

SAITO COMPANY

OFFERING MEMORANDUM

4626 N. Bendel Ave.

Warehouse Space Available
10,000± sq. ft.



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4626 N. Bendel Avenue
Fresno, CA 93722

For Lease | For Sale

Location, demographics and information on subject property is supplied by sources believed to be reliable. However, the Mark Saito Company cannot guarantee its accuracy and make no warranty or representations as to its veracity. It is presented hereon with the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only and these may not represent current or future performance of the property. All inquiries about content should be directed to the broker (BRE LIC# 00701227) Mark Saito and the Mark Saito Company. All rights reserved, 2025.

PROPERTY OVERVIEW

4626 N. Bendel Ave.

SAITO
COMPANY

Property Overview

4626 N. Bendel Ave is a freestanding industrial building located within the established Industrial Sector in Northwest Fresno. It's proximity to Shaw Ave corridor and Golden State Blvd. draws in regional connectivity and convenient transportation routes. Furthermore, just minutes from Herndon Avenue and Highway 99 Economic Center with a primary focus on Retail and Industrial services. These retailers include newly developed Market-place at El Paseo, the world's largest Costco along Riverside Drive and Herndon Avenue, and an interchange Improvement Project along Veterans Blvd.

The property sits on an expansive 24,000± sf lot that is fully paved with two (2) access points, three (3) grade-level drive-in doors, and a functional layout suitable for a variety of industrial uses, including logistics, distribution, storage, and service-based operations.

The site is positioned to efficiently serve the Central Valley and key regions across California. It's accessibility and diverse capabilities support streamlined operations to reach all markets.

[***Schedule a Tour Now***](#)

Features

- Freestanding metal industrial building
- Functional and Open Layout
- Three (3) grade-level drive-in doors
- Paved with two (2) access points
- Part of cul-de-sac for added privacy and access
- Near the Shaw Ave corridor, across the street from Costco, Winco, and Dollar Tree.

Lease Offering

SIZE: 10,000± sq. ft.

LOT: 0.55 AC

RATE: \$0.85 NNN

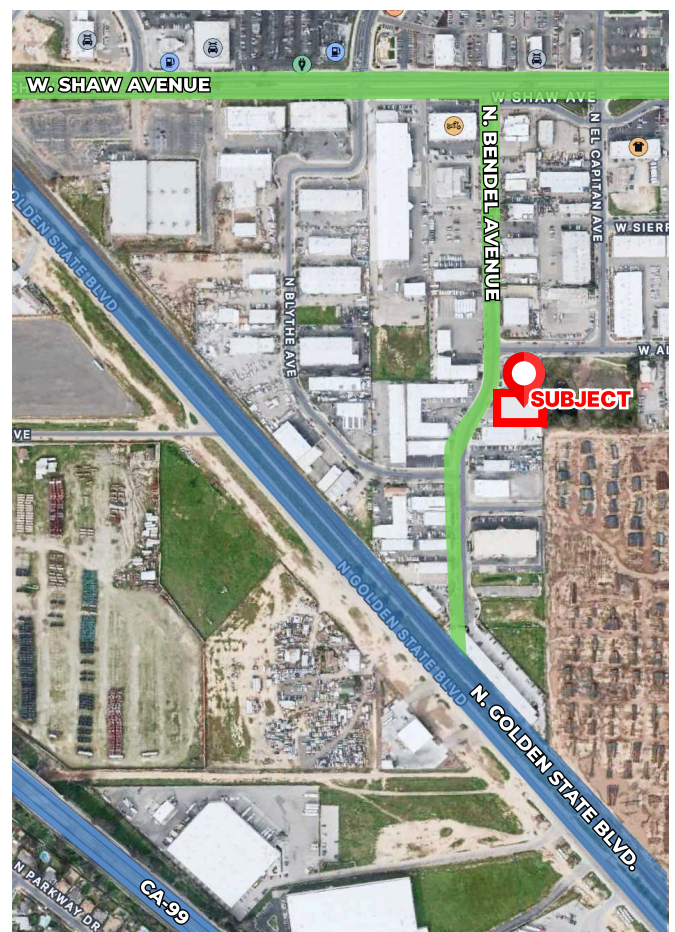
PRICE: \$1,350,000.00

PARKING: 5+ parking stalls

TYPE: Industrial

ZONING: IL (City of Fresno)

COUNTY: Fresno County

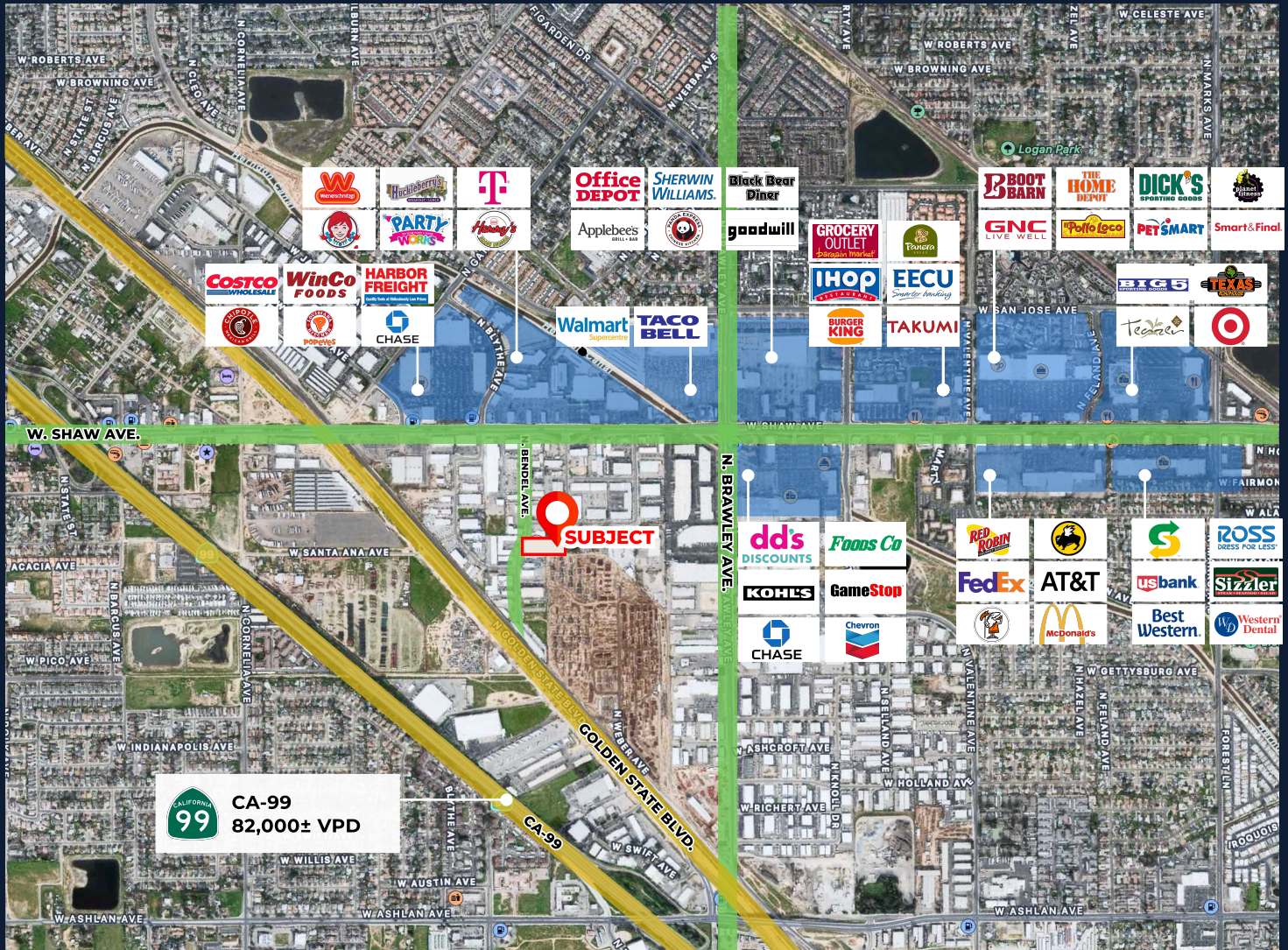


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SITE PLAN

4626 N. Bendel Ave.

Site Plan



TRAFFIC COUNTS

Shaw Ave Westbound	32,909± VPD
Golden State Blvd. Northbound	23,837± VPD
Brawley Ave Northbound	35,966± VPD

SURROUNDING MAJOR RETAILERS

Fashion Fair Mall	5.5MI
Riverpark Shopping Center	7.3MI
California State University, Fresno	7.3MI
Kaiser Permanente Medical Center	7.7MI
Fresno Yosemite Airport	13.5MI

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LOCATION OVERVIEW

Fresno, CA.

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Location Overview

Fresno, CA.

A Thriving Retail Hub

As the 6th largest city in California, Fresno is a major player in the commercial sector. Its central location ensures connectivity to major cities like Los Angeles and San Francisco, making it an ideal hub for businesses targeting the Central Valley market.

Fresno's growing population and economic activity drive a thriving market. The attraction to notable intersections like Blackstone, Herndon, and Shaw Avenues Ave. These hotspots draw significant foot traffic, underscoring Fresno's reputation as a retail destination. The city's economy, supported by sectors such as agriculture, healthcare, and education, provides a foundation for sustained retail growth. Successful business ventures in the area highlight this statement: Fresno is well-positioned for retail success now and in the future.

This premier location ensures a steady customer base and unrivaled exposure. Moreover, the property is just minutes from the rapidly developing west side of Highway 99, including the newly built El Paseo Shopping Center, further contributing to the area's increasing market demand and expansion potential.

Population

Population of Fresno, CA.

2023 POPULATION	1,032,114
2022 POPULATION	1,015,190
2021 POPULATION	1,014,000



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