

STORE #2001



Unique Land Opportunity

For Sale

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

LOT 1: ± 3.55 ACRES



PROPERTY HIGHLIGHTS

- Unique land parcel opportunity for operators to co-tenant with a strong performing Walmart.
- Availability provides a strong user identity and branding opportunities from the parking field and the street.
- Located along E. Kings Canyon Road, which sees 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:

Walgreens



CVS
pharmacy

WinCo
FOODS



VALLEARTA
SUPERMARKETS
¡Su tienda latina por excelencia!

dd's
DISCOUNTS

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


\$7.2B

TOTAL RETAIL SALES



528,920
EST. 2018 TOTAL POPULATION



\$70,640
AVERAGE HOUSEHOLD INCOME



\$268,909
MEDIAN HOME VALUE



50.4%
HISPANIC POPULATION BASE

CONTACT US

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