

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

INCLUDED SERVICES: • Property Management • 24/7 Access
• Site Maintenance • Professional Leasing
• On-Site Patrol

EAST COPPER AVENUE

NORTH MAPLE AVENUE



LEASING INQUIRIES:

Call/Text: (559) 890-2214

Email: Commercial-Leasing@GVHomes.com

GVCommercial.com

Contractor License #586845 | DRE License #0128537

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)

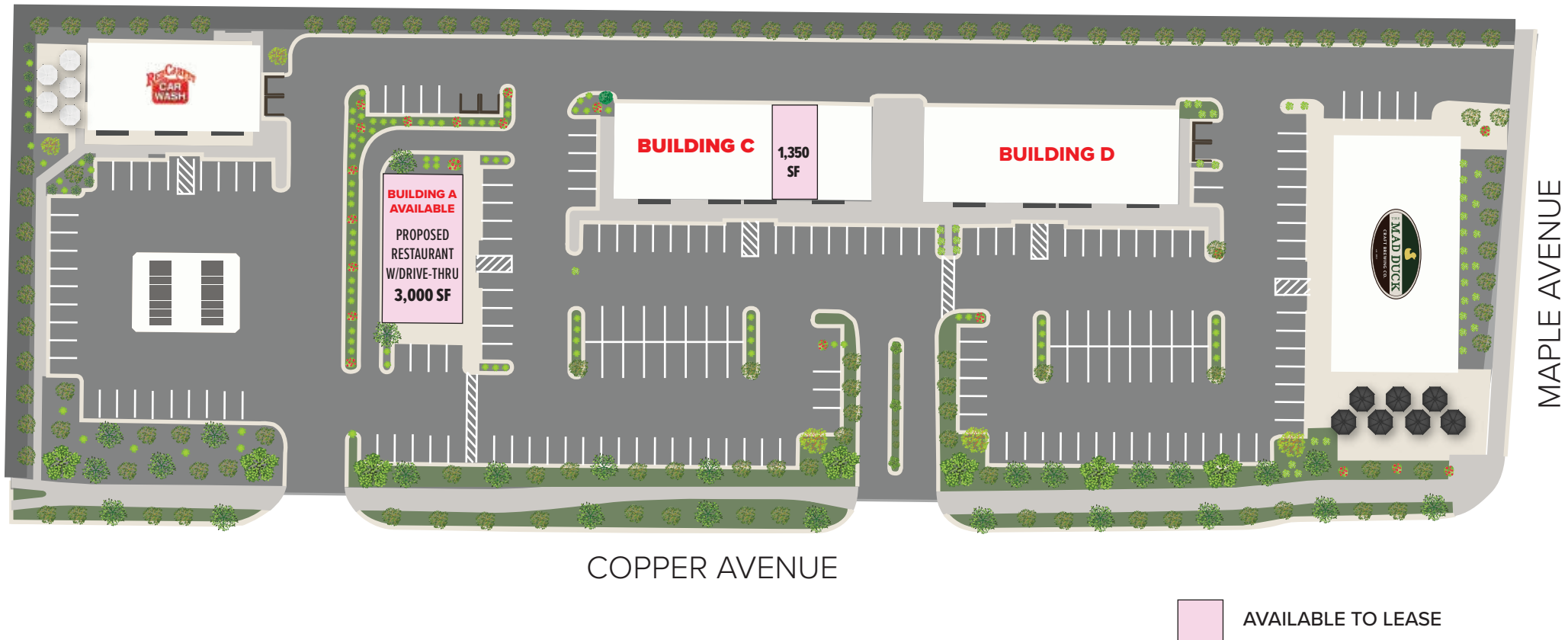
UPCOMING RESIDENTIAL DEVELOPMENT

1-MILE RADIUS



All projections, opinions, assumptions or estimates are supplied for example only, and may not represent current or future performance of the property. Any and all information pertaining to location, demographics and the site plan is supplied by sources known to be reliable. We do not guarantee the accuracy of information and make no warranty or representation thereto. All information is presented here with the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or manufacturing, or withdrawal without notice. Granville Realty operates under the corporate Department of Real Estate License #01258537.

SITE PLAN AND AVAILABILITY



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



LEASING INQUIRIES:

Call/Text: (559) 890-2214

Email: Commercial-Leasing@GVHomes.com

GVCommercial.com

Contractor License #586845 | DRE License #0128537

CONCEPTUAL RENDERINGS



Renderings are conceptual artist interpretations. All features, landscaping and design elements are subject to change without notice or obligation.

GRANVILLE
REALTY

LEASING INQUIRIES:

Call/Text: (559) 890-2214

Email: Commercial-Leasing@GVHomes.com

GVCommercial.com

Contractor License #586845 | DRE License #0128537