

**Commercial Zoned Development Site
for Sale in Fresno**

27 E BIRCH AVE, FRESNO CA 93650

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TABLE OF CONTENTS

OFFERING SUMMARY	3
PROPERTY FEATURES	4
LOCATION MAP	5
LOCATION OVERVIEW	6
EXCLUSIVELY PRESENTED	7

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OFFERING SUMMARY

PROPERTY SUMMARY

27 E Birch Ave presents a rare commercial development opportunity in Fresno's highly sought-after River Park corridor. Positioned in one of the Central Valley's most active retail and commercial districts, the property offers approximately 0.68 acres of commercially zoned land with excellent visibility, accessibility, and strong surrounding retail synergy.

Located directly across from Living Spaces and adjacent to major national retailers including Costco and Home Depot, the site benefits from established consumer traffic and a dense surrounding residential and daytime population. Its proximity to Highway 41 further enhances regional accessibility and makes the property well positioned for a variety of commercial concepts.

The site is particularly attractive for retail pad development, quick-service restaurants (QSR), build-to-suit users, or investors seeking a strategic infill commercial opportunity. With strong visibility, convenient access, and an established retail environment, 27 E Birch Ave offers an exceptional opportunity to establish a presence in one of Fresno's premier commercial corridors.



Offering Summary

Sales Price: \$ 2, 699, 000

Lot Size: 29, 500 SF

Highlights

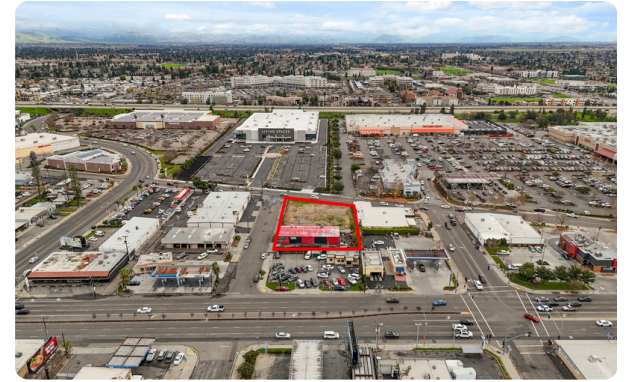
- Prime River Park location
- Across from Living Spaces
- Adjacent to Costco and Home Depot
- Close proximity to Highway 41
- Excellent visibility and access
- Strong retail traffic and surrounding consumer base
- Ideal for retail, QSR, pad development, or investment
- Established and highly sought-after Fresno commercial district

PROPERTY FEATURES

- » **Prime River Park location:** Within one of Fresno's most established and sought-after commercial districts.
- » **Directly across from Living Spaces:** Immediately adjacent to Costco and Home Depot, creating strong retail synergy and consumer traffic.
- » **Close proximity to Highway 41:** Providing convenient regional access throughout Fresno and the Central Valley.
- » **Excellent visibility and accessibility:** Making the site attractive for retail, restaurant, and other commercial users.
- » **High-traffic commercial environment:** Surrounded by established national retailers and other businesses.
- » **Three separate apn:** 303-102-02, 303-102-03, 303-102-04. Building is 4000 feet and lease is month to month
- » **Strong retail and investment appeal:** Property positioned within a well-established Central Valley retail corridor.



PROPERTY SNAPS



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