

Sky Park Marketplace

NEC Herndon & Blythe Avenues | Fresno, CA

Pads Available for Ground Lease, Sale
or Build-to-Suit

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Property Summary

Sky Park Marketplace Fresno, CA

- Pads Available for Ground Lease, Sale or Build-To-Suit
- Close proximity to Highway 99
- Great visibility from busy Herndon Avenue
- Over ±67,000 cars per day along Herndon Avenue
- Featuring Arco Gas Station and Brighten Academy

Location	NEC Herndon & Blythe Avenues Fresno, California
Building Area	Pad A: ±29,211 SF (Drive-thru pad) Pad B: ±1.9 acres Pad C: TBD
Pricing	Contact brokers
Zoning	Community Commercial (CC) City of Fresno
Placer.AI Stats	AMPM: 87 percentile nationwide
Avg. HH Income	\$118,927 within 3-mile radius



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SITE PLAN



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MARKETPLACE AT EL PASEO



Sky Park Marketplace Fresno, CA

Riverside
Golf Course



W Herndon Ave

W Herndon

N Golden State Blvd

N Riverside Dr

N Polk Ave

W Bullard Ave

State Route 99

HWY 99

Bullard Canal

W Figarden Dr

W Shaw A



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About Fresno

Located in the heart of California’s San Joaquin Valley, Fresno is the fifth-largest city in the state and the economic, cultural, and agricultural hub of Central California. With a population of over 540,000, Fresno offers the amenities of a large metropolitan area while retaining the accessibility and affordability of a mid-sized city.

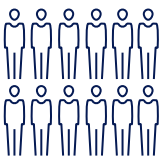
Fresno is a key player in the nation’s agricultural production, surrounded by some of the most fertile farmland in the world. The region leads in the production of grapes, almonds, citrus, and a variety of other crops. In addition to agriculture, Fresno’s economy is bolstered by healthcare, education, logistics, and public sector employment.

The city is strategically located along Highway 99, with easy access to I-5 and State Routes 41, 168, and 180—positioning it as a transportation and distribution center. It’s also within driving distance to major destinations such as Yosemite National Park, Sequoia and Kings Canyon, and the Central Coast.

Fresno boasts a growing downtown, expanding university presence (home to California State University, Fresno), and a diverse community with a rich cultural heritage. With a lower cost of living compared to other major California cities and an increasing focus on development and infrastructure, Fresno continues to attract new residents, businesses, and investors.

Demographics

5-Year Growth within 5 Mile Radius Source: Esri



2030
population
182,307



2030 Average
Household Income
\$117,101

	1 Mile	3 Miles	5 Miles	10 Miles
Population (2025)	12,270	80,604	181,386	559,612
Daytime Population	9,869	71,867	184,392	603,030
Total Households	4,574	28,784	63,362	193,612
Avg. HH Income	\$113,755	\$118,860	\$107,411	\$98,554