



Colliers

Parcel Size:

±7.32  
Acres

For Sale

## NEC Brawley & California Aves. Fresno, California

Approximately 7.32 Acres for Sale  
Southwest Fresno Location

### Property Summary

- Land Size: ±7.32 acres
- Sale Price: \$1,200,000
- APN: 326-220-18
- Zoning: AE- 20; General Plan future use to be Residential - Medium Low Density
- Water/Sewer: City of Fresno main sewer and water is located 1 mile east of the parcel
- Power/Gas: P.G.&E.
- Property located in the City of Fresno Sphere of Influence
- Site has excellent street visibility
- In close proximity to Freeways 99 and 180 and Downtown Fresno

Contact Us:

**Ted Fellner**

559 256 2435

[ted.fellner@colliers.com](mailto:ted.fellner@colliers.com)

DRE #00977465

**Gil Lara**

559 256 2434

[gilbert.lara@colliers.com](mailto:gilbert.lara@colliers.com)

DRE #01356043

**Roger Dhaliwal**

559 256 2445

[roger.dhaliwal@colliers.com](mailto:roger.dhaliwal@colliers.com)

DRE #02049090

**Colliers**

7485 N. Palm Avenue, #110

Fresno, CA 93711

P: +1 559 221 1271

[www.colliers.com/fresno](http://www.colliers.com/fresno)

# Demographic Market Overview

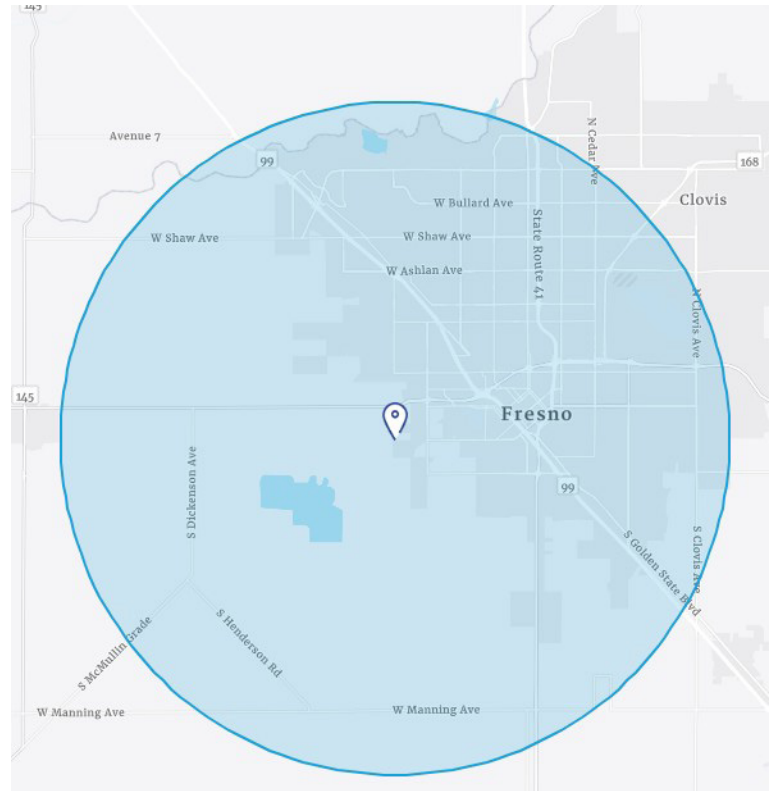
SWC  
 Brawley & California Aves | Fresno, CA  
 ±7.32 Acres Available for Sale

## Within a 10-Mile Radius

2025 Population	529,051
2030 Projected Population	531,226
2025 - 2030 Annual Rate	0.08%
Daytime Population	599,865
2025 Total Households	173,067
Average Household Size	3.00
2025 Housing Units	181,531
Owner Occupied Housing Units	48.0%
Renter Occupied Housing Units	52.0%
2025 Housing Units	185,093
Owner Occupied Housing Units	49.3%
Renter Occupied Housing Units	50.9%
Median Household Income	\$64,028
Average Household Income	\$85,911
Median Age	33.2



10 Minutes to Downtown Fresno  
 22 Minutes to North Fresno



Demographics within 10 mile radius of subject Property



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