



For Sale or Lease

Price Reduced

1101

Fresno St., Fresno, CA



Former Rite Aid Freestanding Single-Tenant Building

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Showings by Appointment Only



Former Rite Aid

Colliers | Fresno is pleased to offer for sale or lease this freestanding ±16,708 SF former Rite Aid located at 1101 Fresno Street in Fresno, CA. Strategically positioned at a signalized intersection with excellent frontage on both Fresno and "B" Streets, this freestanding building offers prime visibility and accessibility in the southwest/downtown Fresno area. Contiguous to southbound and northbound on/off ramps to Highway 99, which sees about 190,000 vehicles per day. This opportunity is ideal for healthcare, retail, or investment uses.



This excellent opportunity offers the following amenities:

- Easy access to Freeway 99 via Fresno Street
- Freestanding retail building allowing for a variety of uses
- Approximately 25,000 cars per day at the intersection of Fresno and "B" Streets

Property Specifics

Property Summary

Property Address:

1101 Fresno Street
Fresno, California

Site Area:

±1.42 Acres

Total Building Area:

±16,708 SF

Year Built:

1999

Zoning:

NMX

APN:

467-310-04

Building Tenancy:

Single tenant

Asking Price:

\$4,250,000

\$3,900,000

Parking Ratio:

2.00 / 1,000 SF

Lease Rate:

\$1.50 NNN

\$1.35 NNN

Parking:

Approximately ±54 parking stalls on Rite Aids parcel, with several designated handicapped

Key Highlights:

- Hard-corner signalized intersection with high visibility
- Central Downtown Fresno access
- Significant frontage and multiple points of ingress/egress
- Convenient access to Highway 99 on/off ramps, providing quick regional connectivity

Colliers

Pricing & Financial Summary

Property	Former Rite Aid
Property Address	1101 Fresno Street
Property Location	Fresno and "B" Street
Property Size	±1.42 Acres
Asking Price	\$3,900,000
Lease Rate	\$1.35 NNN
Building Size	16,708 SF

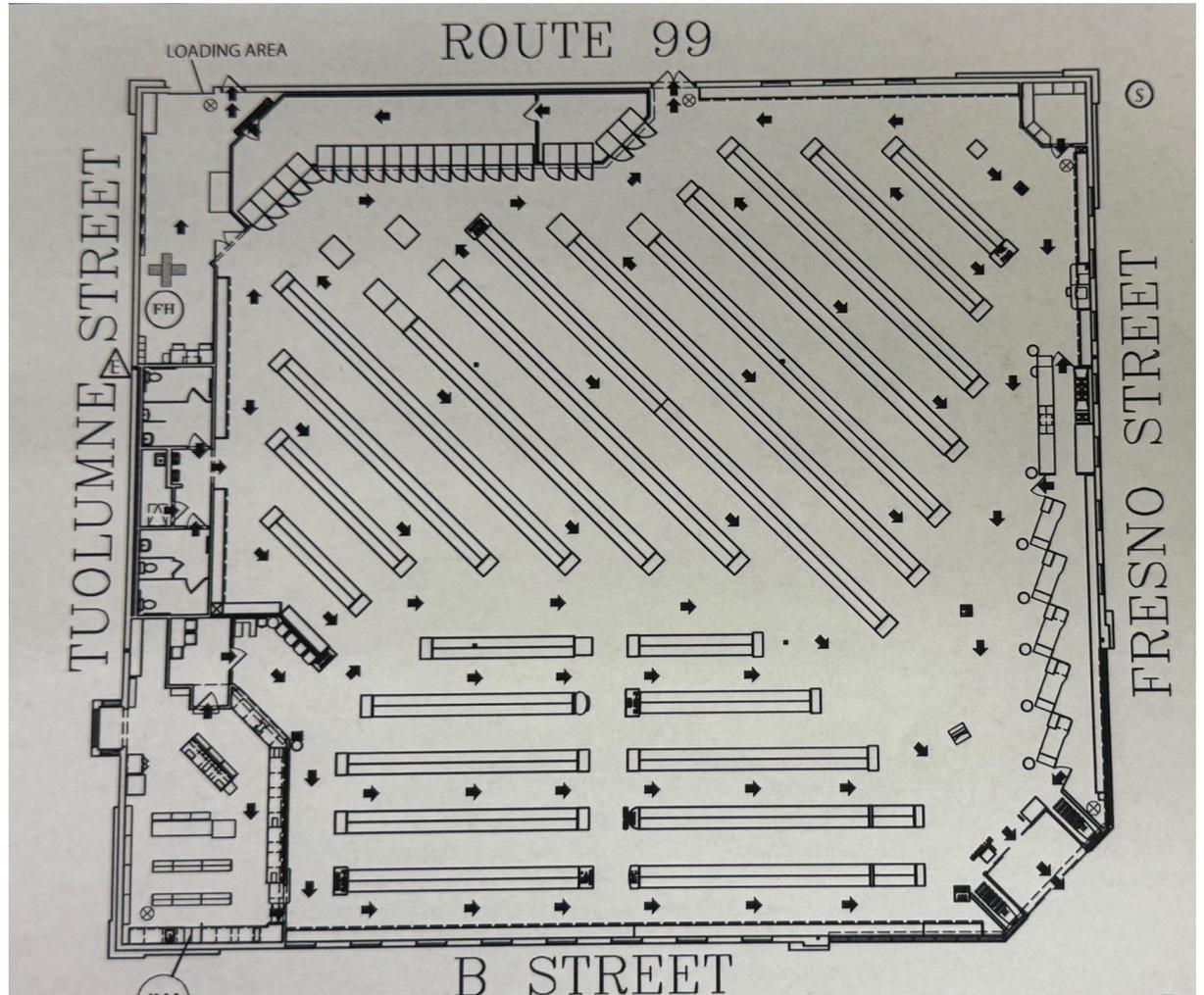


Floor Plan

1101 Fresno Street
Fresno, California

Available:

±16,708 SF

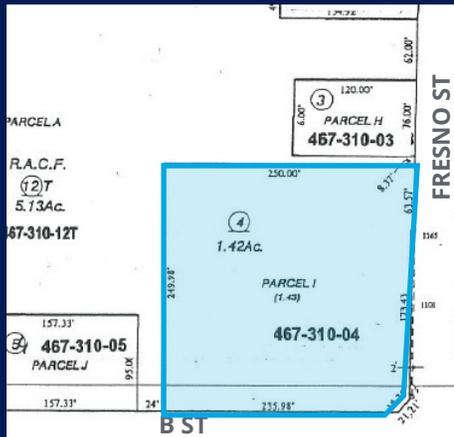


Site Plan

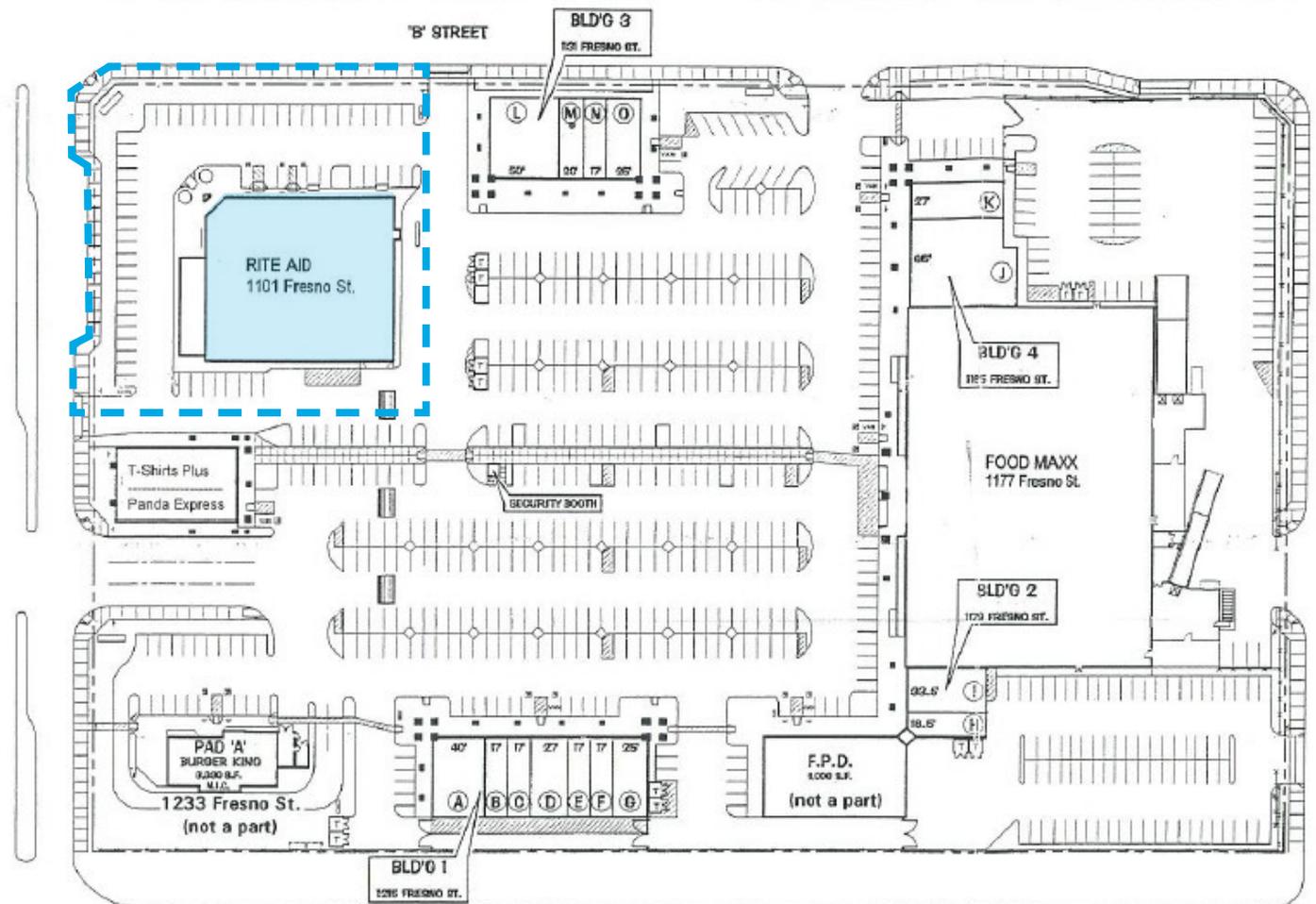
1101 Fresno Street
Fresno, California

Available:

±16,708 SF

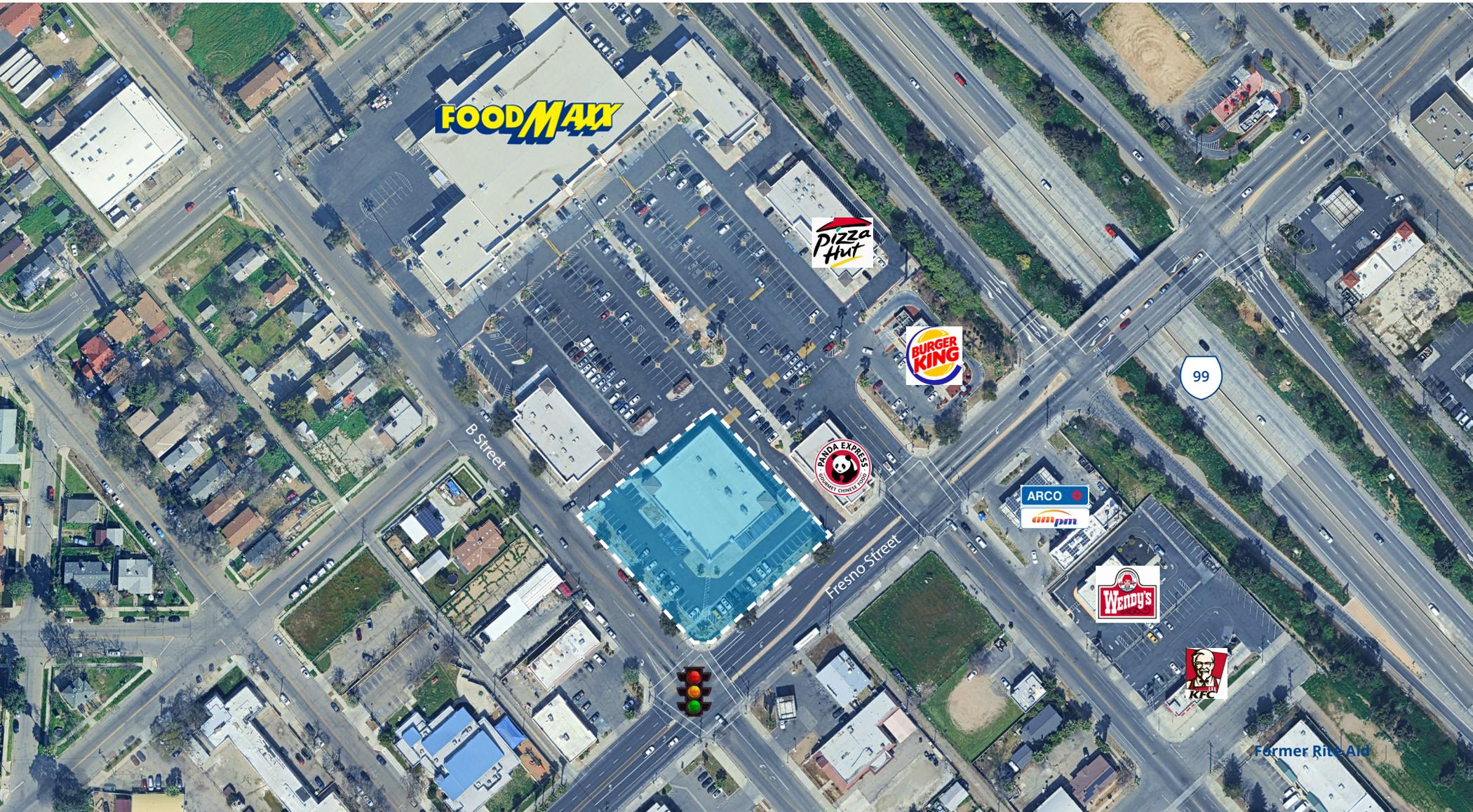


Prominent position on 80 foot Highway 99 pole sign, as well as, building signage and existing Rite Aid freestanding pole signage on both Fresno and B Streets



For Sale or Lease

Former Rite Aid 1101 Fresno Street Fresno, California



Divisadero St

180

Fresno City Hall

Fresno Courthouse

Fresno Selland Arena

99

(±190,000 ADT)

Shields Ave (±37,019 ADT)

Clinton Ave



Subject Property



Retail Competition Aerial

41



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 Joaquin 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



Population:
690,241



of Households:
233,486

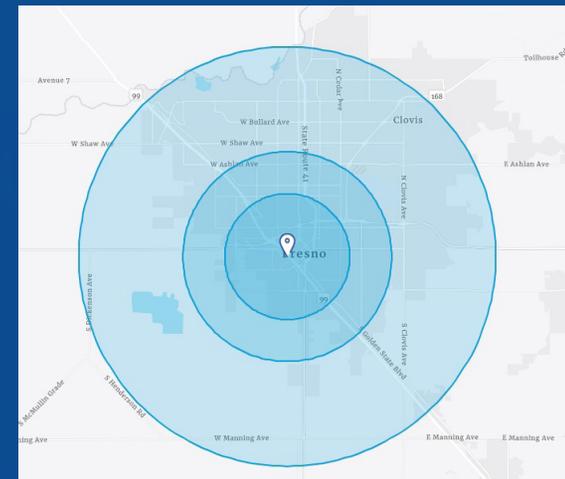
5-year Projections (10 Mile Radius)



Avg Household Income:
\$105,163



Avg Home Value:
\$581,242



Demographics within 3, 5 and 10 Miles from Subject Property

Demographic Information Source: esri

Demographic Executive Summary

	3 Mile	5 Miles	10 Miles
Population			
2010 Population	110,728	281,393	623,734
2025 Population	106,221	282,273	684,224
2030 Population	105,207	281,434	690,241
2010 - 2020 Annual Rate	-0.10%	0.22%	0.79%
2020 - 2025 Annual Rate	-0.61%	-0.036%	0.27%
2025 - 2030 Annual Rate	-0.19%	-0.06%	0.18%
2025 Male Population	52.1%	50.7%	49.8%
2025 Female Population	47.9%	49.3%	50.2%
2025 Median Age	31.8	31.9	34.1
Households			
2025 Wealth Index	37	45	74
2010 Households	29,721	81,749	201,754
2020 Households	32,136	86,454	220,425
2025 Households	32,233	87,190	228,363
2030 Households	32,420	88,205	233,486
2010 - 2020 Annual Change	0.78%	0.56%	0.89%
2020 - 2025 Annual Change	0.06%	0.16%	0.68%
2025 - 2030 Annual Change	0.12%	0.23%	0.44%
2025 Average Household Size	3.15	3.15	2.95
Income			
2025 Median Household Income	\$43,995	\$51,199	\$71,369
2030 Median Household Income	\$50,084	\$57,583	\$78,438
2025 - 2030 Annual Change	2.63%	2.38%	1.91%
2025 Average Household Income	\$61,572	\$69,626	\$95,725
2025 - 2030 Annual Change	2.03%	2.06%	1.90%
2025 Per Capita Income	\$19,042	\$21,681	\$32,063
2030 Per Capita Income	\$21,347	\$24,337	\$35,691
2025 - 2030 Annual Change	2.31%	2.34%	2.17%
Housing			
2010 Total Housing Units	32,689	89,013	217,600
Owner Occupied Units	10,772	33,880	104,162
Renter Occupied Units	18,950	47,869	97,593
Vacant Units	2,968	7,264	15,846
2025 Total Housing Units	34,034	91,540	239,386
Owner Occupied Units	11,279	35,565	119,379
Renter Occupied Units	20,954	51,625	108,984
Vacant Units	1,801	4,350	11,023
2030 Total Housing Units	34,360	92,859	245,043
Owner Occupied Units	11,671	36,877	124,610
Renter Occupied Units	20,749	51,329	108,876
Vacant Units	1,940	4,654	11,557

Population Summary

In the identified area, the current year population is 106,221. The 2010 Census population count in the area was 110,728, and 109,671 in 2020, a -0.1% annual growth rate. The rate of growth since 2020 was -0.6% annually. The five-year projection for the population in the area is 105,207 representing a change of -0.2% annually. Currently, the population is 52.1% male and 47.9% female. The median age in this area is 31.8, compared to U.S. median age of 39.6

Household Summary

The household count in this area has changed from 32,102 in 2020 to 32,233 in the current year, a change of 0.06% annually. The five-year projection of households is 32,420, a change of 0.12% annually from the current year total. Average household size is currently 3.15, compared to 3.26 in the year 2020. The number of families in the current year is 21,669 in the specified area.

Income Summary

Current median household income is \$43,995 in the area, compared to \$81,624 for all U.S. households. Median household income is projected to be \$50,084 in five years, compared to \$92,476 for all U.S. households.

Current average household income is \$61,572 in this area, compared to \$116,179 for all U.S. households. Average household income is projected to be \$68,094 in five years, compared to \$128,612 for all U.S. households.

Current per capita income is \$19,042 in the area, compared to the U.S. per capita income of \$45,360. The per capita income is projected to be \$21,347 in five years, compared to \$50,744 for all U.S. households.

Housing Summary

Currently 35.0% of the 34,034 housing units in the area are owner occupied; 65.0% renter occupied; and 5.3% are vacant. 64.2% of the housing units in the US are owner occupied; 35.8% are renter occupied; and 9.8% are vacant. In 2010, there were 32,689 housing units in the area - 33.0% owner occupied, 58.0% renter occupied, and 9.1% vacant. The annual rate of change in housing units since 2020 is 0.1%. Median home value in the area is \$250,984, compared to a median home value of \$370,578 for the U.S. In five years, median home value in the area is projected to change to \$306,133, compared to a median home value of \$440,921 in the US.

Confidentiality & Disclaimer Agreement



Accelerating success.

1101 Fresno Street | Fresno, California

To whom it may concern

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- 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;

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