

SAITO COMPANY

OFFERING MEMORANDUM

Gettysburg Address Shopping Center

3 Retail Spaces and Build to Suit
2,000-55,398 SF Available



Patrick Monreal

President | Sales and Leasing

+1 559 284 9028

patrick@saitocompany.com

DRE 02007579

N. First St. and Gettysburg Avenue
Fresno, CA 93726

For Lease

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

Gettysburg Shopping Center

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Property Overview

Gettysburg Shopping Center is a prime neighborhood retail center anchored at the NEC of E. Gettysburg Ave. and N. First St. The site benefits from strong traffic counts, excellent corner lot visibility, and monument signage availability. Convenient access to CA-41 on/off ramps further elevates the site's accessibility and regional draw.

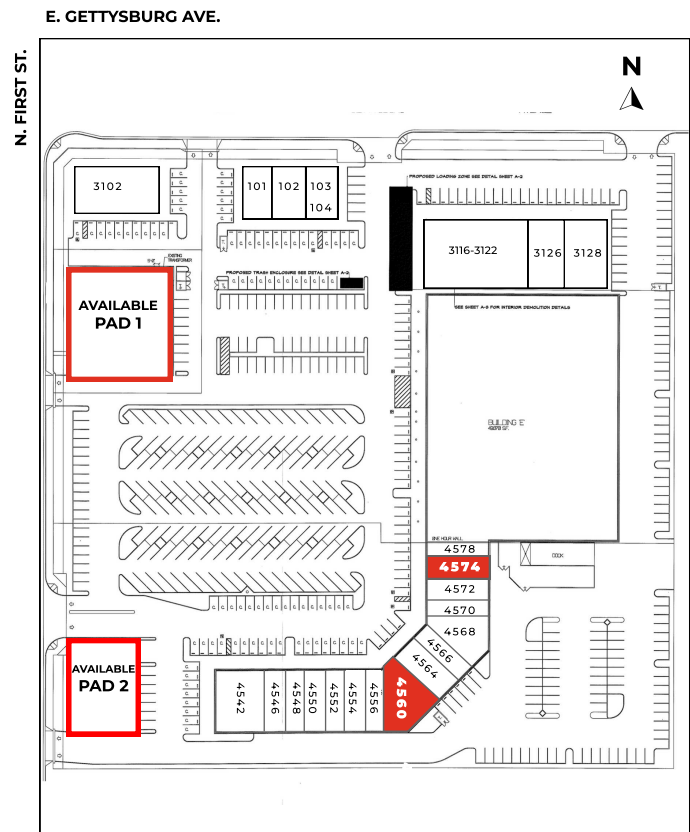
The center's L-shaped layout offers excellent storefront visibility and accessibility, benefiting from ample parking, easy access points, and seamless foot traffic. Tenants including Family Dollar, AutoZone, DHL, and Chubby's Diner drive consistent traffic, while neighboring destinations such as Sinclair and ARCO further support all-day activity at the intersection — placing the center within a well-established retail ecosystem.

Strategically positioned along First St. — a key thoroughfare connecting north and south Fresno — the center sits just minutes from Fashion Fair Mall and Hoover High School, further enhancing the built-in customer base.

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

Offering Details

LEASE RATE:	Contact Broker for Term
AVAILABLE:	Suite 4574 ± 2,000 sq. ft. Suite 4560 ± 2,700 sq. ft. Pad one <i>build to suit</i> Pad two <i>build to suit</i>
TYPE:	Retail
ZONING:	CC
PARKING:	510± shared parking stalls
COUNTY:	Fresno



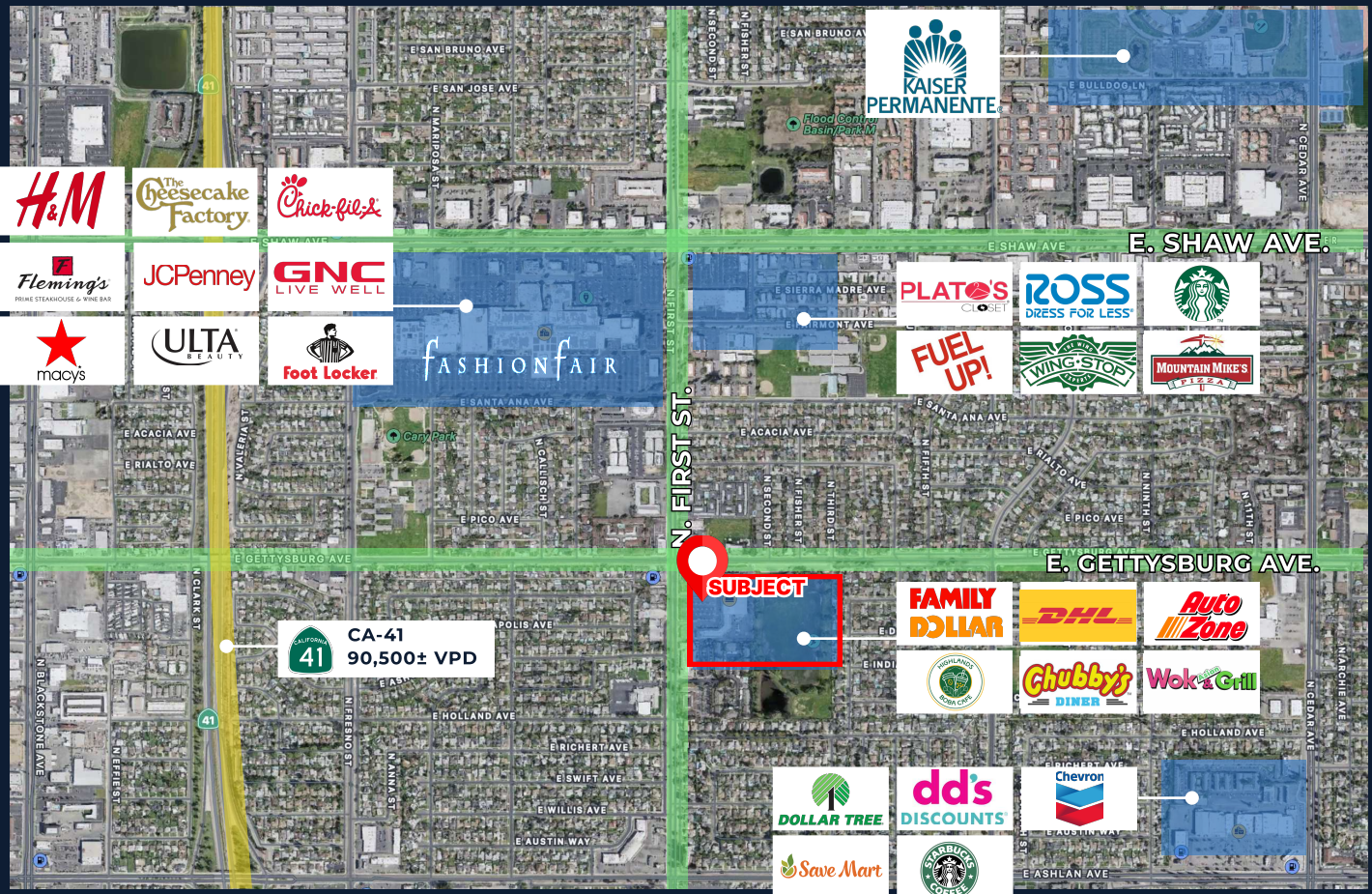
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VICINITY MAP

Gettysburg Address Shopping Center

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Vicinity Map



SURROUNDING MAJOR RETAILERS

Fashion Fair Mall	0.5MI
California State University, Fresno	1.8MI
Kaiser Permanente Medical	3.5MI
Fresno City College	3.6MI

TRAFFIC COUNTS

First St. Northbound	±19,261 VPD
Gettysburg Ave. Westbound	±15,770 VPD
Total Traffic Counts	±35,031 VPD

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LOCATION OVERVIEW

Fresno, CA.

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Property Overview

Map

Fresno, CA.

As the sixth-largest city in California, Fresno serves as a key center for commercial and industrial activity in the Central Valley. Its central location provides strong connectivity to major markets — including Los Angeles and San Francisco — making it a strategic hub for businesses serving the broader region.

Fresno's growing population and expanding economy fuel a thriving retail market. Major intersections and established neighborhood centers draw significant foot traffic, underscoring the city's reputation as a compelling retail destination. Supported by industries such as agriculture, healthcare, and education, Fresno's economy provides a stable foundation for sustained retail growth — positioning the city for long-term success.

First Street and Gettysburg Avenue form one of Fresno's most prominent and well-traveled corridors, serving as a key thoroughfare connecting Fresno and Clovis. With over 35,000 vehicles per day, this intersection is a daily artery for students, commuters, and consumers alike — driving consistent visibility and traffic for retailers at this location.

The surrounding corridors provide direct access to consumer services and retail, reinforcing the area's role as an amenity-rich district while ensuring convenient connectivity for tenants, clients, and visitors.



Additional Photos



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