

AVAILABLE FOR SALE
1.81± ACRES OF VACANT LAND

W. SUPERIOR AVENUE & S. WEST AVENUE

CARUTHERS, CA

↓ PRICE REDUCTION!

SITE



John Lee
Senior Vice President
t. 559-447-6257
jlee@retailcalifornia.com
CA RE Lic. #01406883

Independently Owned and Operated | Corporate License #00020875 | retailcalifornia.com

FRESNO OFFICE: 7480 N. Palm Ave. #101, Fresno, CA 93711, t. 559-432-6200

The distributor of this communication is performing acts for which a real estate license is required. The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

W. SUPERIOR AVENUE & S. WEST AVENUE

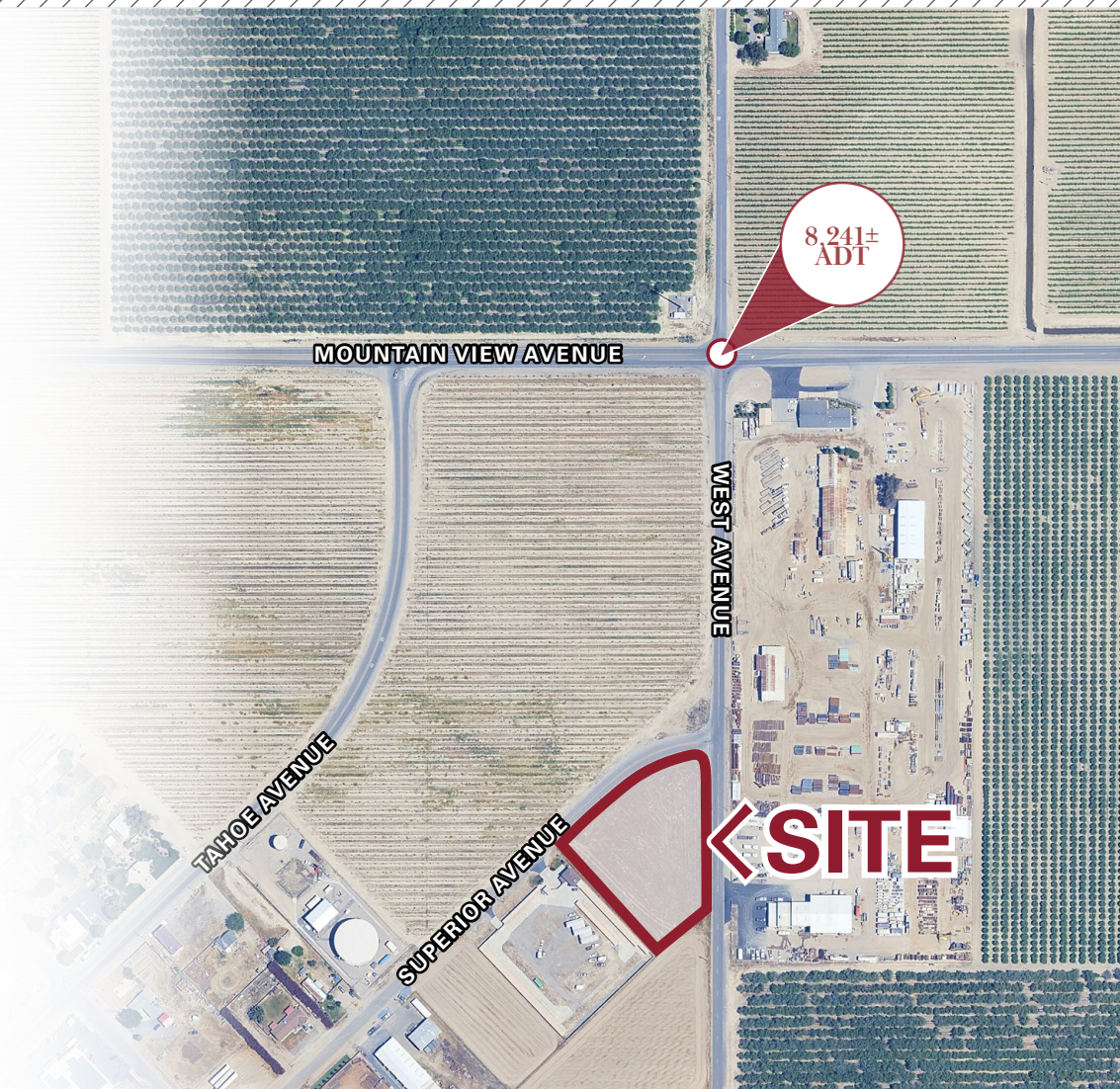
CARUTHERS, CA

PROPERTY INFORMATION

Lot Size: 1.81± Acres
Zoning: M-1
APN: 430-060-080 (*Fresno County*)
Price: \$425,000 \$375,000

DEMOGRAPHICS		1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
POPULATION	2030 Projection	2,141	4,857	7,753
	2025 Estimate	2,177	4,938	7,909
	Growth 2025-2030	-1.64%	-1.64%	-1.97%
	Growth 2020-2025	83.51%	-1.41%	-5.29%
	Growth 2010-2020	-45.71%	0.33%	0.97%
HOUSEHOLD	2030 Projection	570	1,314	2,128
	2025 Estimate	579	1,332	2,162
	Growth 2025-2030	-1.48%	-1.36%	-1.56%
	Growth 2020-2025	83.83%	-0.58%	-4.92%
	Growth 2010-2020	-79.28%	3.11%	4.05%
2025 Est. Average HH Income		\$89,505	\$91,931	\$88,660

Source: Claritas 2025



TRAFFIC COUNTS

8,241± ADT

Mountain View Avenue at West Avenue
(Intersection)

Source: Kalibrate TrafficMetrix 2025

W. SUPERIOR AVENUE & S. WEST AVENUE

CARUTHERS, CA

AERIAL
MAP



John Lee
Senior Vice President
t 559-447-6257
jlee@retailcalifornia.com
CA RE Lic. #01406883

Independently Owned and Operated | Corporate License #00020875 | retailcalifornia.com

FRESNO OFFICE: 7480 N. Palm Ave. #101, Fresno, CA 93711, t 559-432-6200

The distributor of this communication is performing acts for which a real estate license is required. The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.