

Retail Spaces Available
+ Build to Suit Options



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For Lease

Property Overview

Lease Details

Opportunity to be a part of a prime Neighborhood Center on the NEC of E. Gettysburg Ave. and N. First St. This Neighborhood Center offers high consumer traffic with excellent co tenancy. Anchored by Fresno Ag Hardware, Family Dollar, and Autozone, it ensures a consistent flow of foot traffic. Neighbor tenants include Sinclair and Arco for excellent all-day traffic. Under a mile from major retailers such as Fashion Fair Mall and under 2 (two) miles from California State University of Fresno westbound, and under 2 (two) miles to Blackstone Ave eastbound provides convenience to the largest retailers such as River Park Shopping Center. In addition, it's central location and immediate access to First St. serves as a thoroughfare that connects both north and south Fresno. Signage opportunity on First St. provides great exposure and heavy traffic.

Schedule a Tour Now

Highlights

Prime Location

- Heavy traffic commuting through First St.
- Adjacent to both local and major retailers

High Visibility

- Prime corner lot with monument signage available
- Excellent access points and visibility

Amenities

- Convenient access to CA-41 on/off ramps
- Over 300± shared parking stalls

LEASE RATE: **Contact Broker for Terms**

AVAILABLE: 2 retail + 2 Build to Suit

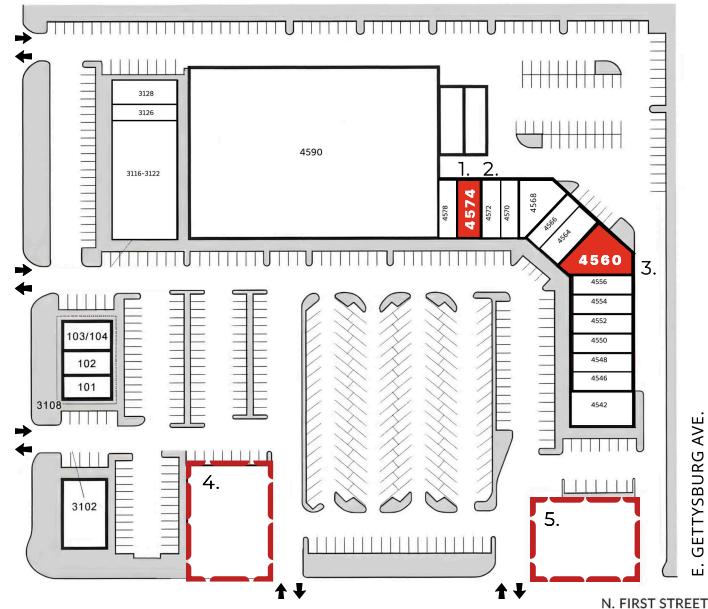
TYPE: **Retail**

CENTER TYPE: Neighborhood Center

PARKING: 300± shared parking stalls

YEAR BUILT: 1991

COUNTY: Fresno



Available Suites

- 1. Suite 4574** - 2,000 sq. ft.
- 2. Suite 4560** - 2,700 sq. ft.

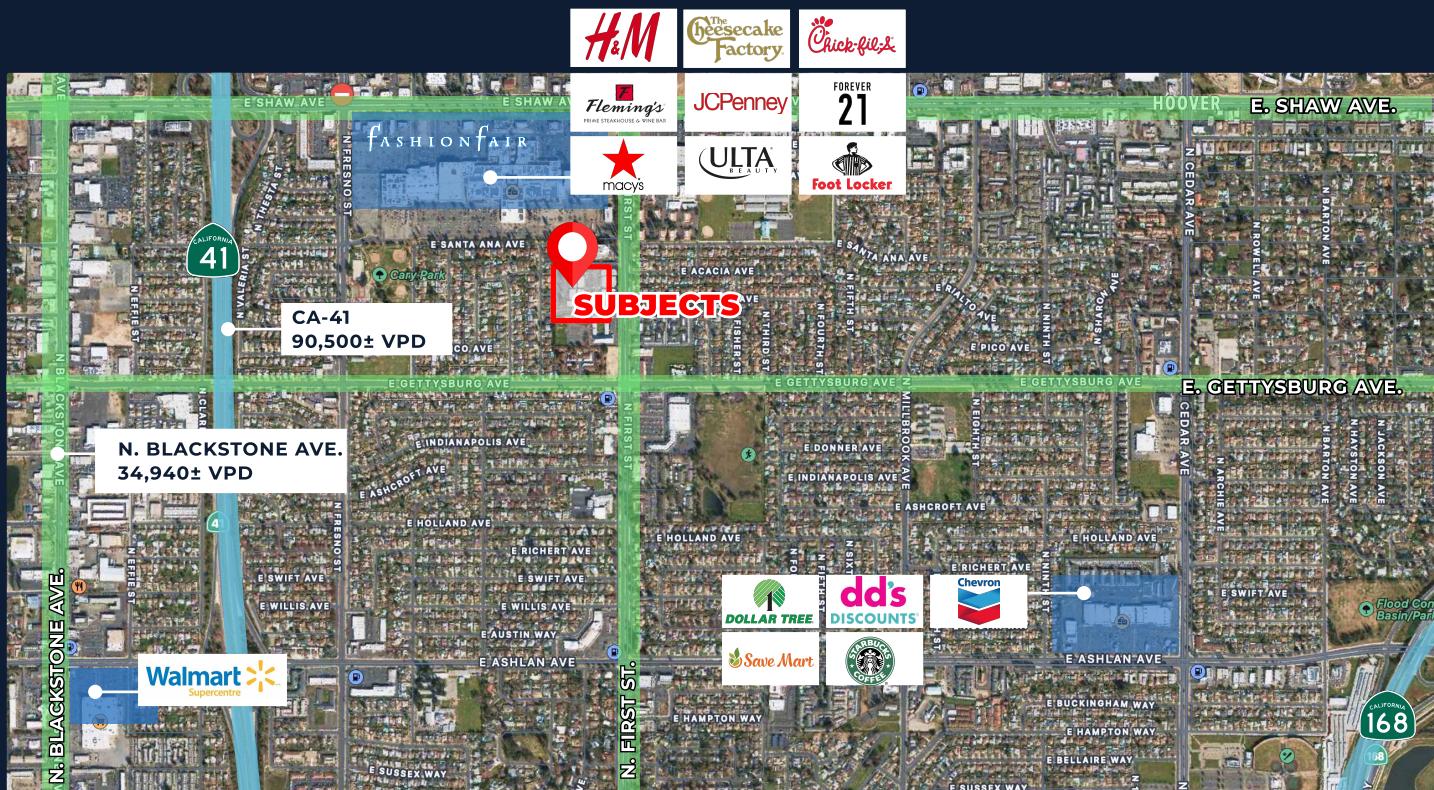
- 4. Build to Suit Option 1** - Build to Suit Opportunity
- 5. Build to Suit Option 2** - Pad Building option available *

VICINITY MAP

Gettysburg Address Shopping Center

SAITO
COMPANY

Vicinity Map



TRAFFIC COUNTS:

First St. Northbound	19,261± VPD
Gettysburg Ave. Westbound	15,770± VPD
Total Traffic Counts	35,031± VPD

SURROUNDING MAJOR RETAILERS:

Fashion Fair Mall	0.5MI
California State University, Fresno	1.8MI
Fig Garden Village	2.7MI
Kaiser Permanente Medical	3.5MI
Fresno City College	3.6MI
River Park Shopping Center	4.2MI



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