

ANCHOR SPACE AVAILABLE

FOR LEASE ±12,480 – ±25,704 SF

RIVERVIEW SHOPPING CENTER

9439 Fort Washington
Fresno, CA



**CUSHMAN &
WAKEFIELD**

RIVERVIEW SHOPPING CENTER

9439 Fort Washington

Fresno, CA

Property Features

108,424 square foot market anchored retail center in the affluent Woodward Park/Lake area in northeast Fresno. This shopping center consists of three components; two free-standing multi-tenant pad buildings, a primary shops building which houses anchor tenants at either end. The tenants and customers of the center are served by an abundant parking field (642 stalls), offering a ratio of over 5.92 spaces per 1000 square feet of building, ensuring easy access and convenience, but also providing the opportunity to for some public or entertainment space, to serve as an additional attraction and traffic driver for the tenants. Current events include a weekly Farmer's Market. The center's inviting layout, convenient parking and appealing Mediterranean upscale architecture have all contributed to its consistently out- performing the competing centers in the market. Located at the primary intersection of Friant Road and Fort Washington Road and across from Woodward Park.

Anchor Space: ±12,480 can be expanded with following spaces square footage

Suite 101: ±2,362 SF

Suite 102: ±2,638 SF

Suite 105: ±1,800 SF

Suite 107 ±3,904 SF

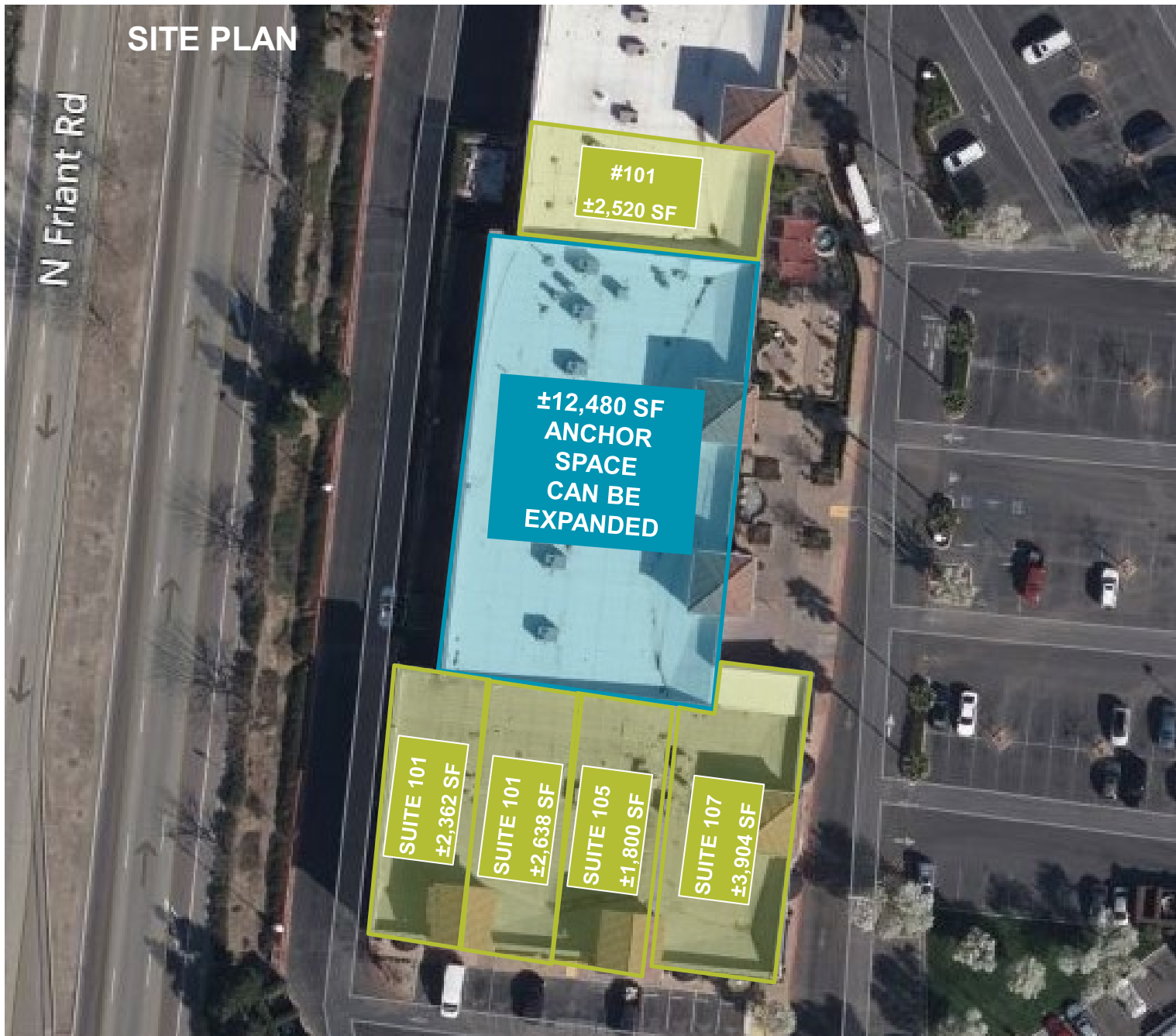
9447 Fort Washington #101 ±2,520 SF

- Air Conditioning
 - Corner Lot
 - Tenant Controlled HVAC
 - Well positioned Location at the primary intersection if Friant Rd & For Washington Rd, immediately adjacent to Woodward Park.
 - Attractive Architecture – high end finishes and water features
 - Local, Regional and National Tenant for a synergistic mix of Tenants.
 - Major Tenant Events and Farmer's Market Weekly bringing large crowds.
- Pylon Signage
 - Security System
 - Monument Signage



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SITE PLAN

N Friant Rd

#101
±2,520 SF

±12,480 SF
ANCHOR SPACE
CAN BE
EXPANDED

SUITE 101
±2,362 SF

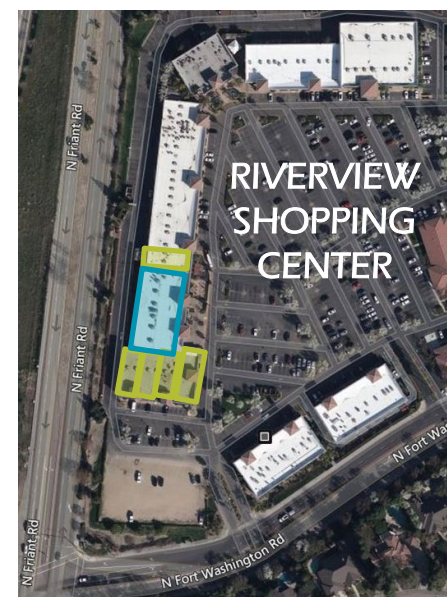
SUITE 101
±2,638 SF

SUITE 105
±1,800 SF

SUITE 107
±3,904 SF

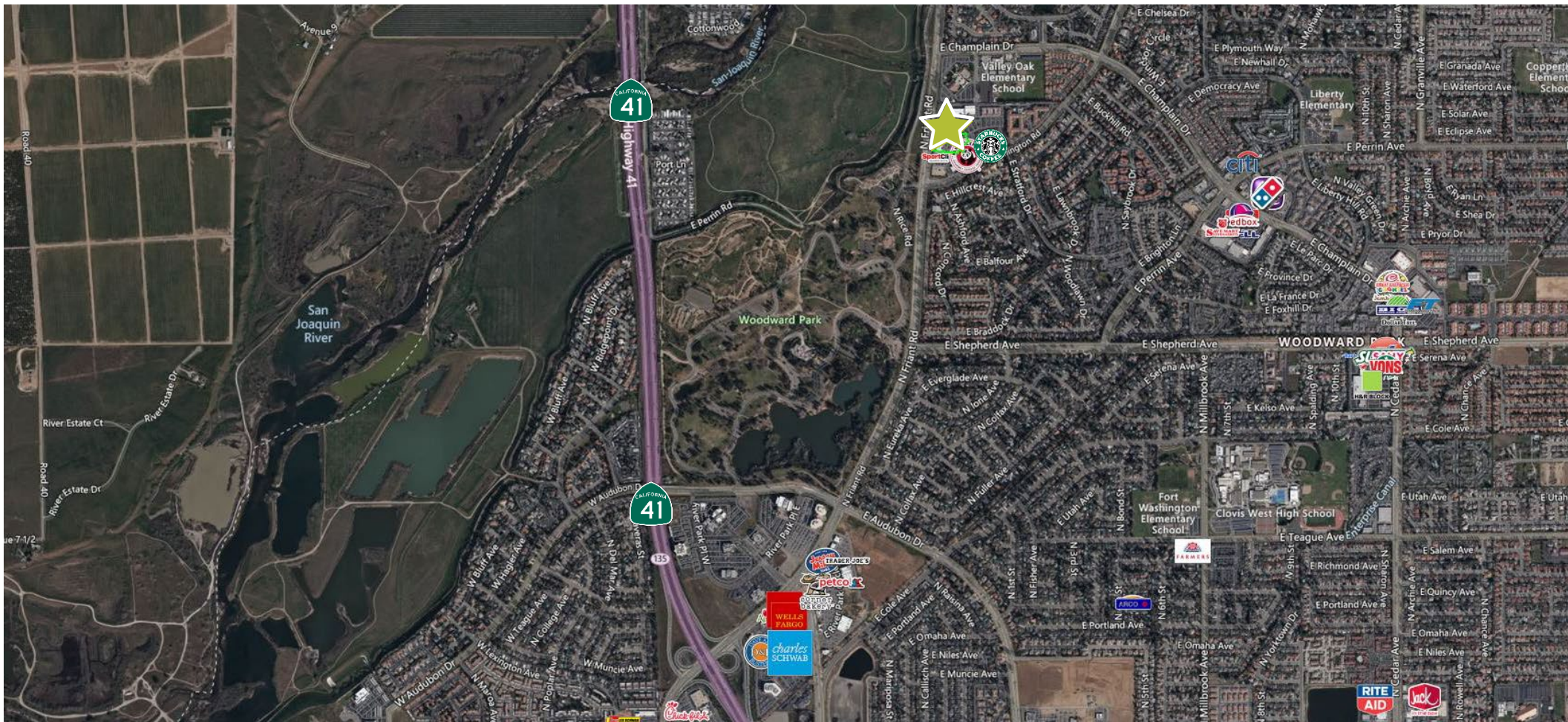
Anchor space starts at ±12,480 square feet and can be expanded up to ±25,704 SF with surrounding suites.

SPACE	SF
ANCHOR SPACE	±12,480
EXPANSION SPACES	
Suite 101:	±2,362 SF
Suite 102:	±2,638 SF
Suite 105:	±1,800 SF
Suite 107	±3,904 SF
9447 Fort Washington #101:	±2,520 SF
TOTAL POSSIBLE SQUARE FOOTAGE:	±25,704 SF



RIVERVIEW SHOPPING CENTER

RIVERVIEW SHOPPING CENTER – NEIGHBORHOOD AERIAL



NEIGHBORHOOD DEMOGRAPHICS



TRAFFIC COUNTS

FORT WASHINGTON
21,062 VPD

FRIANT
46,395 VPD



PERCENTAGE GROWTH

1 Mile

7.45%

3 Miles

8.51%

5 Miles

7.85%



AVERAGE HOUSEHOLD INCOME

\$152,452

\$128,731

\$118,626

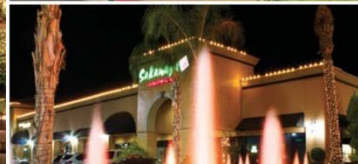


DAYTIME POPULATION

8,690

78,058

164,475





FOR MORE INFORMATION, CONTACT:

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