

FOR SALE

Harlan Ranch Commercial and Live/Work



Commercial Land Available in Clovis' Desirable Master Planned Community

For additional information, please contact:

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Executive Summary

Property Description

Harlan Ranch Commercial proposes a mixed use development located at the northeastern part of the Fresno/Clovis metropolitan area. The opportunities in the center will be supported by a community of charm and character that will rely significantly on the community theme and design of the project. Adjacent to the commercial land is a 'live-work' component allowing for mixed uses offering both intimate working and living amenities.

Location Description

Harlan Ranch Community is located on the path of the fastest growing area in all of Fresno County. Within the project 1,844 homes are in the planning, final mapping, or construction phase immediately surrounding the location. This unique master planned community will provide bike paths and pedestrian trails leading directly to the commercial and live/work site.

Total /Approximate Land Size:	Commercial Land:	17.13± acres
	Live/Work Land:	10.09± acres

Sewer: Existing 8" Sewer Stub at De Wolf and Richmond Avenue. Extension of 8" Sewer Stub required in Richmond, Pamela, and Sanders avenues.

Water:

Existing 8" Water Stubs at Pamela and Harlan Ranch Blvd, at Sanders and Richmond Avenues, and at De Wolf and Richmond Avenues. Construction of an 8" Water Stub is required in Sanders and Richmond adjacent to the site; Extension in Pamela and/or Sanders to Harlan Ranch Blvd may be required if not existing at the time of development.

Non-Potable Water:

A 12" Non-Potable Water Extension will be required with the construction of Sanders Avenue. Existing 12" stub off of Harlan Ranch Blvd. at Sanders. 14" Non-Potable Water Extension will be required in DeWolf Avenue adjacent to the site development.

Storm Drain:

Existing 30" Stub at DeWolf and Richmond Avenues. Connect and extend pipeline as needed and provide drain inlets.

Sale Price:	Commercial Land:	\$3,750,000 (\$5.03 PSF)
	Live/Work Land:	\$1,098,801 (\$2.50 PSF)

Demographics:

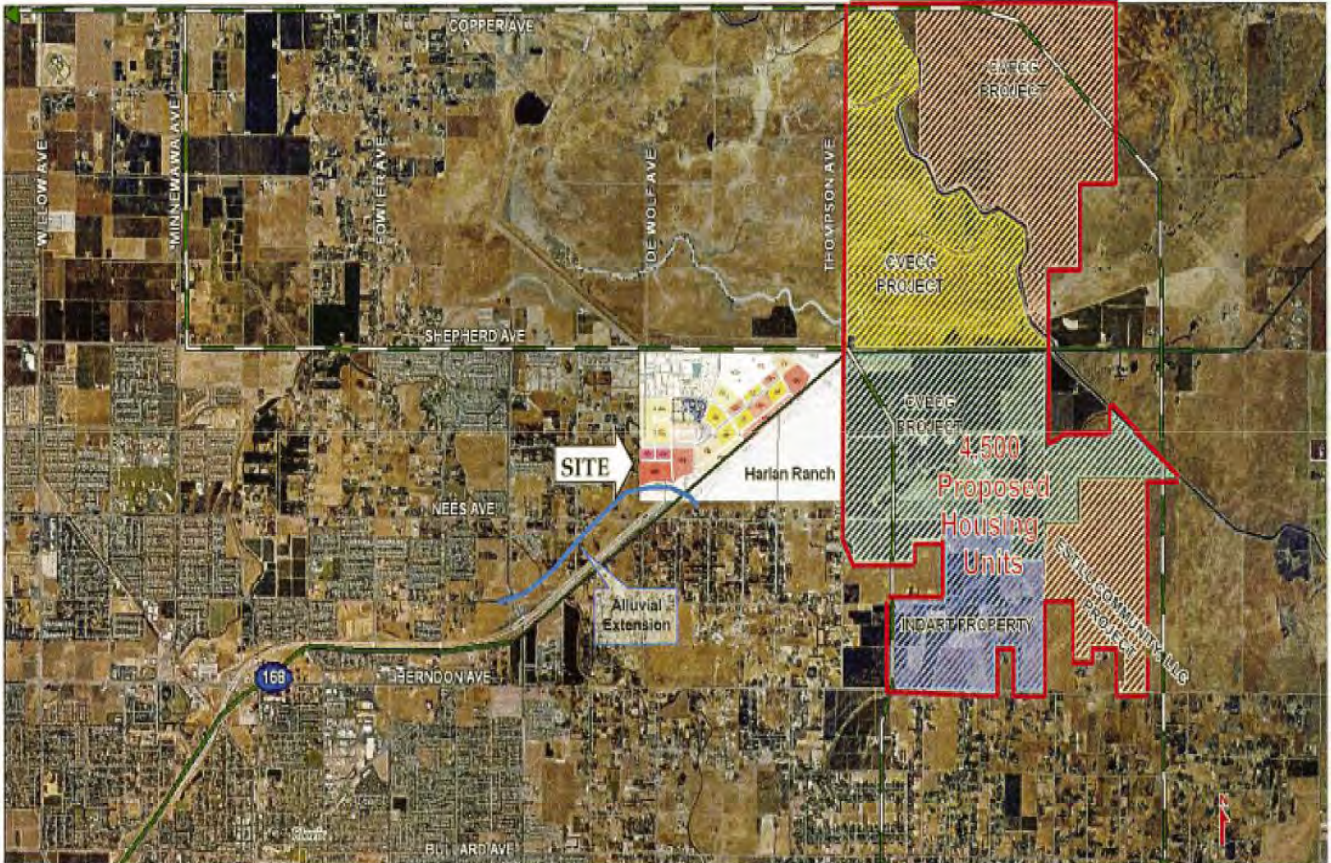
	<u>1 Mile</u>	<u>2 Mile</u>	<u>3 Mile</u>
2010 Total Population:	20,995	82,330	185,872
2010 Total Households:	7,373	28,548	61,087
2010 Avg HH Income:	\$43,783	\$48,039	\$48,837
2010 Total Daytime Pop:	21,302	77,128	181,627

(Source: Pitney Bowes MapInfo)

Traffic Counts:

Hwy 168 at DeWolf: 32,283 ADT

(Source: CalTrans, 2010)



Rivage (peach)

Harlan Ranch Boulevard

Clovis Unified Elementary School

Community Recreation Center



HARLAN RANCH
A CLOVIS COMMUNITY

- Harlan Ranch will include:
- Neighborhood parks
 - Bike paths and pedestrian trails
 - Community Recreation Center with Junior Olympic-sized pool

An American
Classic
REBORN

Trade Area





Site Data

PA-28, PA-29 and PA-30
27.21 Total Gross Acreage

Live/Work Motor Courts
10.08 Acres G
6.91 Acres N.
100 Units
9.9 Units/Acre G
14.5 Units/Acre N.

Apartments
7.81 Acres G
6.79 Acres N.
160 Units (2-Story)
20.49 Units/Acre G
23.56 Units/Acre N.

Retail/Commercial
9.32 Acres G
9.07 Acres N.

Building A	3000 SF
Building B	30000 SF
Building C	4000 SF
Building D	18000 SF
Building E	9600 SF
Building F	6000 SF
Building G	7200 SF
Total	77800 SF

Parking @ 4.5/1000 SF=350 Spaces +/-

Site Illustrative

