


For Sale or Lease 

# 2640

Floral Ave., Selma, CA

**PRICE REDUCTION**



## Former Rite Aid Freestanding Single-Tenant Building

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**Showings by Appointment Only**



## Former Rite Aid

Colliers | Fresno is pleased to offer for sale or lease this freestanding ±17,780 SF former Rite Aid located at 2640 Floral Avenue in Selma, CA. Strategically positioned at a signalized intersection with pylon signage and excellent frontage on both Floral Avenue and Front Street, this site offers prime visibility and accessibility in one of Selma's main retail corridors. This opportunity is ideal for healthcare, retail, or investment uses.



### This excellent opportunity offers the following amenities:

- Easy access to Highway 99 via west on Floral Avenue.
- Selma's small-town charm and rich history offer residents a high quality of living along with larger-city amenities

# Property Specifics

## Property Summary

### Property Address:

2640 Floral Avenue  
Selma, California

### Features:

Pylon sign, signalized  
intersection

### Total Building Area:

±17,780 SF

### Site Area:

±1.25 Acres

### Zoning:

Retail Commercial

### Year Built:

2006

### Building Tenancy:

Single tenant

### APN:

358-200-54

### Parking Ratio:

1.74 / 1,000 SF

### Asking Price:

\$3,900,000

### Parking:

Approximately ±30 parking  
stalls on Rite Aid's parcel,  
with several designated  
handicapped

### Lease Rate:

Contact Broker

## Key Highlights:

- Hard-corner signalized intersection with high visibility
- Strong retail corridor presence and access to residential neighborhoods
- Masonry construction with prominent signage opportunity
- Significant frontage and multiple points of ingress/egress
- Ideal for pharmacy, urgent care, medical clinic, or repurpose

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## Pricing & Financial Summary

Property	Former Rite Aid
Property Address	2640 Floral Avenue, Selma, CA
Property Location	Floral Avenue and Whitson Street
Property Size	±1.25 Acres
Asking Price	<del>\$4,300,000</del> <b>REDUCED! \$3,900,000</b>
Lease Rate	Contact Brokers
Building Size	17,780 SF

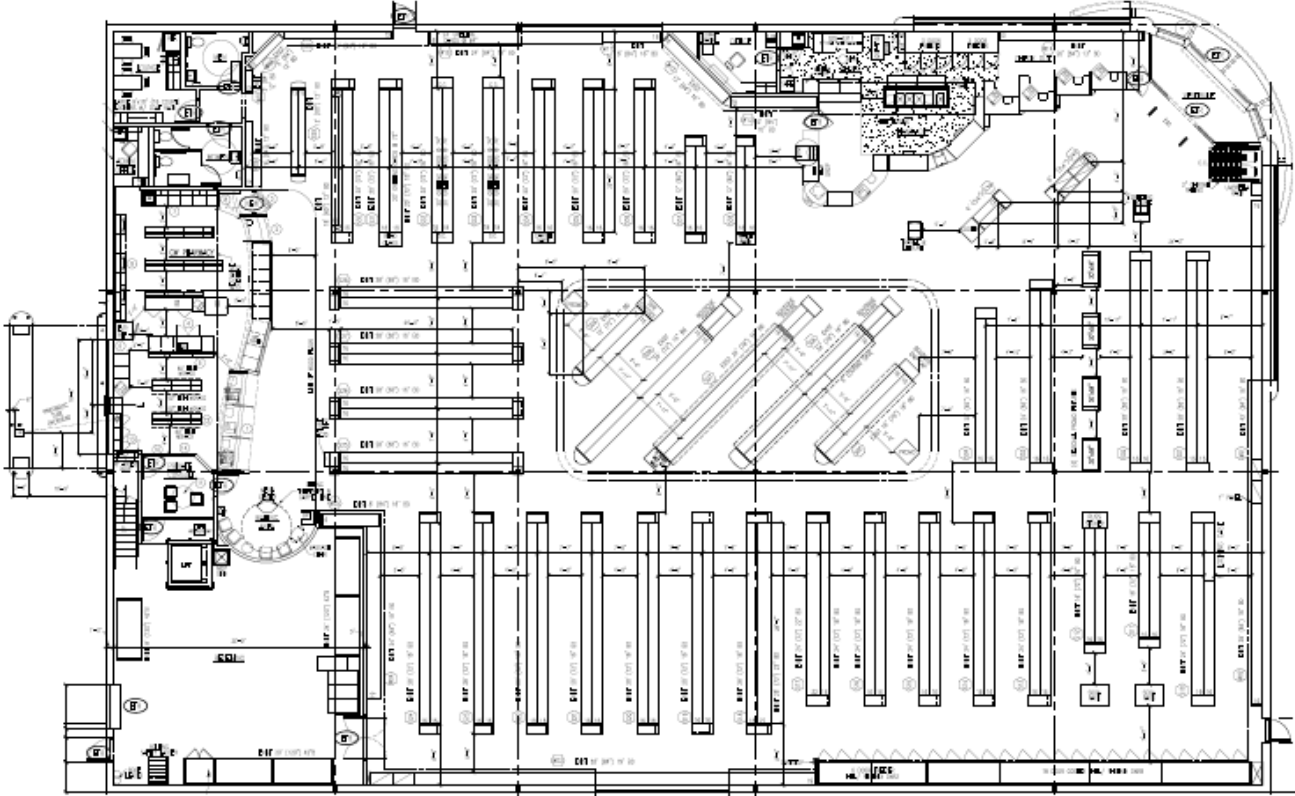


# As-Built Floor Plan

2640 Floral Avenue  
Selma, California

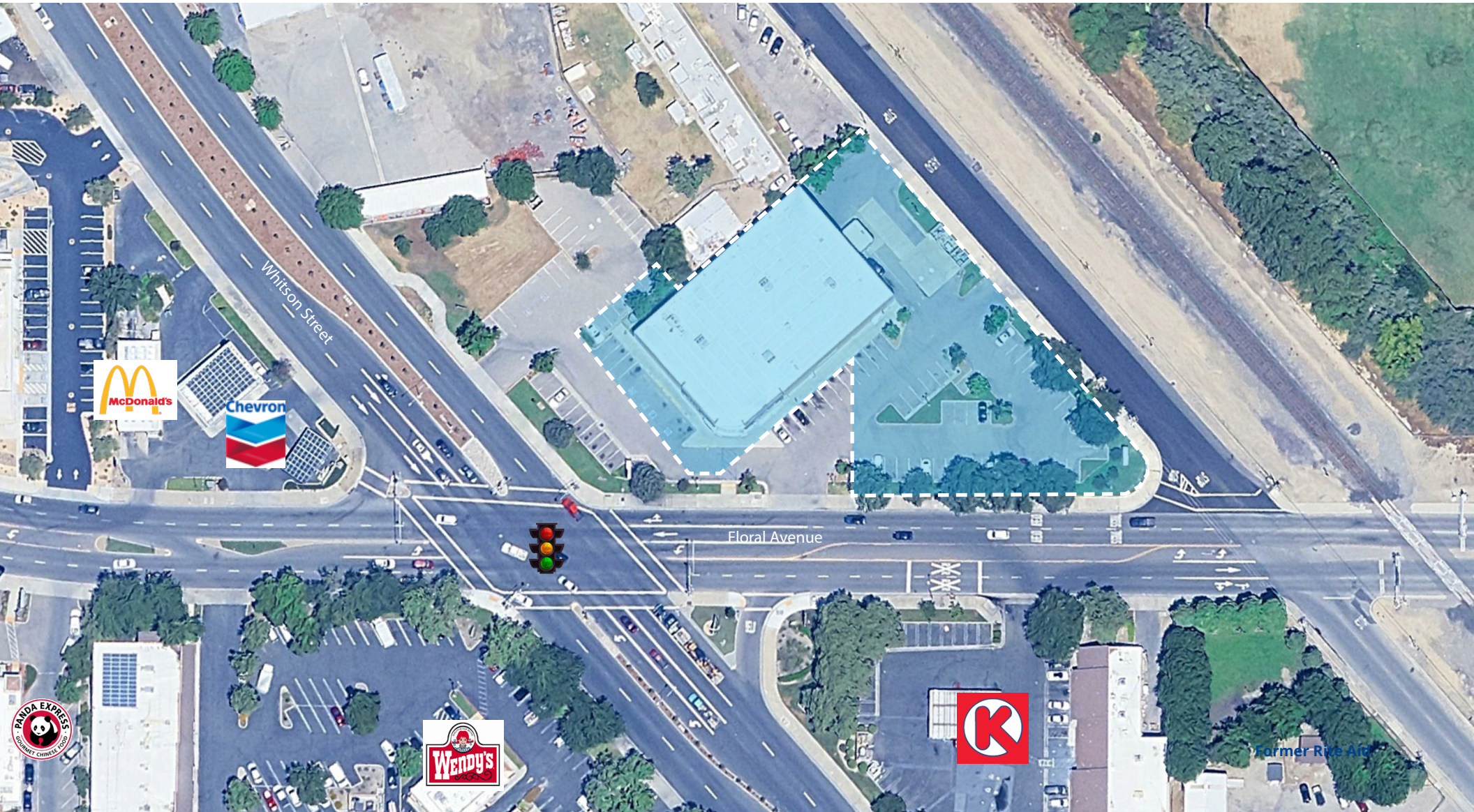
Available:

±17,780 SF



For Sale or Lease

# Former Rite Aid 2640 Floral Avenue Selma, California



# Retail Competition Aerial



Subject Property

City of Fresno:  
±16.7 Miles

City of Kingsburg:  
±5.4 Miles



# Local Area Overview | Demographics

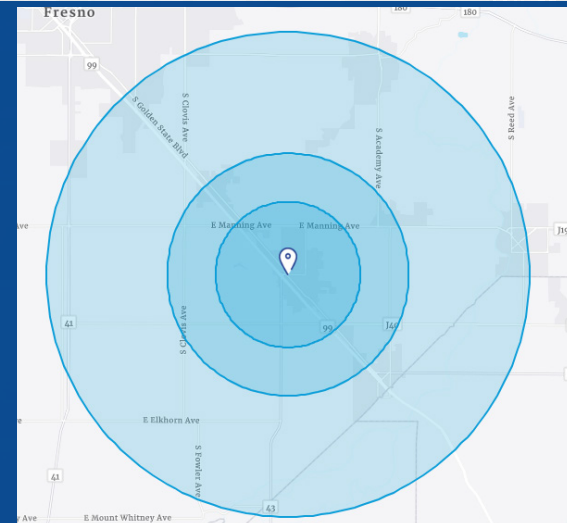
Selma, California, is a historically rich and culturally vibrant city located in the heart of the San Joaquin Valley, about 15 miles southeast of Fresno. Founded in the late 19th century and incorporated in 1893, Selma grew rapidly as a major stop on the Southern Pacific Railroad and eventually became central to California's booming raisin industry. Today, it continues to be deeply rooted in agriculture, surrounded by vineyards, orchards, and farmland that contribute significantly to the state's economy. The city's motto, "Raisin Capital of the World," reflects both its heritage and ongoing role in global grape and raisin production.

Beyond its agricultural legacy, Selma offers a close-knit community with a strong sense of identity and family values. The city hosts annual events like the Selma Raisin Festival, celebrating local culture and bringing residents together. It has several public parks, youth sports programs, and a community theater that enhance local quality of life. While economic and educational challenges exist—such as a relatively high poverty rate and lower educational attainment compared to state averages—Selma continues to focus on growth, revitalization, and community development efforts. Its location near major highways (like Highway 99) also makes it a practical choice for commuters and businesses seeking proximity to Fresno and other Central Valley hubs.



## Key Demographic Facts

## 5-year Projections (10 Mile Radius)



Demographics within 3, 5 and 10 Miles from Subject Property

Demographic Information Source: esri

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# Demographic Executive Summary

	3 Mile	5 Miles	10 Miles
<b>Population</b>			
2010 Population	26,736	41,441	112,129
2024 Population	27,812	42,491	119,669
2029 Population	27,884	42,832	121,603
2010 - 2020 Annual Rate	0.39%	0.16%	0.44%
2020 - 2023 Annual Rate	0.02%	0.21%	0.50%
2023 - 2028 Annual Rate	0.05%	0.16%	0.32%
2023 Male Population	50.0%	50.3%	50.3%
2023 Female Population	50.0%	49.7%	49.7%
2023 Median Age	34.2	34.1	34.4
<b>Households</b>			
2024 Wealth Index	51	59	72
2010 Households	7,419	11,366	31,933
2020 Households	7,944	11,922	32,204
2024 Households	7,975	12,125	35,263
2029 Households	8,113	12,410	36,396
2010 - 2020 Annual Change	0.69%	0.48%	0.69%
2020 - 2023 Annual Change	0.09%	0.40%	0.72%
2023 - 2028 Annual Change	0.34%	0.47%	0.63%
2024 Average Household Size	3.47	3.49	3.36
<b>Income</b>			
2024 Median Household Income	\$54,268	\$57,009	\$66,542
2029 Median Household Income	\$62,869	\$69,209	\$81,678
2023 - 2028 Annual Change	2.99%	3.95%	4.18%
2024 Average Household Income	\$73,949	\$80,637	\$91,435
2023 - 2028 Annual Change	3.27%	3.66%	3.63%
2024 Per Capita Income	\$21,185	\$23,032	\$26,658
2029 Per Capita Income	\$25,241	\$27,984	\$32,658
2023 - 2028 Annual Change	3.57%	3.97%	3.95%
<b>Housing</b>			
2010 Total Housing Units	7,917	12,181	34,227
Owner Occupied Units	4,371	6,342	18,698
Renter Occupied Units	3,048	5,024	13,235
Vacant Units	498	815	2,294
2024 Total Housing Units	8,265	12,745	36,954
Owner Occupied Units	4,456	6,663	20,582
Renter Occupied Units	3,519	5,462	14,681
Vacant Units	290	620	1,691
2029 Total Housing Units	8,401	13,031	38,108
Owner Occupied Units	4,686	7,073	21,988
Renter Occupied Units	3,427	5,336	14,408
Vacant Units	288	621	1,708

## Population Summary

In the identified area, the current year population is 27,812. The 2010 Census population count in the area was 26,736, and 27,784 in 2020, a 0.4% annual growth rate. The rate of growth since 2020 was 0.0% annually. The five-year projection for the population in the area is 27,884 representing a change of 0.1% annually. Currently, the population is 50.0% male and 50.0% female. The median age in this area is 34.2, compared to U.S. median age of 38.9.

## Household Summary

The household count in this area has changed from 7,937 in 2020 to 7,975 in the current year, a change of 0.09% annually. The five-year projection of households is 8,113, a change of 0.34% annually from the current year total. Average household size is currently 3.47, compared to 3.48 in the year 2020. The number of families in the current year is 6,328 in the specified area.

## Income Summary

Current median household income is \$54,268 in the area, compared to \$72,603 for all U.S. households. Median household income is projected to be \$62,869 in five years, compared to \$82,410 for all U.S. households.

Current average household income is \$73,949 in this area, compared to \$107,008 for all U.S. households. Average household income is projected to be \$86,849 in five years, compared to \$122,048 for all U.S. households.

Current per capita income is \$21,185 in the area, compared to the U.S. per capita income of \$41,310. The per capita income is projected to be \$25,241 in five years, compared to \$47,525 for all U.S. households.

## Housing Summary

Currently 55.9% of the 8,265 housing units in the area are owner occupied; 44.1% renter occupied; and 3.5% are vacant. 64.6% of the housing units in the US are owner occupied; 35.4% are renter occupied; and 10.0% are vacant. In 2010, there were 7,917 housing units in the area - 55.2% owner occupied, 38.5% renter occupied, and 6.3% vacant. The annual rate of change in housing units since 2020 is 0.1%. Median home value in the area is \$321,884, compared to a median home value of \$308,943 for the U.S. In five years, median home value in the area is projected to change to \$419,382, compared to a median home value of \$350,006 in the US.

# Confidentiality & Disclaimer Agreement



Accelerating success.

2640 Floral Avenue | Selma, California

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