



Unique Land Opportunities

For Sale

Walmart Outparcels for Sale 5125 E Kings Canyon Rd FRESNO, CA



## **PROPERTY HIGHLIGHTS**

- Unique land parcel opportunities for operators to cotenant with a strong performing Walmart.
- Availabilities provide a strong user identity and branding opportunities from the parking field and the street.
- Located along E. Kings Canyon Road, which see around 24,000 cars per day.
- Surrounded by dense population. There are over 137,000 people living within a 3 mile radius of the site.





## **Other Area Retailers:**















## **City of Fresno**

**32.6M+** SF

OF EXISTING RETAIL SPACE



5.6%

RETAIL VACANCY RATE AS OF Q1 2019



30.9

Median age

**15.3%** age between 25 to 34

19.2% high school graduate or higher

**14.4%** bachelor's degree or higher



**588,643** DAYTIME POPULATION

3,894 BUSINESSES IN THE AREA



**FOOD SPENDING** \$1.2B



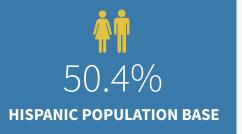
**FRESNO** 



528,920 **EST. 2018 TOTAL POPULATION** 







## **CONTACT US**

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