



HIGH TRAFFIC COUNTS | EASY ACCESS TO FWY 99

PLANNED RETAIL SHOPPING CENTER

SWC of Clinton & Marks Avenues

Fresno, CA

For information, please contact:

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MCKENNEY
 Investment Properties

SWC OF CLINTON & MARKS AVENUES - FRESNO, CA

PROPERTY DESCRIPTION

This planned shopping center development will be located at the southwest corner of Clinton and Marks Avenues in Fresno, California and the site encompasses 9± acres including the adjacent O'Reilly Auto Parts. The location offers excellent exposure and direct, convenient access to U.S. Freeway 99 and Freeway 180 interchange. The proposed development will attract a customer base, servicing the daily needs of the population east and west of Freeway 99. The estimated trade area has a population of approximately 81,663±, which supports the need for "additional retail development."

Prominent, well-established developers and builders have taken a serious interest in West Fresno, resulting in additional housing as well as new schools including a collegiate stadium and K-12 education complex district.

PROPERTY INFORMATION

Total Land Size:	9± acres
Parking:	5± stalls per 1,000± SF
Zoning:	CG/UGM (<i>Commercial General</i>)
Lease Rate:	Negotiable

TRAFFIC COUNTS

Clinton Avenue @ Marks Avenue (*Eastbound*): 21,358* ADT

Clinton Avenue @ Marks Avenue (*Westbound*): 25,313 ADT

Marks Avenue @ Clinton Ave (*Northbound*): 8,581 ADT

Marks Avenue @ Clinton Ave (*Southbound*): 10,465 ADT

HWY 99 @ Clinton Avenue (*Northbound*): 112,689 ADT

HWY 99 @ Clinton Avenue (*Southbound*): 126,775 ADT

Source: Kalibrate TrafficMetrix (2023)

** Estimated traffic count with yearly 3% multiplier from reported 1994 traffic counts*

There are an estimated **65,717±** projected cars traveling in all four directions combined per day through the intersection of Marks and Clinton Avenues. Approximately 126,775± projected cars per day travel on Freeway 99 at the Clinton Avenue exit.

Source: Kalibrate TrafficMetrix (2023)

Traffic Flow:

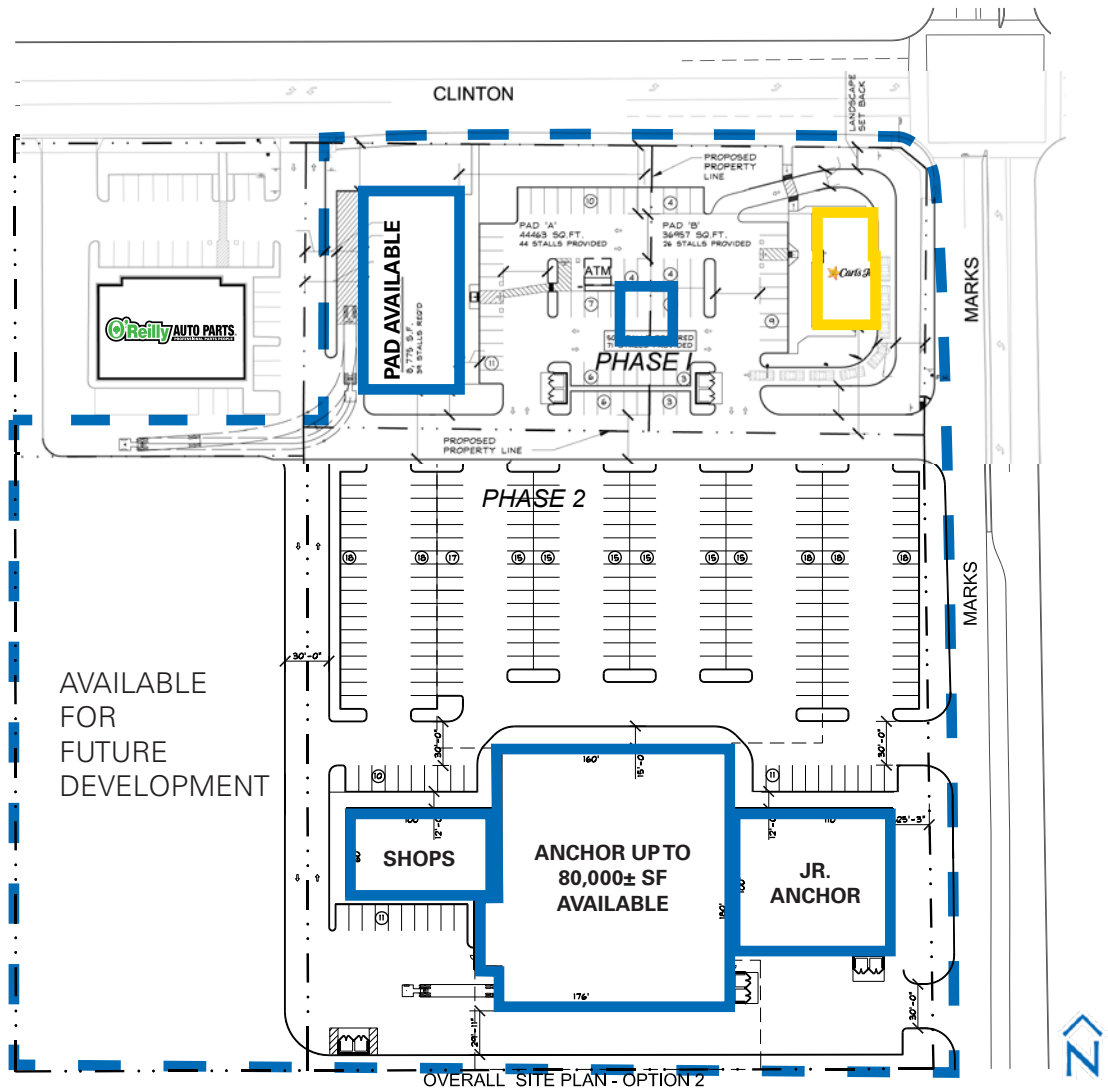
Clinton Avenue is one of the few streets in Fresno where traffic can cross Freeway 99. The intersection of Clinton and Marks is the first intersection west of Freeway 99 on Clinton Avenue, making the amount of traffic passing through this intersection on a daily basis substantial.

Highway 99 Improvements:

Due to the California High-Speed Rail Project, the off-ramps and overpass at Clinton Avenue are being modified and widened and other existing off-ramps in the area are being closed.

SWC OF CLINTON & MARKS AVENUES - FRESNO, CA

Preliminary Site Plan



*Proposed Site Plan Subject to Change

*Drawing not to scale

- CONSTRUCTION COMPLETE
- AVAILABLE SITES – ANCHOR, JR. ANCHOR, SHOP SPACES

HIGHLIGHTS

- Adjacent to Carl's Jr. Pad & O'Reilly Auto Parts
- ATM Site Available
- New Residential Growth Area
- Estimated Traffic Volume: 65,717± Cars Per Day
- Excellent Access/Visibility From Freeway 99

PRIMARY TRADE AREA



DEMOGRAPHICS

Population	Primary Trade Area
2027 Projection	39,866
2022 Estimate	38,482
Growth 2022-2027	3.60%
Average HH Income 2022	\$72,562

Source: Claritas (2023)

Exclusively Offered By:

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