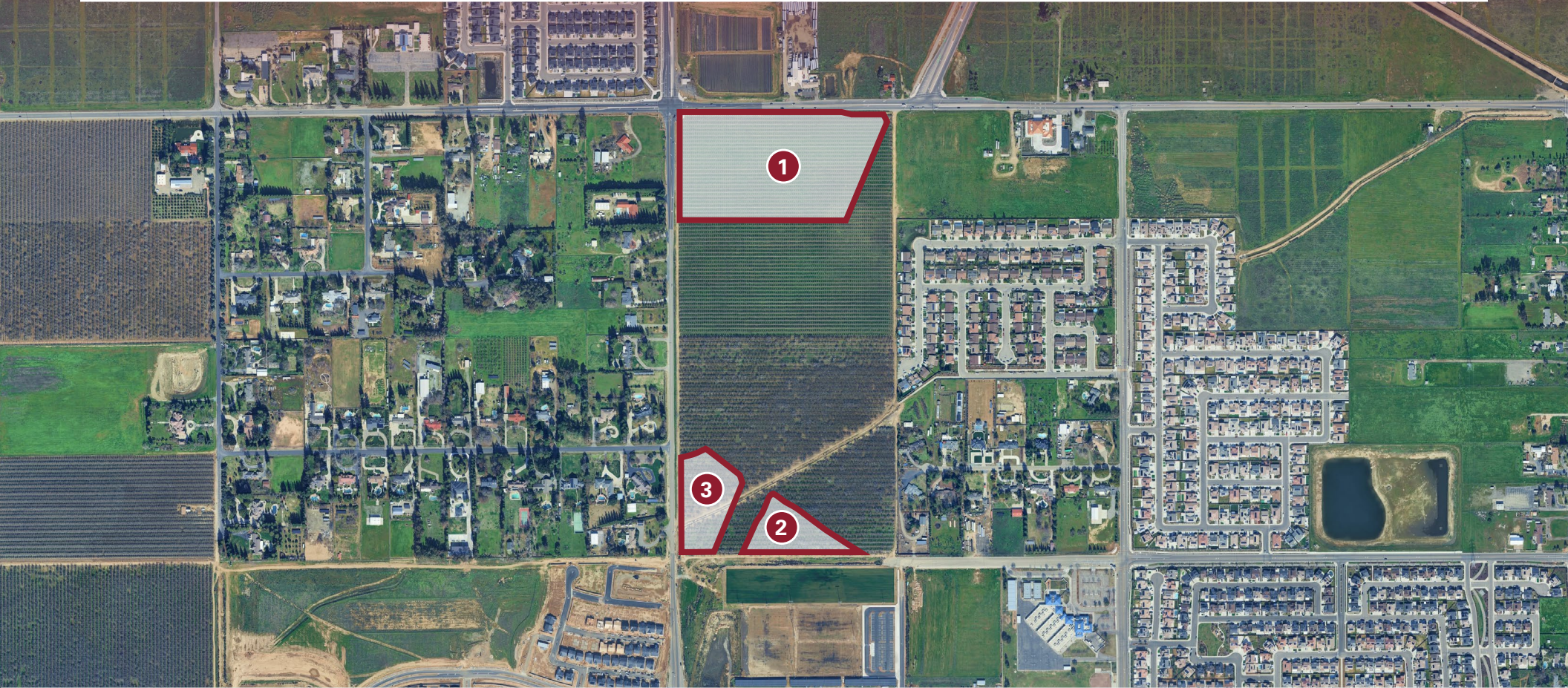


AVAILABLE FOR LEASE  
17.0± ACRES OF MIXED-USE LAND

# HWY 99 & SEC OF SHAW & GRANTLAND AVENUES

FRESNO, CA



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*Independently Owned and Operated* | Corporate License #00020875 | [retailcalifornia.com](http://retailcalifornia.com)

**FRESNO OFFICE:** 7480 N. Palm Ave. #101, Fresno, CA 93711, t 559-432-6200

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# HWY 99 & SEC OF SHAW & GRANTLAND AVENUES

FRESNO, CA

## PROPERTY

INFORMATION

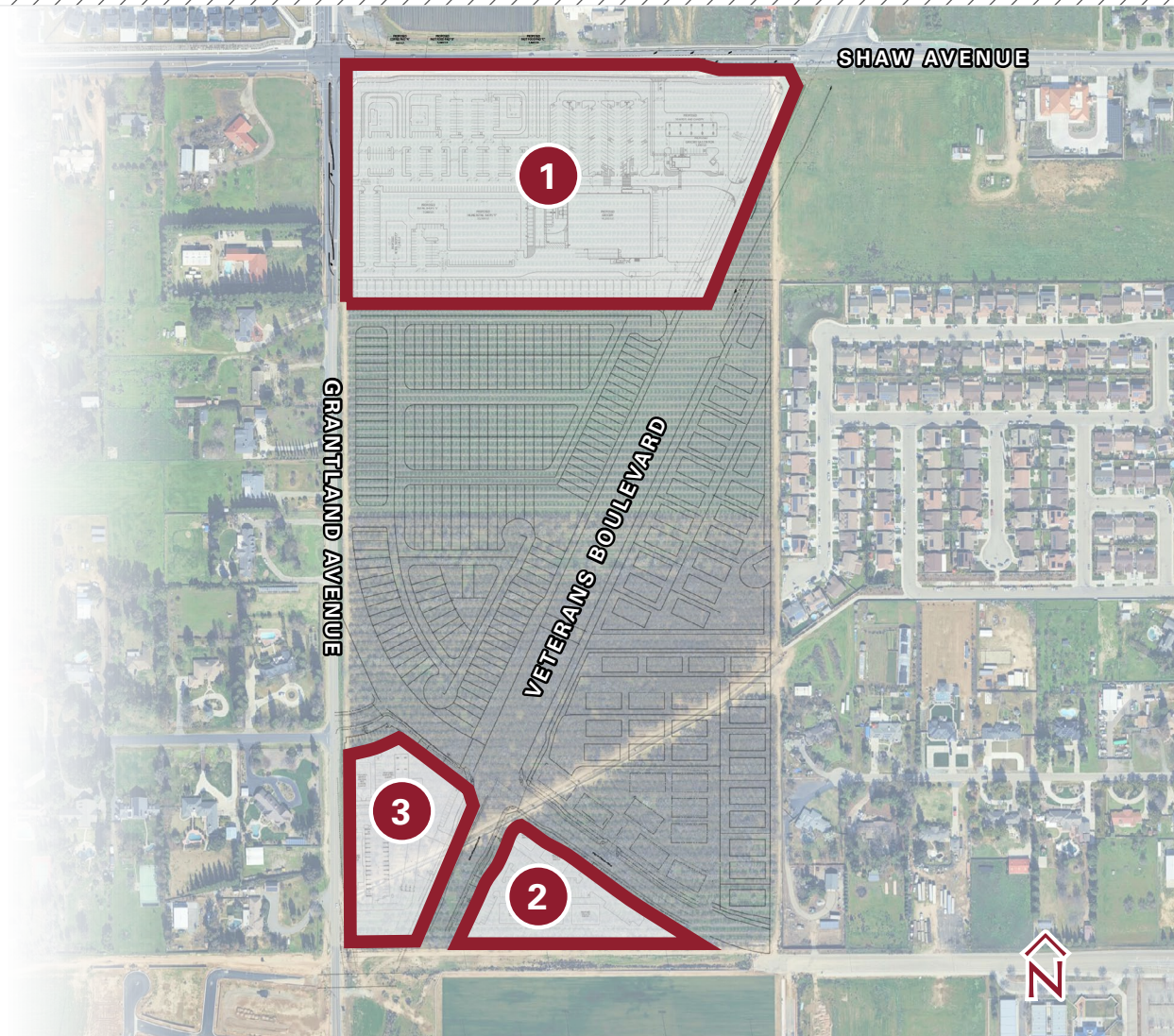
<b>Availability:</b>	17.0± Acres
<b>Tenancy:</b>	Multi
<b>Retail Space Type:</b>	Neighborhood Center
<b>Zoning:</b>	NMX ( <i>Neighborhood Mixed Use</i> )
<b>APN:</b>	512-031-01S ( <i>Fresno County</i> )

### PROPERTY DESCRIPTION

Presenting a rare and exceptional development opportunity, this 17.0± acre neighborhood mixed-use land is strategically located at the newly constructed Veterans Boulevard interchange. Offering unmatched accessibility, the property is just 1.4± miles from the Shaw Avenue and Highway 99 on/off ramps, making it a prime location for businesses looking to capture both local and regional traffic.

### HIGHLIGHTS

- Part of West Fresno Specific plan
- Large residential growth area
- Adjacent to New Veterans Boulevard Interchange



Contact Agent

LEASE RATE

NNN

LEASE TYPE



# HWY 99 & SEC OF SHAW & GRANTLAND AVENUES

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## DEMOGRAPHIC INFORMATION

### LOCATION DESCRIPTION

Surrounded by vibrant and rapidly expanding residential communities, the site benefits from a growing customer base eager for new retail, dining, and service options. With its convenient access to major transportation corridors and proximity to well-established neighborhoods, this location is ideally suited for a range of commercial developments, including retail centers, mixed-use projects, and more.

This is a rare chance to capitalize on the synergy of booming residential growth and strategic infrastructure investment in one of the area's most promising corridors.

		1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
POPULATION	DEMOGRAPHICS			
	2029 Projection	8,975	65,385	149,252
	2024 Estimate	7,780	61,568	144,110
	Growth 2024-2029	15.36%	6.20%	3.57%
	Growth 2020-2024	53.14%	1.55%	2.91%
	Growth 2010-2020	75.71%	26.46%	11.30%
HOUSEHOLD	2029 Projection	2,414	19,933	48,405
	2024 Estimate	2,083	18,762	46,671
	Growth 2024-2029	15.90%	6.24%	3.71%
	Growth 2020-2024	53.05%	1.71%	3.14%
	Growth 2010-2020	38.56%	19.58%	8.82%
2024 Est. Average HH Income		\$145,532	\$108,142	\$101,078

Source: Claritas 2024

### TRAFFIC COUNTS

## 73,457± ADT

Highway 99

Source: Kalibrate TrafficMetrix 2024



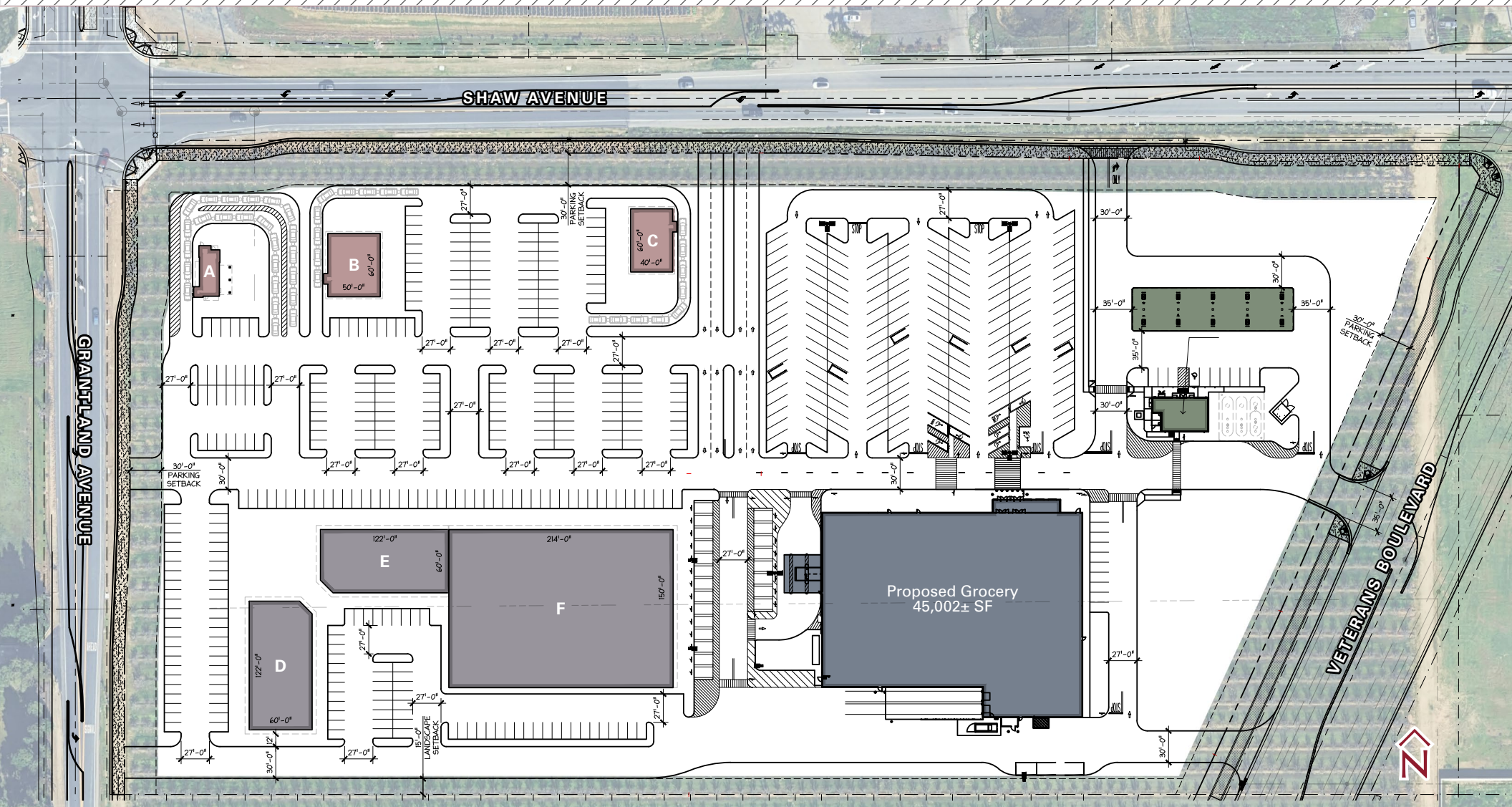


# HWY 99 & SEC OF SHAW & GRANTLAND AVENUES

FRESNO, CA

## SITE 1

PLAN



Pad A:	950± SF	Shops D:	7,248± SF	Proposed Grocery:	At LOI
Pad B:	3,040± SF	Shops E:	7,248± SF	Proposed Grocery Gas Station:	At LOI
Pad C:	2,440± SF	Shops F:	32,100± SF		



# HWY 99 & SEC OF SHAW & GRANTLAND AVENUES

FRESNO, CA

## SITE 2

PLAN

### AVAILABILITY

Building A: 6,000± SF

Building B: 5,000± SF

Building C: 5,000± SF

Building D: 5,000± SF

Building E: 5,000± SF

GRANTLAND AVENUE

VETERANS BOULEVARD

NORTH VETERANS BOULEVARD

WEST GETTYSBURG AVENUE

PROPOSED OFFICE "A"  
5,000 S.F.

PROPOSED OFFICE "B"  
5,000 S.F.

PROPOSED OFFICE "C"  
5,000 S.F.

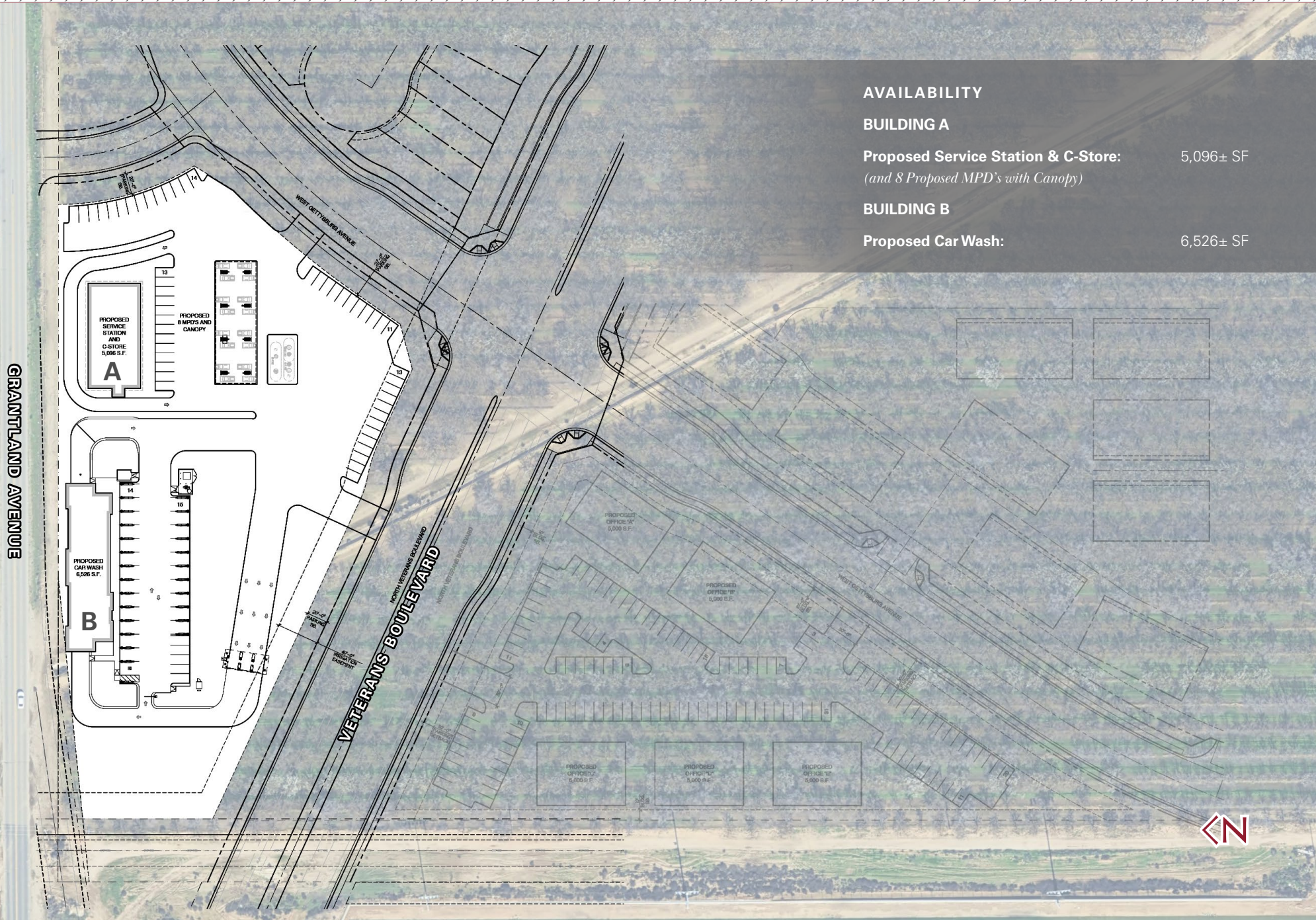
PROPOSED OFFICE "D"  
5,000 S.F.

PROPOSED OFFICE "E"  
5,000 S.F.





# PLAN

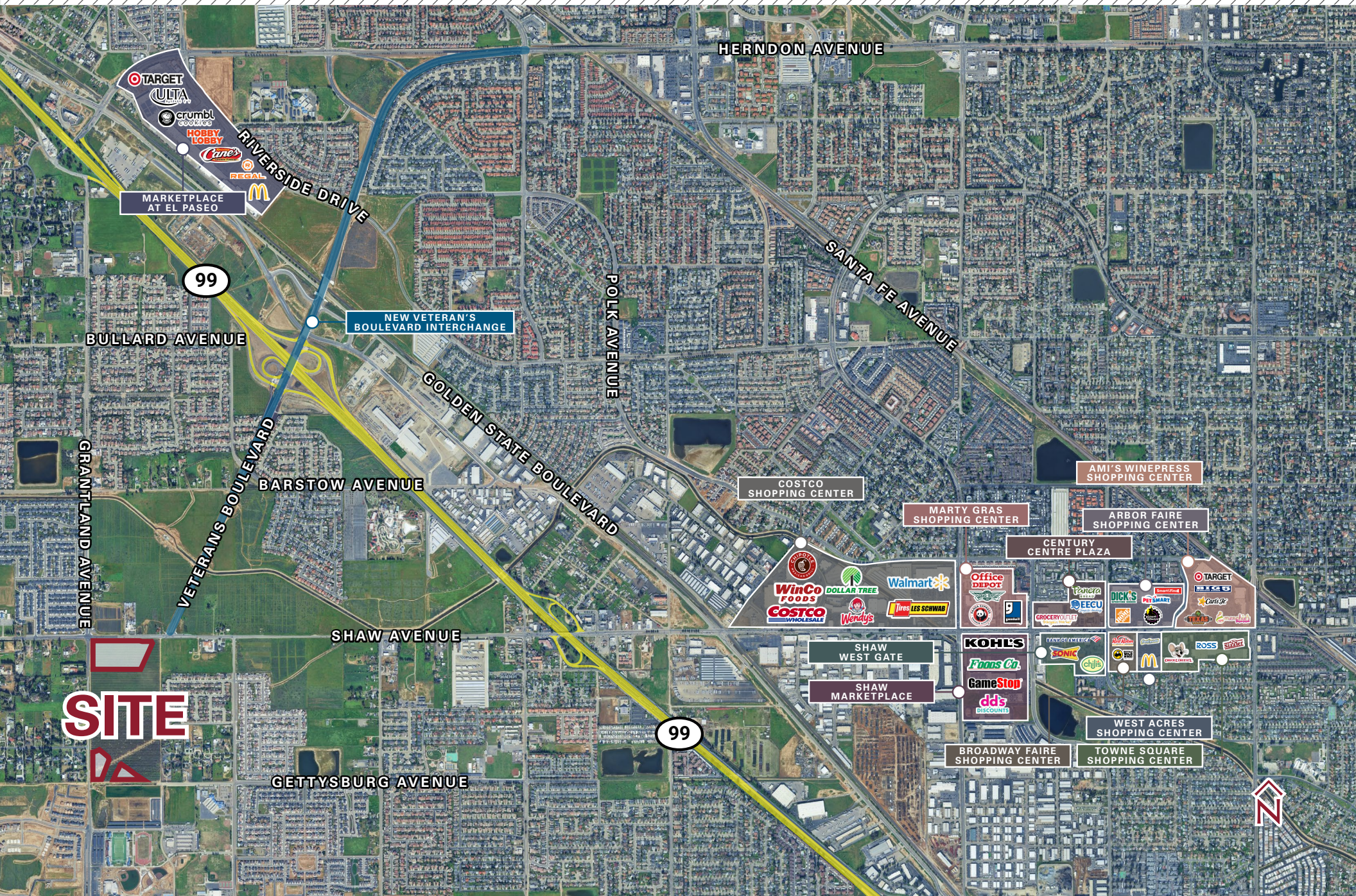




# HWY 99 & SEC OF SHAW & GRANTLAND AVENUES

FRESNO, CA

AERIAL  
MAP





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