



REAL ESTATE



Retail Space for Sublease

470 N. CHESTNUT AVENUE | FRESNO, CA 93727

AVAILABLE

Size: ±3,000 SF
Rent: \$1.75 PSF/Mo., NNN
Term Through: November 30, 2028

PROPERTY HIGHLIGHTS

- Great location on one of the busiest thoroughfares in Fresno at N. Chestnut Ave. and Belmont Ave.
- Property is central and less than 5 miles to all of the main freeways; Hwy 99, 180, 168, and 41
- Property is located less than 5 miles to Fresno Yosemite Int. Airport, downtown Fresno and numerous industrial parks and retail centers
- Strong traffic counts with ±11,185 CPD on N. Chestnut Ave.

Prospective tenants are hereby advised that all uses are subject to City approval

NEIGHBORING TENANTS



JAIMIE MARCHAND
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DRE #01904001

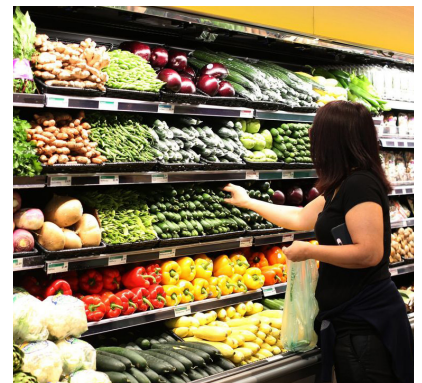
DONNA CLARK
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DRE #01134266

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KWPREALESTATE.COM

DEMOGRAPHICS

	1 Mile	3 Mile	5 Miles
POPULATION			
2023 Estimated Population	25,104	90,741	361,120
2028 Projected Population	25,440	91,853	368,935
2010 Census Population	23,825	86,655	325,807
Projected Annual Growth 2010 to 2023	5.46%	4.33%	10.84%
Historical Annual Growth 2023 to 2028	1.34%	1.23%	2.16%
HOUSEHOLDS			
2023 Estimated Households	6,340	24,498	109,854
2028 Projected Households	6,424	24,784	112,293
2010 Census Households	6,012	23,481	98,840
Projected Annual Growth 2010 to 2023	5.46%	4.33%	11.14%
Historical Annual Growth 2023 to 2028	1.32%	1.17%	2.22%
RACE & ETHNICITY			
2023 Estimated White	17,785	62,770	251,715
2023 Estimated Black or African American	1,516	6,731	29,159
2023 Estimated Asian or Pacific Islander	4,054	14,315	53,089
2023 Estimated American Indian or Native Alaskan	1,042	4,190	14,117
2023 Estimated Other Races	644	2,499	11,807
2023 Estimated Hispanic	18,288	63,543	212,488
INCOME			
2023 Estimated Average Household Income	\$44,308	\$48,475	\$61,747
2023 Estimated Median Household Income	\$32,190	\$33,575	\$43,427



LOCATION

