Peach Avenue
- Acres (Assessor): ±6.82 AC
- Lot SF (Assessor): ±297,079 SF
- Location: Along S. Peach Avenue, Fresno, CA
- County: Fresno
- Frontage/Visibility/Access: Peach Avenue, Fresno, CA
- Parcel No. (APN): 481-020-66S
- Easy Access From HWY 180
- ADT: Fresno St. ±13,911 and E California Ave. ±4,886
- Off-site Improvements: Curbs, Gutters, Lights and Asphalt-Paved Streets are in Place
- Utilities: All Available
- Land Use Description: Vacant Land
- Zoning: Commercial - Community (CC)
- Current Permitted Uses: Community and Religious assembly, Government Offices, Banks and Credit Unions, Business Services, Retail & Restaurants
- Potential Uses: R1 - R4
- **Price: \$4,300,000**

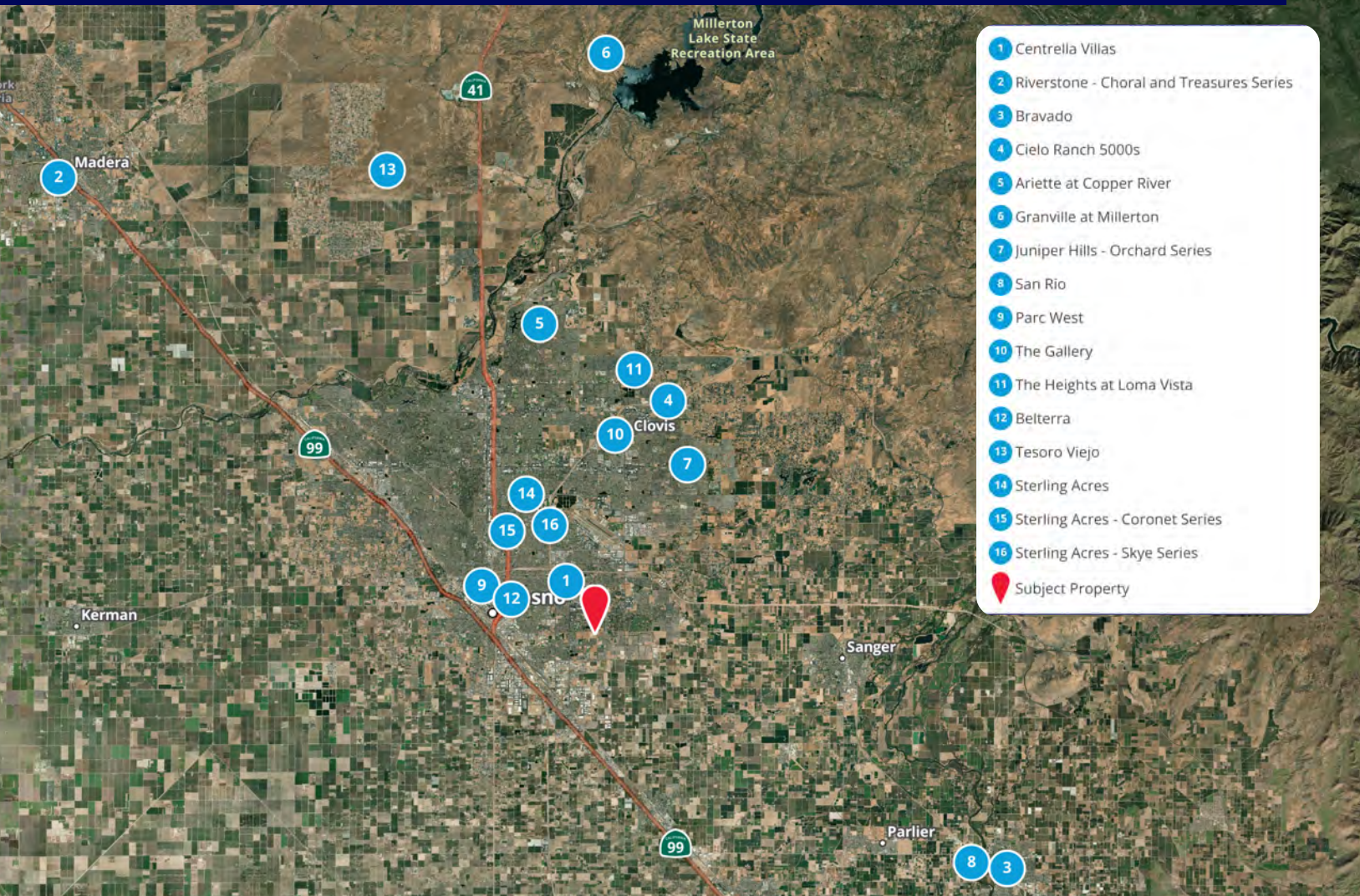


Facing North, Along South Peach Avenue



Facing South Along South Peach Avenue

# New and Upcoming Residential Developments



## Overview of New Development (2022-2025)

Fresno has experienced significant growth in residential real estate, particularly in new home construction and planned developments. From 2022 to 2025, developers have focused on expanding single-family home communities, revitalizing downtown with mixed-use and mixed-income housing, and initiating large-scale projects such as the Southeast Development Area (SEDA). While some projects, like SEDA, faced challenges due to funding, others have successfully contributed to Fresno's housing inventory, offering quick move-in homes and competitive pricing. The market continues to grow, with rising median sale prices and sustained demand for new homes.

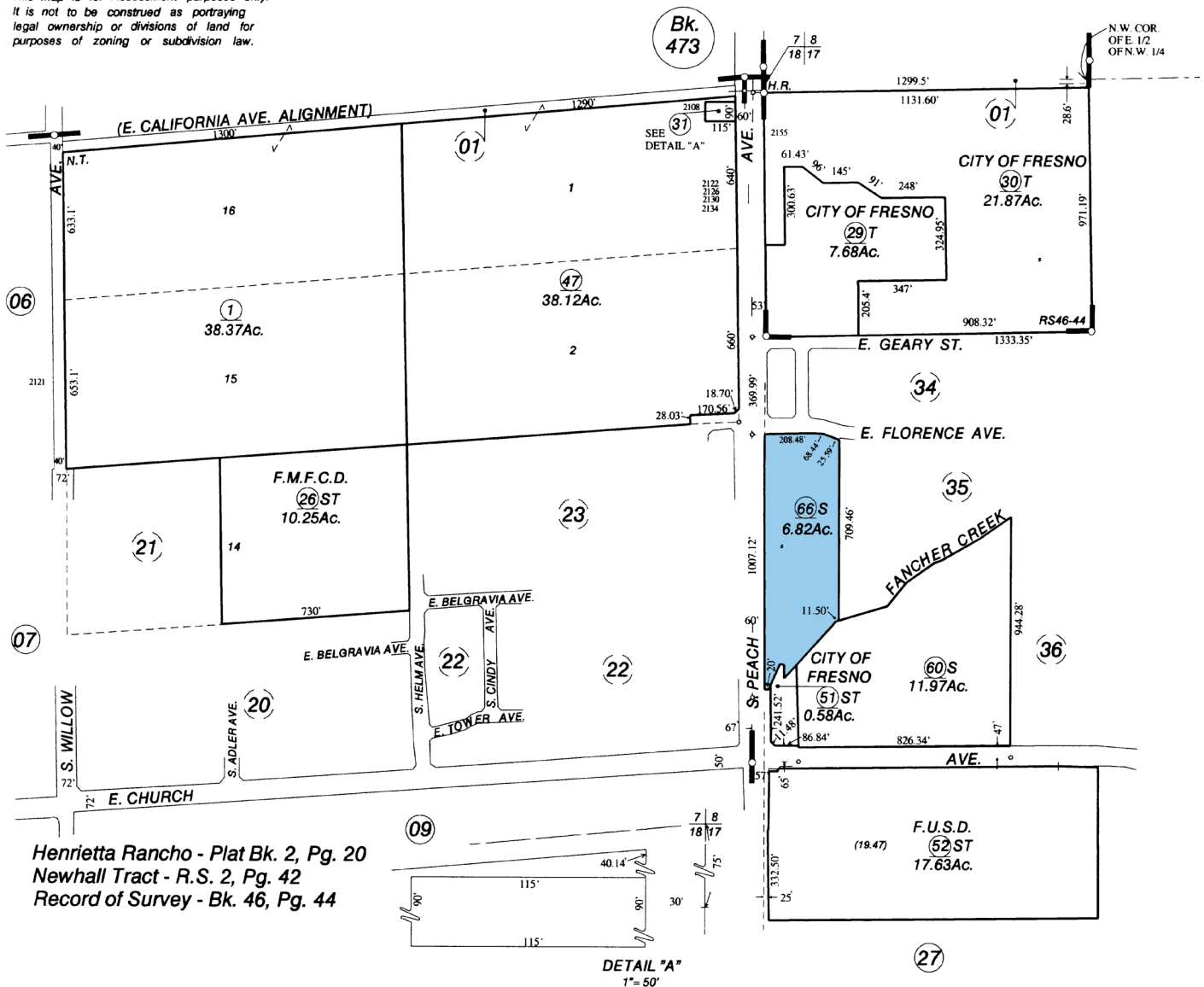


# Parcel Map

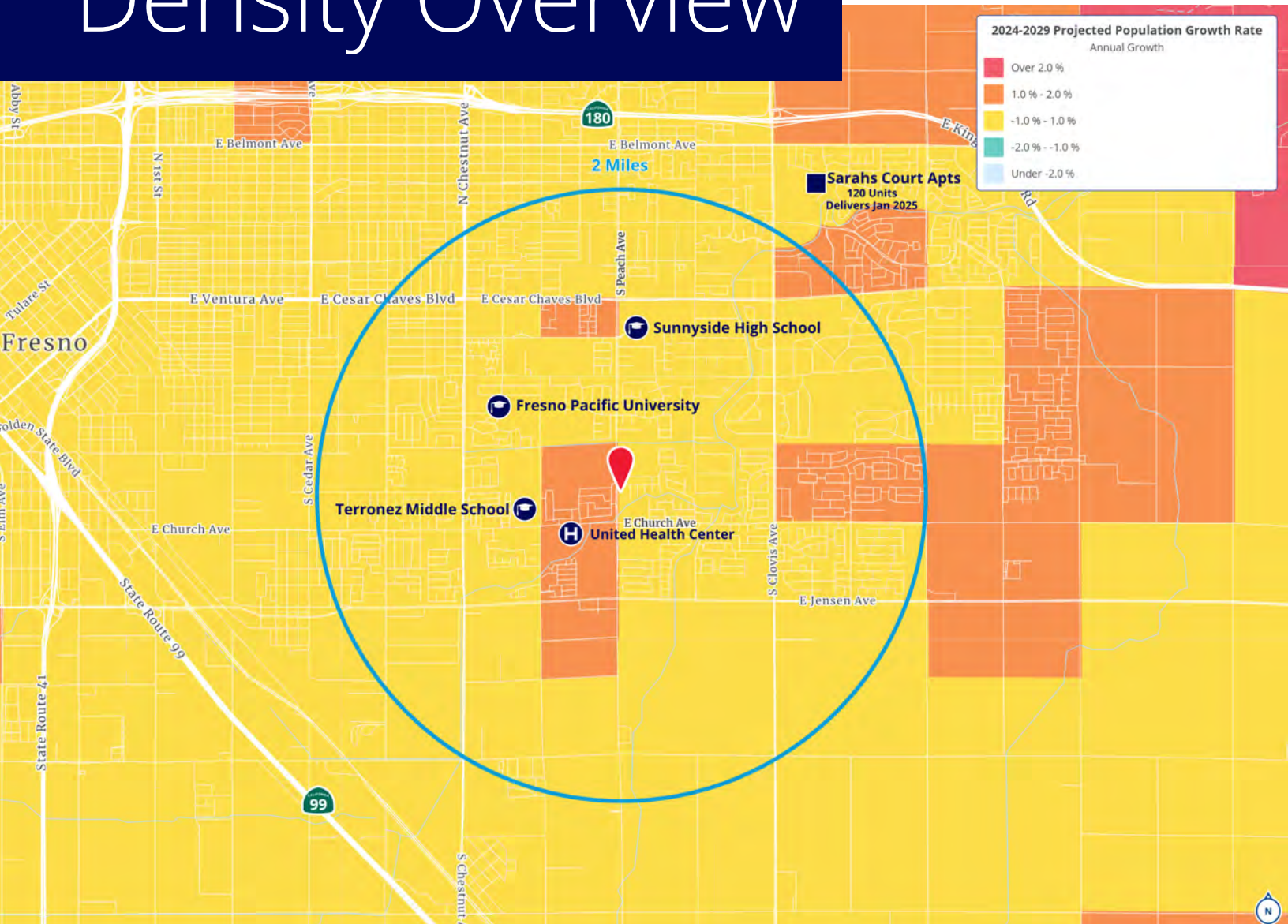
--- NOTE ---

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.

SUBDIVIDED LAND IN POR. SEC. 17 & 18, T.14S., R.21E., M.D.B.&M.



# Density Overview



## Demographics 2 mile radius



Total Daytime  
Population

48,567



5 Yr Projected  
Total Population

60,548



Households

17,032



Average Household  
Income

\$86,389