

# COPPER RIVER MARKETPLACE

## NEW PAD AND SHOPS COMING SOON!

- AVAILABILITY:**
- Freestanding pads available for ground lease or build to suit
  - Landlord will also build shops

- PRICING:**
- Please inquire with broker

- LOCATION:**
- NW Corner of Copper and Maple Avenues in Northeast Fresno, adjacent to the Copper River Ranch master-planned community



**GRANVILLE**  
REALTY

**LEASING INQUIRIES:**

Call/Text: (559) 890-2214

Email: [Commercial-Leasing@GVHomes.com](mailto:Commercial-Leasing@GVHomes.com)

[GVCommercial.com](http://GVCommercial.com)

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# COPPER RIVER

MARKETPLACE

## DEMOGRAPHICS

WITHIN 1-MILE RADIUS

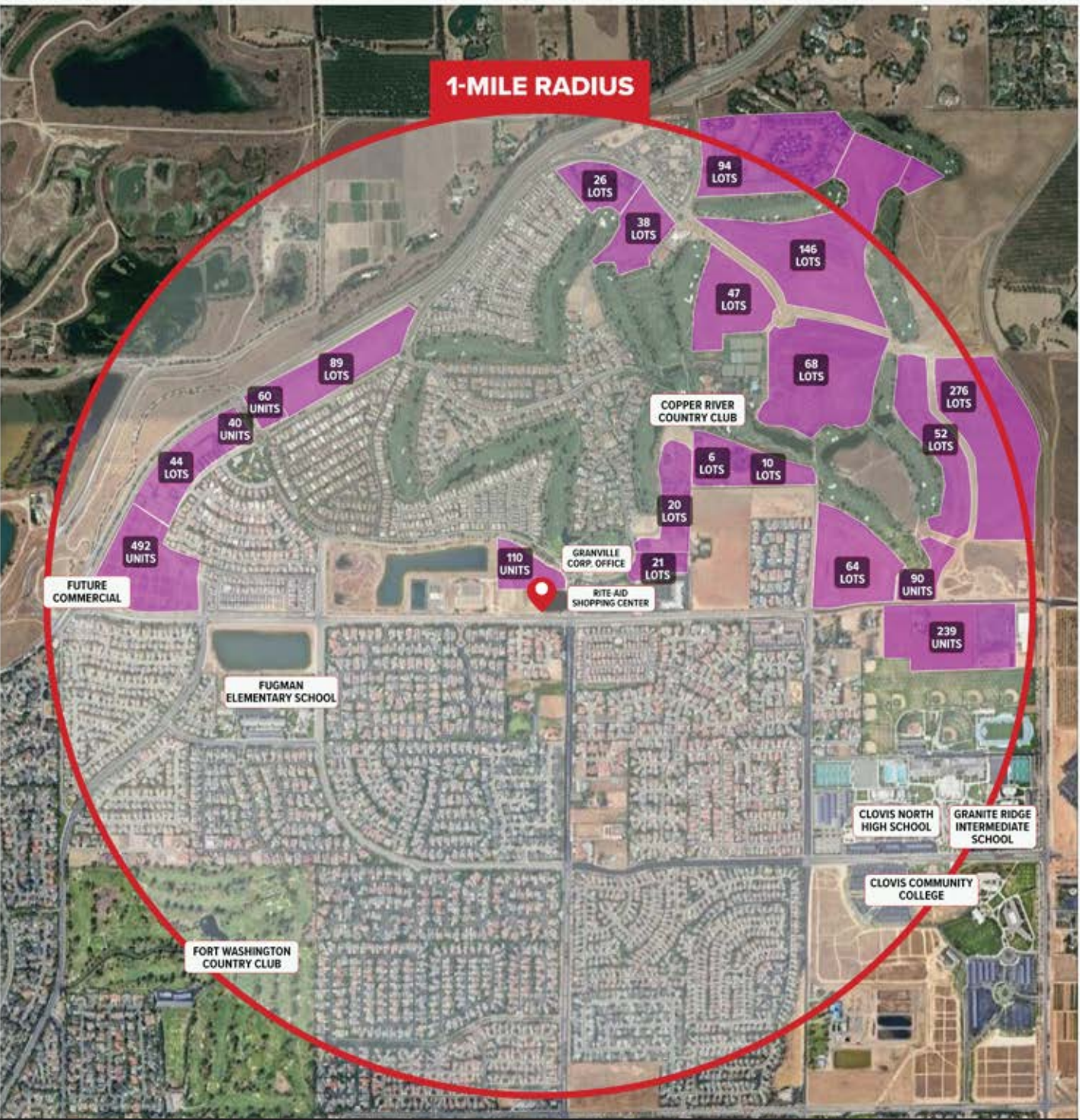
2022 Estimated Population	11,663
2022 Estimated Households	3,998
2022 Persons Per Household	2.95
2022 Median Age	41.2
2022 Average Household Income	\$173,915
2022 Median Household Income	\$133,811
2022 Estimated Total Businesses	129
2022 Estimated Total Employees	879

2027 Projected Population <i>[Equation: (928 homes planned + 1,031 apartments) x 2.95 persons per unit = 5,779 additional people + 11,663 people in 2022 = 14,931]</i>	17,442
2027 Projected Households	4,278
2025 Projected Total Businesses	165
2025 Projected Total Employees	1,123

STUDENT ENROLLMENT IN AREA SCHOOLS 2022 - 2023 SCHOOL YEAR	
Clovis Community College	3,596
Clovis North High School	2,532
Granite Ridge Intermediate School	1,244
Fugman Elementary School*	802

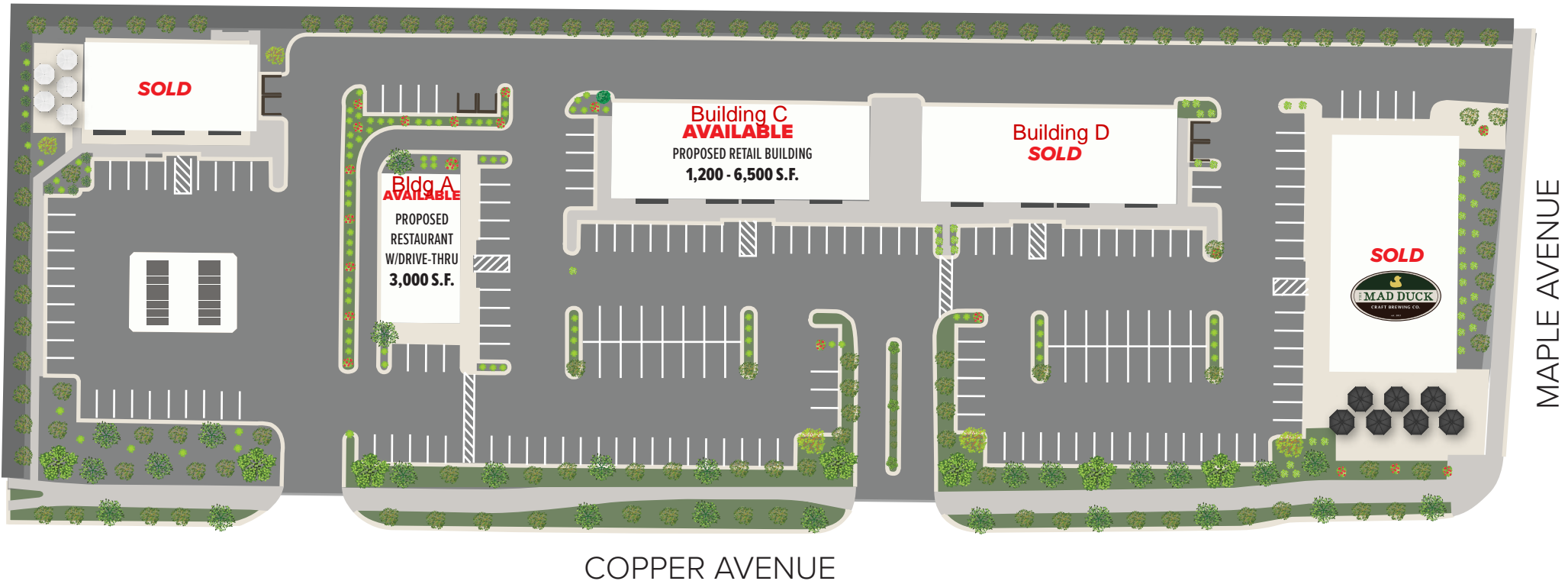
\*Based on most recent data (2021-2022)

 UPCOMING RESIDENTIAL DEVELOPMENT



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# SITE PLAN AND AVAILABILITY



Site map is artist interpretation. All features, measurements, landscaping, and design elements are subject to change without notice or obligation.



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# CONCEPTUAL RENDERINGS



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