

SINGLE DRIVE THRU | SIGNALIZED CORNER | OWNERSHIP INCENTIVES AVAILABLE

Colliers

PRICE REDUCTION

FOR SALE OR LEASE

2640 Floral Ave., Selma, CA

Freestanding Medical & Retail Redevelopment Opportunity

SHOWINGS BY APPOINTMENT ONLY

Ted Fellner, DRE #00977465
Senior Vice President | Principal
Fresno, CA | +1 559 256 2435
ted.fellner@colliers.com

Gil Lara, DRE #01356043
Senior Vice President | Principal
Fresno, CA | +1 559 256 2434
gilbert.lara@colliers.com

Joley Schwoerer, DRE #01467860
Marketing Manager | Associate
Fresno, CA | +1 559 221 7394
joley.schwoerer@colliers.com



SINGLE DRIVE-THRU

One lane offering a valuable amenity to users



30+ PARKING STALLS

On-site for customers and staff



SIGNALIZED CORNER

High visibility & easy access



HIGHWAY ACCESS

Floral Avenue access to Hwy 99 on/off ramps



Redevelopment Opportunity

Colliers | Fresno is pleased to offer for sale or lease this freestanding ±17,780 SF redevelopment opportunity 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.



PROPERTY HIGHLIGHTS

- 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
- High-visibility signalized intersection
- Strong retail corridor location with proximity to established neighborhoods

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

Colliers

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	\$4,300,000 REDUCED! \$3,900,000
Lease Rate	Contact Brokers
Building Size	17,780 SF

Flexible Deal Structure Opportunity

Ownership is prepared to structure a transaction to meet tenant or buyer needs:

- Rent abatement
- Flexible lease terms
- Potential building demising (if required)
- Aggressive pricing for sale or lease

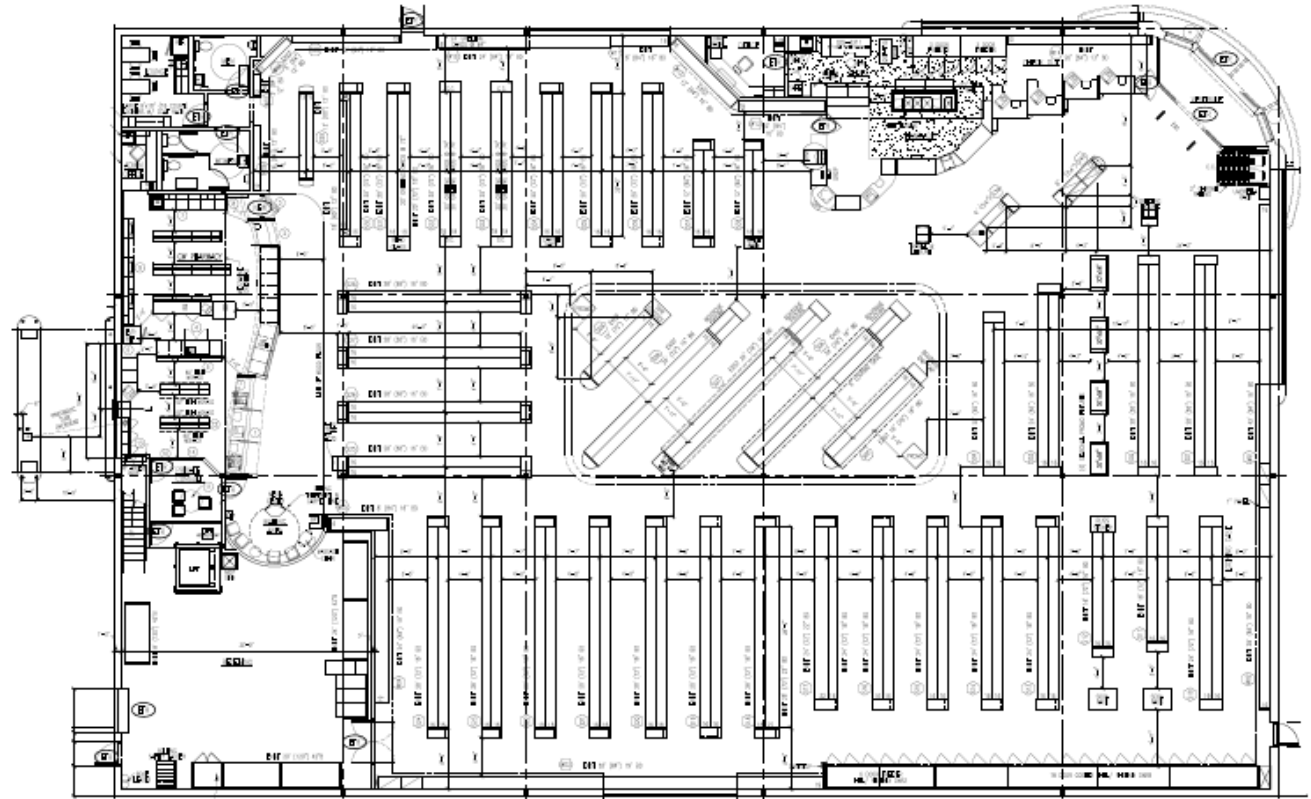
[Click below for Property Video](#)

As-Built Floor Plan

2640 Floral Avenue
Selma, California

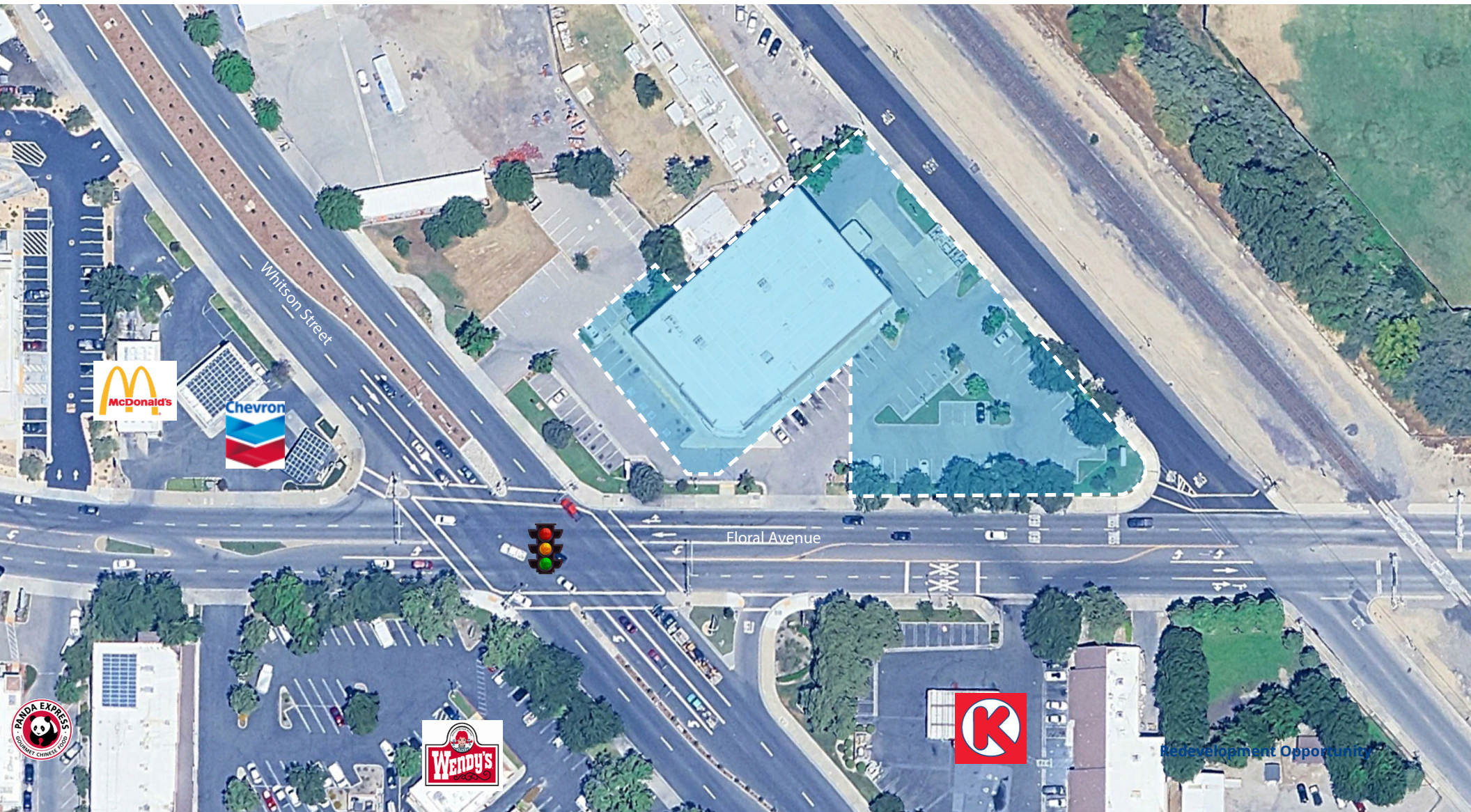
Available:

±17,780 SF



For Sale or Lease

Redevelopment Opportunity 2640 Floral Avenue Selma, California



Surrounding Amenities



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



Population:
121,603



of Households:
36,396

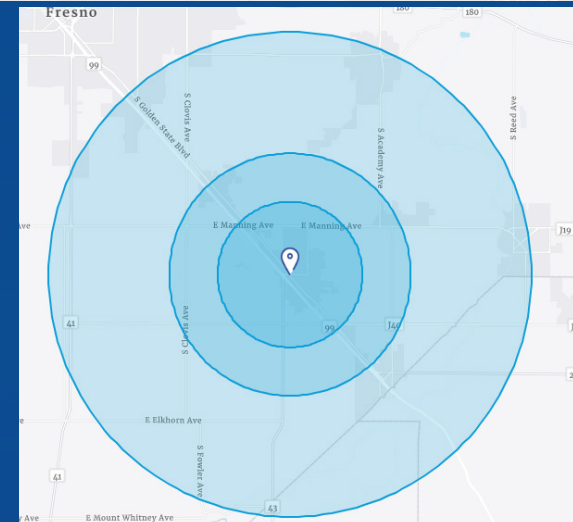
5-year Projections (10 Mile Radius)



Avg Household Income:
\$109,286



Avg Home Value:
\$592,433



Demographics within 3, 5 and 10 Miles from Subject Property

Demographic Information Source: esri

	3 Mile	5 Miles	10 Miles
Population			
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
Households			
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
Income			
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%
Housing			
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

Demographic Executive Summary

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

To whom it may concern

This Offering Memorandum contains select information pertaining to the business and affairs of the Property at **2640 Floral Avenue, Selma, CA**. It has been prepared by Colliers. This Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property.

It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Colliers. The material is based in part upon information supplied by the Seller and in part upon financial information obtained by Colliers from sources it deems to be reliable. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence. By acknowledging your receipt of this Offering Memorandum from Colliers, you agree:

- The Offering Memorandum and its contents are confidential;
- You will hold it and treat it in the strictest confidence;
- You will not directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller;

Owner and Colliers expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase Property unless and until a

written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of **2640 Floral Avenue, Selma, CA** or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Colliers or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

This document has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and/or its licensor(s). ©2025. All rights reserved.

Colliers
7485 N. Palm Avenue. #110
Fresno, California 93711