

AVAILABLE FOR LEASE
WOODWARD VILLAGE SHOPPING CENTER

SWC OF FIRST STREET & NEES AVENUE

FRESNO, CA



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WOODWARD VILLAGE SHOPPING CENTER

PROPERTY INFORMATION

Available:	2 Suites
7725 N. First Street:	1,620± SF
7799 N. First Street:	1,584± SF
Gross Leasable Building Size:	52,019± SF <i>(Excluding Anchor)</i>
Total Shopping Center Land Size:	8.66± acres
Zoning:	C-1, City of Fresno
Year Built:	1985
Lease Rate:	<i>Contact Agents</i>

DEMOGRAPHICS

POPULATION:	1-MILE	3-MILE	5-MILE
2025 Est. Population:	12,761	111,413	253,223
2030 Projection Population:	12,747	111,630	254,185
Growth 2025-2030:	-0.11%	0.19%	0.38%
HOUSEHOLDS:	1-MILE	3-MILE	5-MILE
2025 Average:	\$130,492	\$118,412	\$114,735

Source: Claritas 2025

TRAFFIC COUNTS

(Within a One Mile Radius)

61,126± ADT

Source: Kalibrate TrafficMetrix 2025

First Street at Nees Avenue
(N,S,E, Westbound)

LOCATION DESCRIPTION

Woodward Village is a well established shopping center in Northeast Fresno's Woodward Park Community anchored by a Smart & Final.

National tenants include: Pizza Factory, Taco Bell, Subway and more.

HIGHLIGHTS

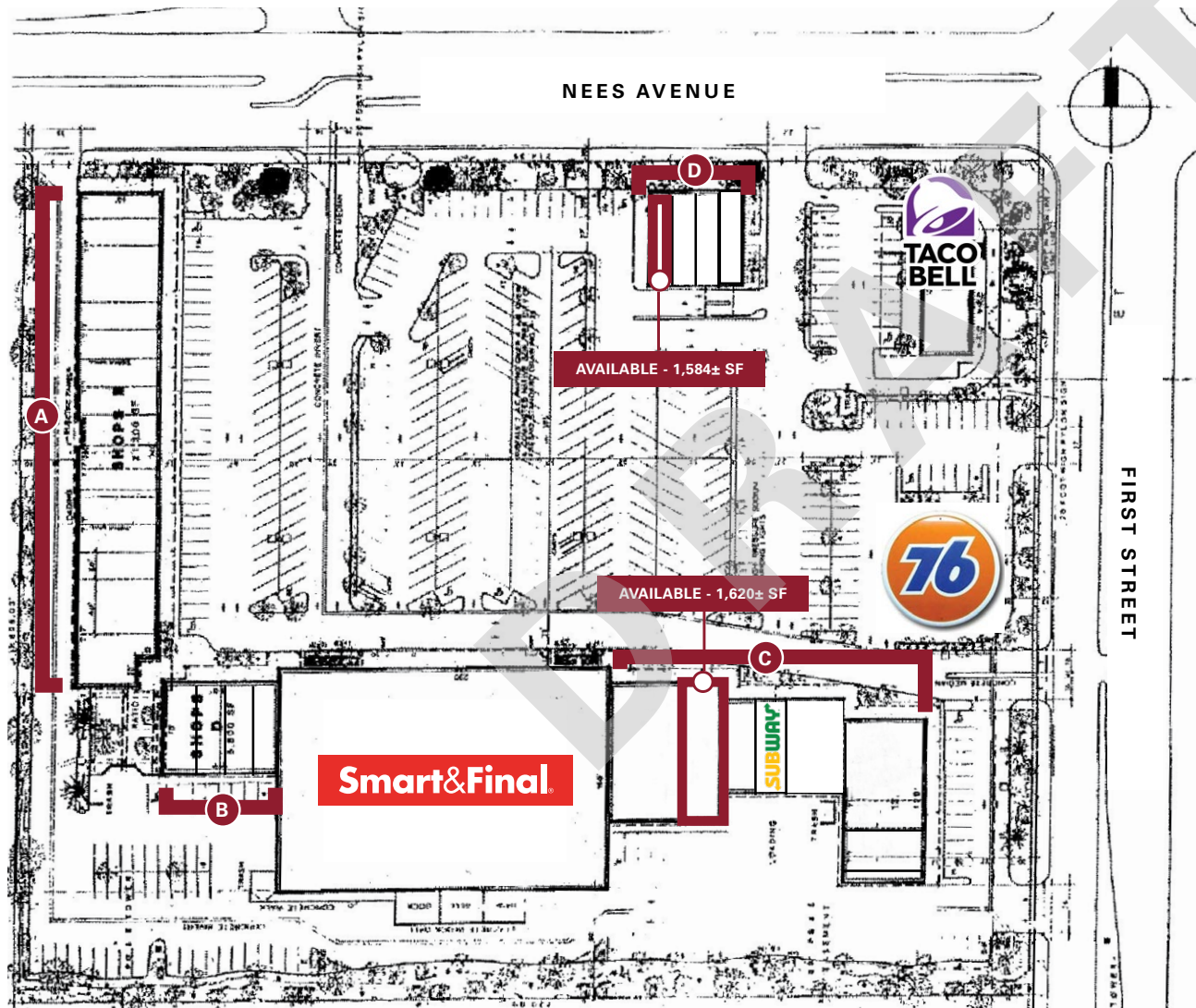
- High Traffic Counts
- Monument Signage Available
- Established Neighborhood



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WOODWARD VILLAGE SHOPPING CENTER

SITE PLAN & TENANT MAP (Not to Scale)



A - TENANTS

1. Pizza Factory	9. Leased
2. Dope Barber Shop	10. ActvMeals
3. Fresno Cigarettes & Cigars	11. AAA Relaxing Station
4. Elegant Flowers	12. The Pickled Deli
5. Ani's Shoe Repair Alterations	13. Authentique
6. Tan Republic	14. Yerevan Restaurant
7. Diamond Nail Spa	15. Sushi Day
8. Scissor Hands Salon	

B - TENANTS

16. Ashtree Dental	18. Com Pho Bamboo
17. Fresno Bagel	

C - TENANTS

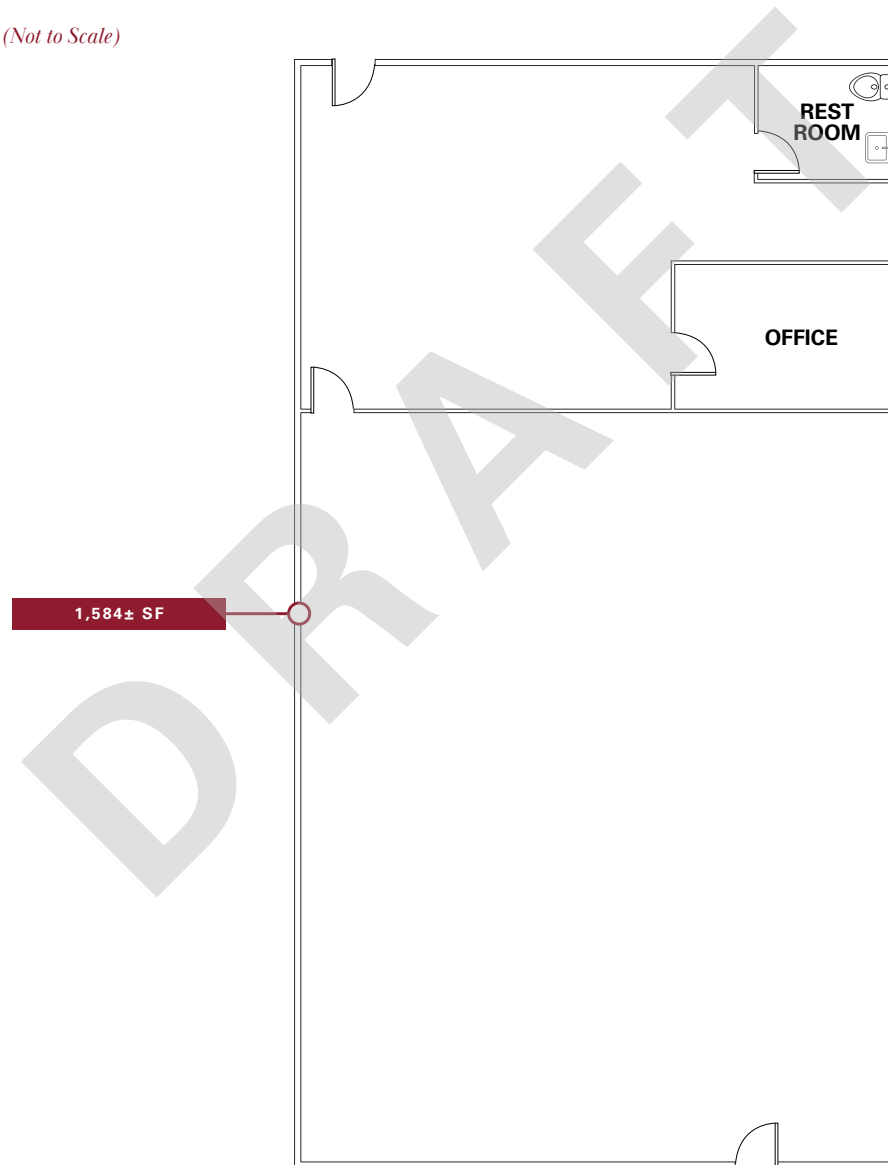
19. Fresno Ultimate Martial	23. N.K. Elegance Salon
20. Vacant	24. Crazy Squirrel Game Store
21. Book Nook	25. Golden Donuts
22. Subway	26. Veterinarian

D - TENANTS

27. Vacant	29. Packing Solutions
28. Bombay Pizza	30. R&G Threading Bar

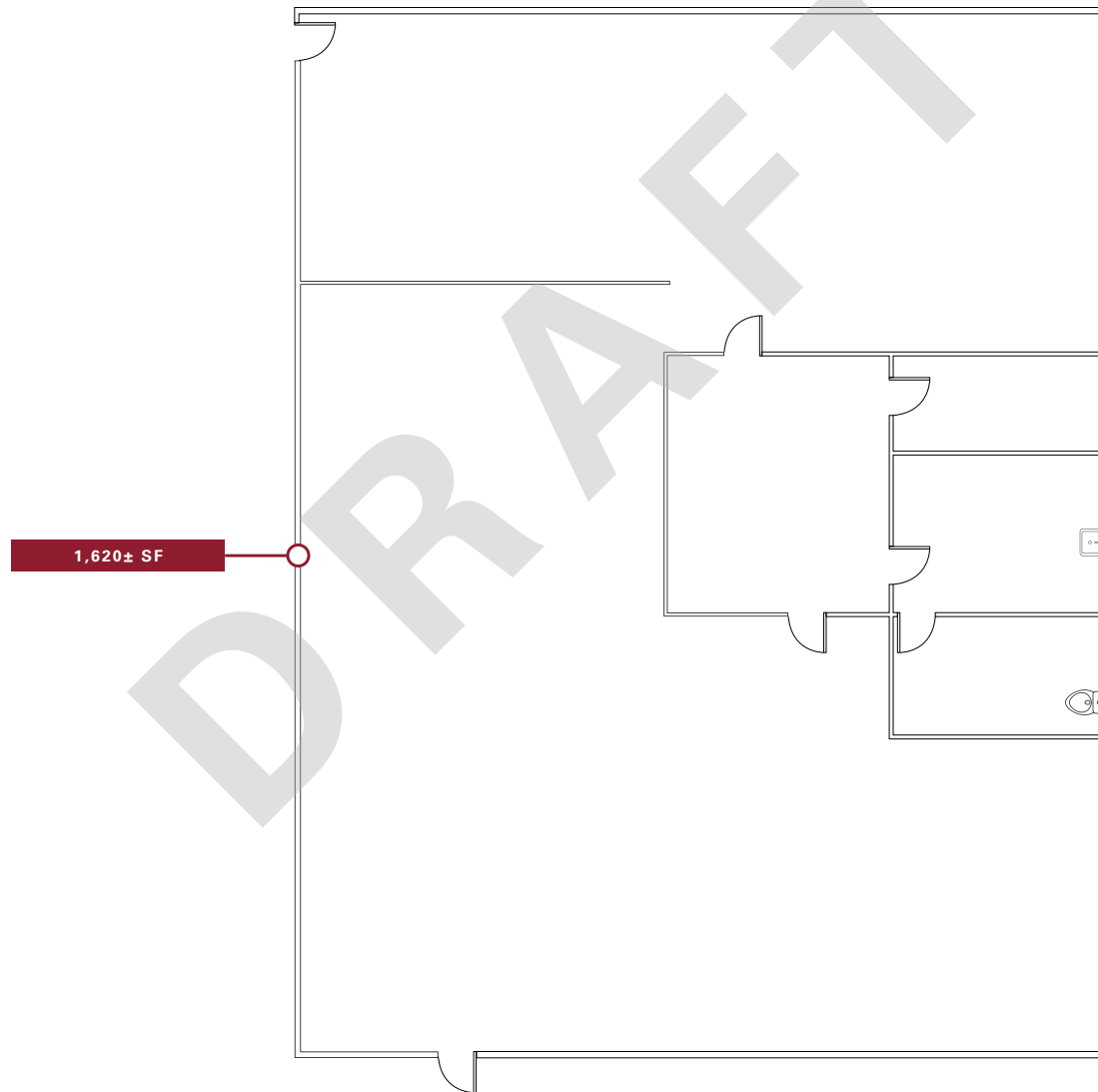
WOODWARD VILLAGE SHOPPING CENTER

7725 N. FIRST STREET FLOOR PLAN *(Not to Scale)*



WOODWARD VILLAGE SHOPPING CENTER

7799 N. FIRST STREET FLOOR PLAN *(Not to Scale)*





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