

4224





Colliers | Fresno is pleased to offer for sale or lease this freestanding ±17,226 SF former Rite Aid located at 4224 E. Shields Avenue in Fresno, CA. Strategically positioned at a signalized intersection with excellent frontage on both Shields and Cedar Avenues, this freestanding building offers prime visibility and accessibility in the southeast Fresno area. Less than a quarter-mile from the on-ramps to Freeway 168, which sees about 93,513 vehicles per day. The property is also in proximity to McLane High School, which has an enrollment of around 1,800 students. This opportunity is ideal for healthcare, retail, or investment uses.



#### This excellent opportunity offers the following amenities:

- Easy access to Freeway 168 via Shields Avenue
- High traffic volume intersection with over 76,000 cars per day
- Freestanding retail building allowing for a variety of uses

# Property Specifics

## **Property Summary**

**Property Address:** 

4224 E. Shields Avenue Fresno, California

**Total Building Area:** 

±17,226 SF

**Zoning:** 

C-3

**Building Tenancy:** 

Single tenant

**Parking Ratio:** 

3.00 / 1,000 SF

Parking:

Approximately ±64 parking stalls on Rite Aids parcel, with several designated handicapped Site Area:

±1.48 Acres

Year Built:

2006

APN:

447-031-72

**Zoning:** 

C-3

**Asking Price:** 

Contact Broker\*

Lease Rate:

Contact Broker\*

### Key Highlights:

- Hard-corner signalized intersection with high visibility
- Surrounded by established neighborhoods and apartment
- Significant frontage and multiple points of ingress/egress
- Convenient access to Highway 168 on/off ramps, providing quick regional connectivity



## Pricing & Financial Summary

Property	Former Rite Aid
Property Address	4224 E. Shields Avenue, Fresno, CA
Property Location	Shields and Cedar Avenues
Property Size	±1.48 Acres
Asking Price	Contact Brokers
Lease Rate	Contact Brokers
Building Size	17,226 SF

\*Sale or lease contingent to owner receiving a release of liability and control of the listed property from Rite Aid and associated parent company.



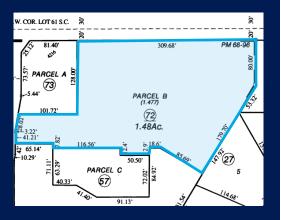


## Site Plan

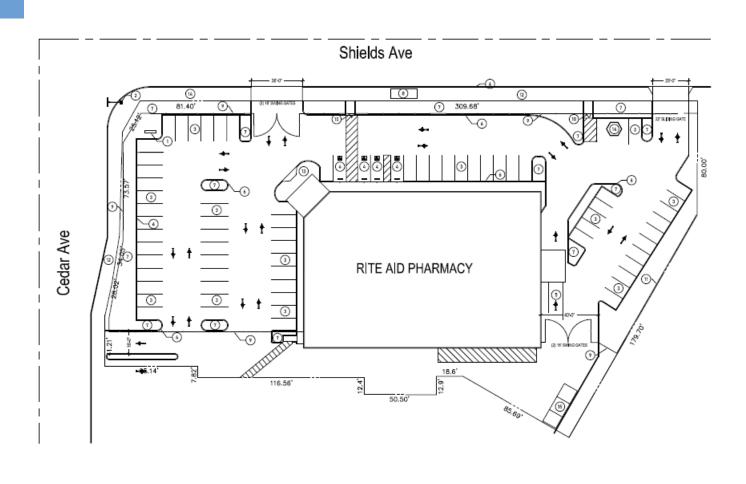
4224 E. Shields Avenue Fresno, California

**Available:** 

±17,226 SF







For Sale or Lease

## Former Rite Aid

4224 E. Shields Avenue Fresno, California







# Local Area Overview | Demographics

Fresno, located in the heart of California's Central Valley, is the fifth-largest city in the state and serves as the economic and cultural hub of the San loaquin Valley. The city is known for its rich agricultural history, being a major producer of grapes, almonds, citrus, and other crops, supported by the surrounding fertile farmland.

Fresno has a diverse economy that extends beyond agriculture to include healthcare, education, government, logistics, and manufacturing. Major employers include Community Medical Centers, California State University, Fresno (Fresno State), Amazon, and Pelco. The city's strategic location between Los Angeles and San Francisco, with access to major highways (Highway 99, Highway 41, and Highway 180), rail, and air (Fresno Yosemite International Airport), makes it a key distribution and logistics hub.

Fresno continues to grow with investments in infrastructure, housing, and downtown revitalization efforts, making it an increasingly attractive location for businesses and families alike.



#### **Key Demographic Facts**

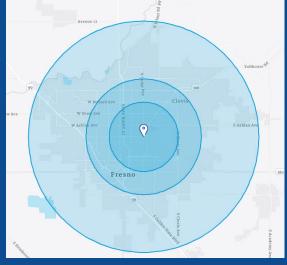




#### 5-year Projections (10 Mile Radius)







Demographics within 3, 5 and 10 Miles from Subject Property

Demographic Information Source:



	3 Mile	5 Miles	10 Miles
Population			
2010 Population	167,571	398,854	669,530
2024 Population	169,391	420,240	761,807
2029 Population	168,954	422,213	772,870
2010 - 2020 Annual Rate	0.29%	0.47%	1.03%
2020 - 2023 Annual Rate	-0.44%	0.13%	0.62%
2023 - 2028 Annual Rate	-0.05%	0.09%	0.29%
2023 Male Population	50.0%	49.8%	49.9%
2023 Female Population	50.0%	50.2%	50.1%
2023 Median Age	31.2	33.2	34.6
Households			
2024 Wealth Index	43	60	91
2010 Households	52,479	129,001	217,997
2020 Households	55,349	137,813	243,732
2024 Households	55,156	140,140	252,646
2029 Households	55,765	142,762	259,762
2010 - 2020 Annual Change	0.53%	0.66%	1.12%
2020 - 2023 Annual Change	-0.08%	0.39%	0.85%
2023 - 2028 Annual Change	0.22%	0.37%	0.56%
2024 Average Household Size	3.01	2.93	2.97
Income			
2024 Median Household Income	\$45,427	\$55,217	\$75,515
2029 Median Household Income	\$53,091	\$64,866	\$87,833
2023 - 2028 Annual Change	3.17%	3.27%	3.07%
2024 Average Household Income	\$66,824	\$81,320	\$106,070
2023 - 2028 Annual Change	3.31%	3.21%	3.15%
2024 Per Capita Income	\$21,828	\$27,187	\$35,210
2029 Per Capita Income	\$26,032	\$32,270	\$41,649
2023 - 2028 Annual Change	3.59%	3.49%	3.42%
Housing			
2010 Total Housing Units	57,450	139,616	234,576
Owner Occupied Units	20,038	57,398	117,825
Renter Occupied Units	32,441	71,602	100,172
Vacant Units	4,971	10,615	16,579
2024 Total Housing Units	58,053	147,534	265,248
Owner Occupied Units	20,260	61,981	139,327
Renter Occupied Units	34,896	78,159	113,319
Vacant Units	2,897	7,394	12,602
2029 Total Housing Units	58,650	150,126	272,220
Owner Occupied Units	21,404	65,623	147,691
Renter Occupied Units	34,361	77,139	112,072
Vacant Units	2,885	7,364	12,458

# Demographic Executive Summary

#### **Population Summary**

In the identified area, the current year population is 169,391. The 2010 Census population count in the area was 167,571, and 172,573 in 2020, a 0.3% annual growth rate. Since 2020, the population has declined at an annual rate of -0.4%. The five-year projection for the population in the area is 168,954 representing a change of -0.1% annually. Currently, the population is 50.0% male and 50.0% female. The median age in this area is 31.2, compared to U.S. median age of 38.9.

#### Household Summary

The household count in this area has changed from 55,317 in 2020 to 55,156 in the current year, a change of -0.08% annually. The five-year projection of households is 55,765, a change of 0.22% annually from the current year total. Average household size is currently 3.01, compared to 3.06 in the year 2020. The number of families in the current year is 36,393 in the specified area.

#### Income Summary

Current median household income is \$45,427 in the area, compared to \$72,603 for all U.S. households. Median household income is projected to be \$53,091 in five years, compared to \$82,410 for all U.S. households.

Current average household income is \$66,824 in this area, compared to \$107,008 for all U.S. households. Average household income is projected to be \$78,634 in five years, compared to \$122,048 for all U.S. households.

Current per capita income is \$21,828 in the area, compared to the U.S. per capita income of \$41,310. The per capita income is projected to be \$26,032 in five years, compared to \$47,525 for all U.S. households.

#### Housing Summary

Currently 36.7% of the 58,053 housing units in the area are owner occupied; 63.3% renter occupied; and 5.0% are vacant. 64.6% of the housing units in the US are owner occupied; 35.4% are renter occupied; and 10.0% are vacant. In 2010, there were 57,450 housing units in the area - 34.9% owner occupied, 56.5% renter occupied, and 8.7% vacant. The annual rate of change in housing units since 2020 is -0.0%. Median home value in the area is \$291,957, compared to a median home value of \$308,943 for the U.S. In five years, the median home value in the area is projected to change to \$362,292, compared to a median home value of \$350,006 in the US.



### Confidentiality & Disclaimer Agreement



#### 4224 E. Shields Avenue | Fresno, California

To whom it may concern

This Offering Memorandum contains select information pertaining to the business and affairs of the Property at 4224 E. Shields Avenue, Fresno, CA. It has been prepared by Colliers. This Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property.

It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Colliers. The material is based in part upon information supplied by the Seller and in part upon financial information obtained by Colliers from sources it deems to be reliable. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence. By acknowledging your receipt of this Offering Memorandum from Colliers, you agree:

- The Offering Memorandum and its contents are confidential;
- You will hold it and treat it in the strictest confidence;
- You will not directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller;

Owner and Colliers expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase Property unless and until a

written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of 4224 E. Shields Avenue, Fresno, CA or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Colliers or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

This document has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and/or its licensor(s). ©2025. All rights reserved.

Colliers 7485 N. Palm Avenue. #110 Fresno, California 93711