

# HOME DEPOT & COSTCO REGIONAL SHOPPING CENTER WOODWARD PARK GATEWAY FOR LEASE

7184-7198 Abby St · Fresno, CA 93720 · NEC Spruce Ave & Abby St



## RETAIL CALIFORNIA CRE

A division of Pearson Realty

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This information is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described herein shall be conducted through this office. The information included here, while not guaranteed, has been secured from sources we believe to be reliable. Each investor is encouraged to have a C.P.A. and/or Financial Advisor make an independent projection. ©2024 Retail California. All rights reserved.

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## Property Description:

Woodward Park Gateway is a 288,388± SF regional shopping center anchored by Costco and Home Depot in Fresno's premiere River Park area. The subject property is a multi-tenant pad building located at the main entrance to the center, in front of Home Depot and adjacent to Costco & Costco Gasoline, consistently generating high-volume traffic flows.

## Property Highlights:

Businesses located in the multi-tenant pad benefit directly from the traffic draw generated by Costco, Home Depot, and nearby River Park—home to a multitude of major national retailers. River Park's convergence of retail and dining establishments draws shoppers from Fresno, Clovis, Madera and other nearby communities.

**Available Space:** 1,300±SF

**Lease Rate:** Please contact agent for more information.

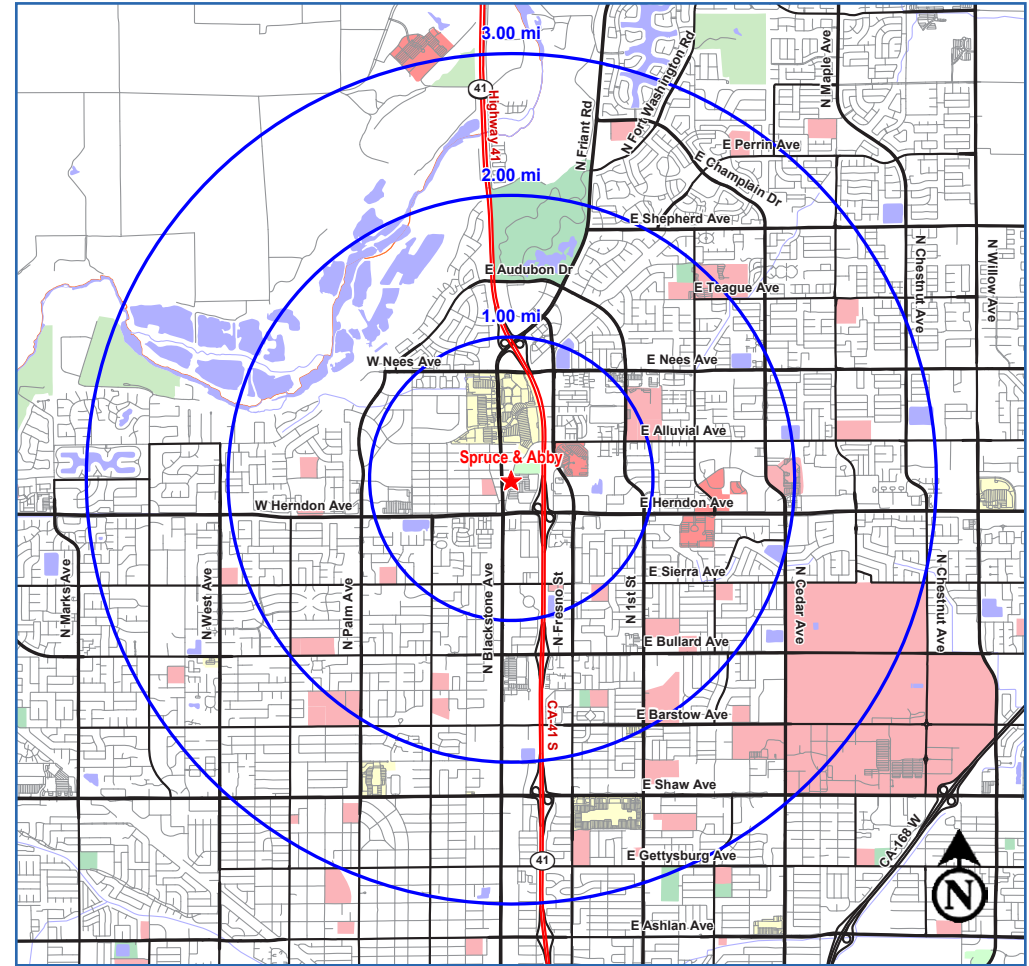
## 2024 Demographics:

	1 Mile	2 Miles	3 Miles
Total Population:	14,908	52,114	106,526
Total Households:	5,921	20,651	41,679
Avg. HH Income:	\$79,798	\$99,171	\$103,551
Total Daytime Pop:	29,418	74,908	145,867

## 2024 Traffic Counts:

Herndon Ave. @ Blackstone:	74,123 ADT
Blackstone Ave. @ Herndon:	53,187 ADT
Minarets Ave. @ Blackstone:	14,983 ADT
Surface Street Total:	142,293 Avg Daily Traffic
State Hwy 41 at Herndon Ave:	114,222 Annual ADT
Total Exposure:	256,515 ADT

Data Source: Claritas LLC, Kalibrate, CalTrans



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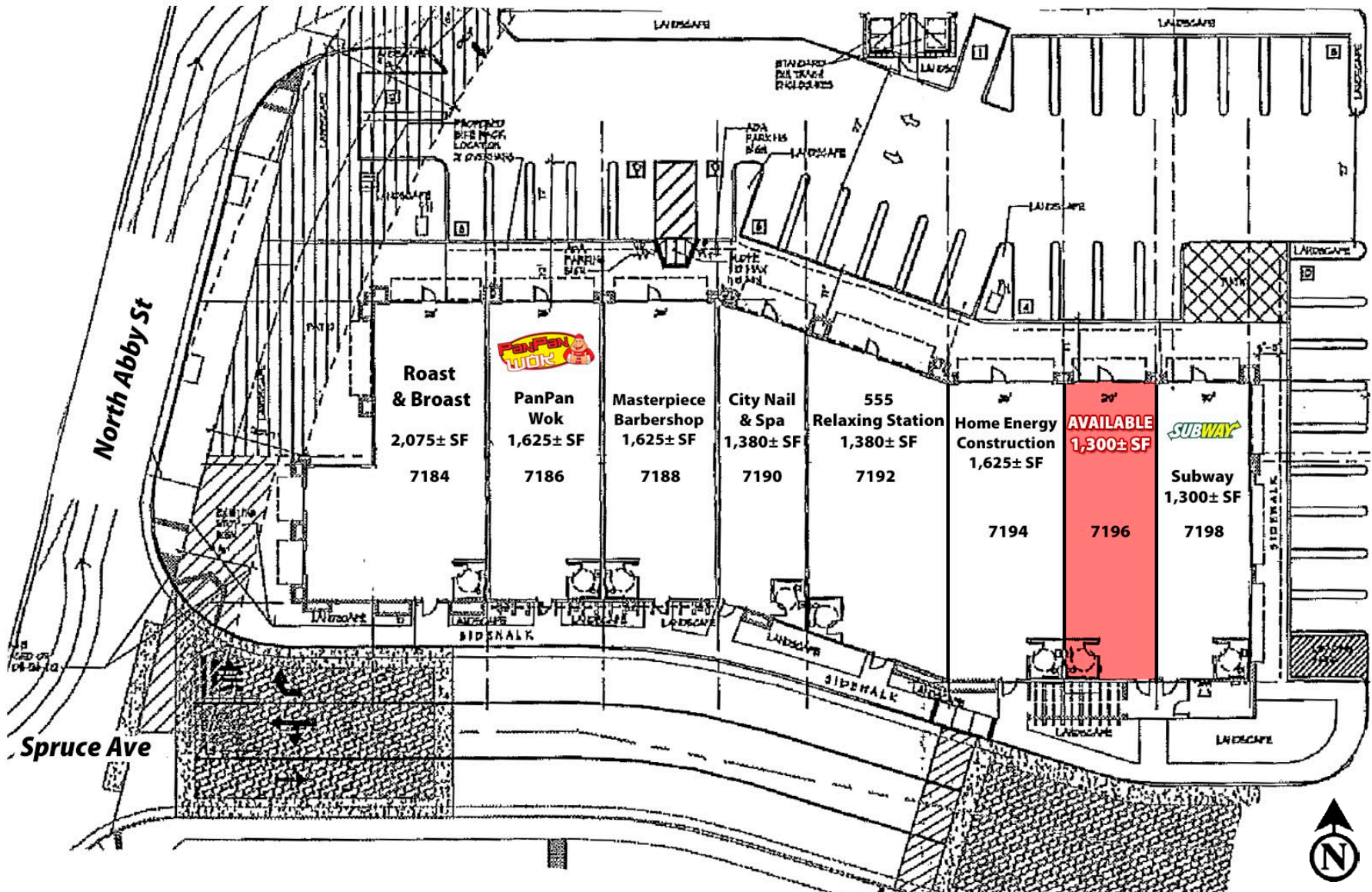
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## SITE PLAN



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