

AVAILABLE FOR LEASE
NEW COMMERCIAL DEVELOPMENT | 16,560± TOTAL SF

SEQ OF CLINTON & MARKS AVENUES

FRESNO, CA

34,570±
ADT

CLINTON AVENUE

MARKS AVENUE



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

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SEQ OF CLINTON & MARKS AVENUES

FRESNO, CA

PROPERTY

INFORMATION

Availability: Three Buildings | 13,560± Total SF
Building A: 1,690± SF
Building B: 3,108± SF
Building C: 10,400± SF
Zoning: NMX (*Neighborhood Mixed Use*)
APNS: 442-090-48, 442-090-47
Lease Rate: Contact Agent for Pricing



| | DEMOGRAPHICS | 1 MILE RADIUS | 3 MILE RADIUS | 5 MILE RADIUS |
|------------|------------------------------------|---------------|---------------|---------------|
| POPULATION | 2030 Projection | 19,073 | 123,356 | 300,059 |
| | 2025 Estimate | 19,278 | 124,165 | 300,280 |
| | Growth 2025-2030 | -1.06% | -0.65% | -0.07% |
| | Growth 2020-2025 | 6.86% | -0.56% | 0.34% |
| | Growth 2010-2020 | -4.11% | 6.13% | 5.25% |
| HOUSEHOLD | 2030 Projection | 5,796 | 40,662 | 99,525 |
| | 2025 Estimate | 5,854 | 40,863 | 99,311 |
| | Growth 2025-2030 | -0.98% | -0.49% | 0.22% |
| | Growth 2020-2025 | 7.28% | -0.15% | 0.87% |
| | Growth 2010-2020 | -5.59% | 4.67% | 6.11% |
| | <i>2025 Est. Average HH Income</i> | \$59,505 | \$81,631 | \$84,223 |

Source: Claritas 2025

TRAFFIC COUNTS
126,597± ADT

34,570± ADT

Highway 99
(Northbound & Southbound)

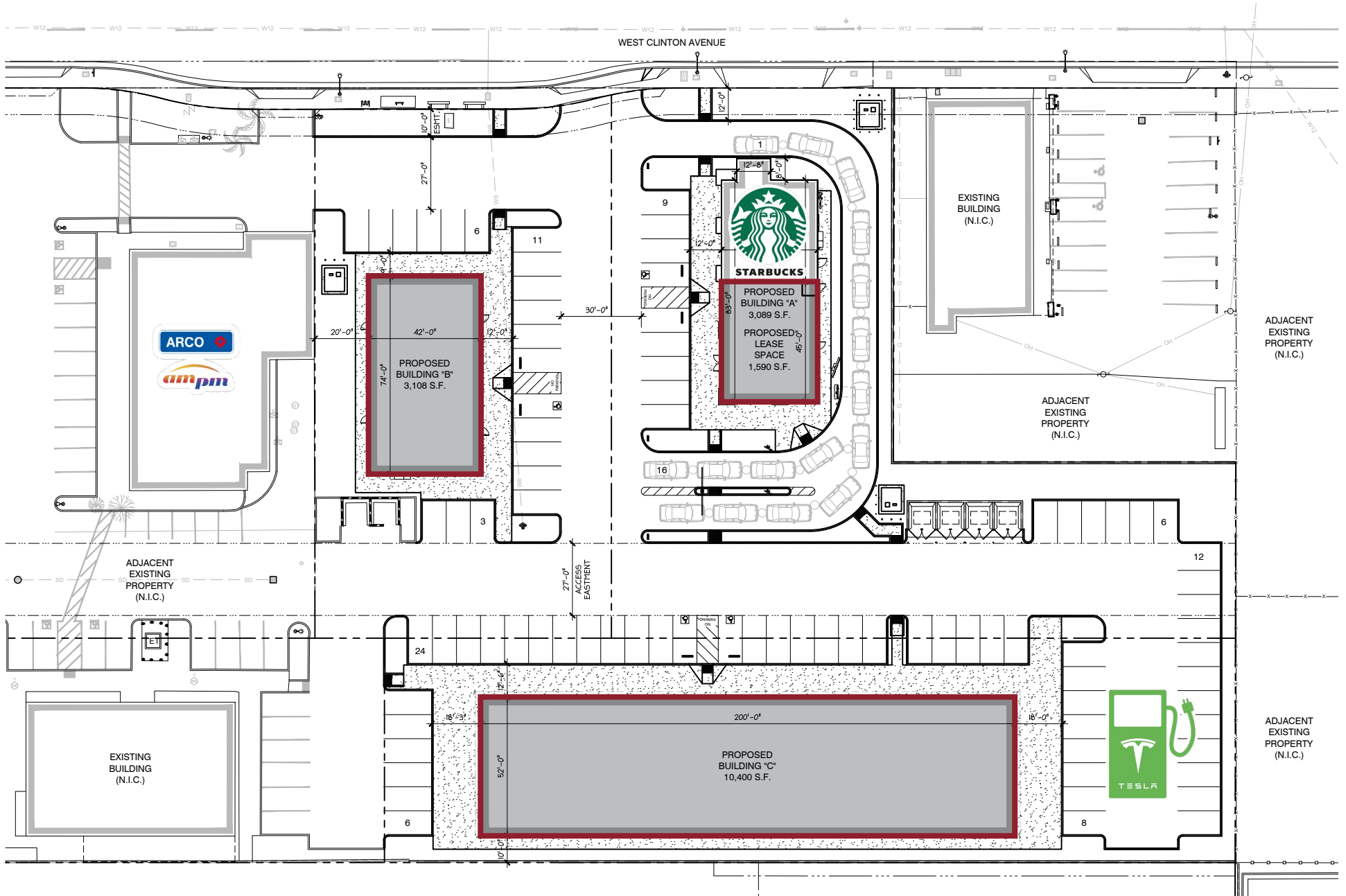
Clinton Avenue at Marks Avenue
(All Directions)

Source: Kalibrate TrafficMetrix 2025

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SITE PLAN





For information, please contact:

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