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**Colliers**



# Former Walgreens Freestanding Single-Tenant Building 5785 N. First St. | Fresno, CA

*Showings by Appointment Only*

**Ted Fellner**, DRE #00977465  
Senior Vice President | Principal  
+1 559 256 2435  
[ted.fellner@colliers.com](mailto:ted.fellner@colliers.com)

**Gil Lara**, DRE #00977465  
Vice President  
+1 559 256 2434  
[gilbert.lara@colliers.com](mailto:gilbert.lara@colliers.com)

**Bobby Fena** <sup>SIOR</sup> DRE #00590204  
Senior Vice President | Principal  
+1 559 256 2436  
[bobby.fena@colliers.com](mailto:bobby.fena@colliers.com)

# Former Walgreens



## THE OFFERING

Colliers | Fresno is pleased to offer this freestanding  $\pm 10,100$  SF former Walgreens located at 5785 N. First Street in Fresno, CA. Positioned along a high-traffic corridor just south of Bullard Avenue and near the intersection of N First Street and E Bullard within Fresno's established north commercial district, the property benefits from excellent visibility and strong ingress/egress via multiple curb cuts along N First Street, supporting convenient customer access from both directions. The site sits within a well-established retail trade area with nearby national tenants and dense residential rooftops, making it an attractive opportunity for retail, medical, or service users seeking a highly visible, infill location in a proven Fresno submarket. Please call to discuss in greater detail.

### This excellent opportunity offers the following amenities:

- Prominent frontage along N. First Street with strong daily traffic counts -  $\pm 70,000$  ADT
- Excellent visibility in a highly active North Fresno retail corridor
- Located just south of Bullard Avenue, a major east-west connector
- Surrounded by national retailers, restaurants, and service tenants
- Dense nearby residential neighborhoods supporting strong daytime and evening demand
- Solar panels on roof

# Property Summary

## PROPERTY ADDRESS

5785 N. First Street  
Fresno, California

## TOTAL BUILDING AREA

±10,100 SF

## ZONING

CC (Retail Commercial)

## BUILDING TENANCY

Single tenant

## PARKING RATIO

5 / 1,000 SF

## PARKING

Approximately ±51 parking stalls on Walgreens parcel, with several designated handicapped

## FEATURES

Pylon sign, signalized intersection

## SITE AREA

±0.92 Acres

## YEAR BUILT

2007

## APN

418-344-10

## ASKING PRICE

Contact Broker

## LEASE RATE

Contact Broker



## Pricing & Financial Summary

Property	Former Walgreens
Property Address	5785 N. First Street
Property Location	First Street and Bullard Avenue
Property Size	±0.92 Acres
Asking Price	Contact Brokers
Lease Rate	Contact Brokers
Building Size	±10,100 SF

**The property is currently contingent upon the release and reassumption of possession by ownership, which is scheduled to occur at the end of July. The property will not be available for occupancy until that time.**

**PLEASE DO NOT DISTURB TENANT**



## Key Highlights:

- Hard-corner signalized intersection with high visibility
- Strong retail corridor presence and access to residential neighborhoods
- Significant frontage and multiple points of ingress/egress
- Drive-thru component available
- Ideal for discount retailers, medical/urgent care and fitness
- Close proximity to Freeway 41, Fashion Fair Regional Mall and River Park Shopping Center

# Parcel Map

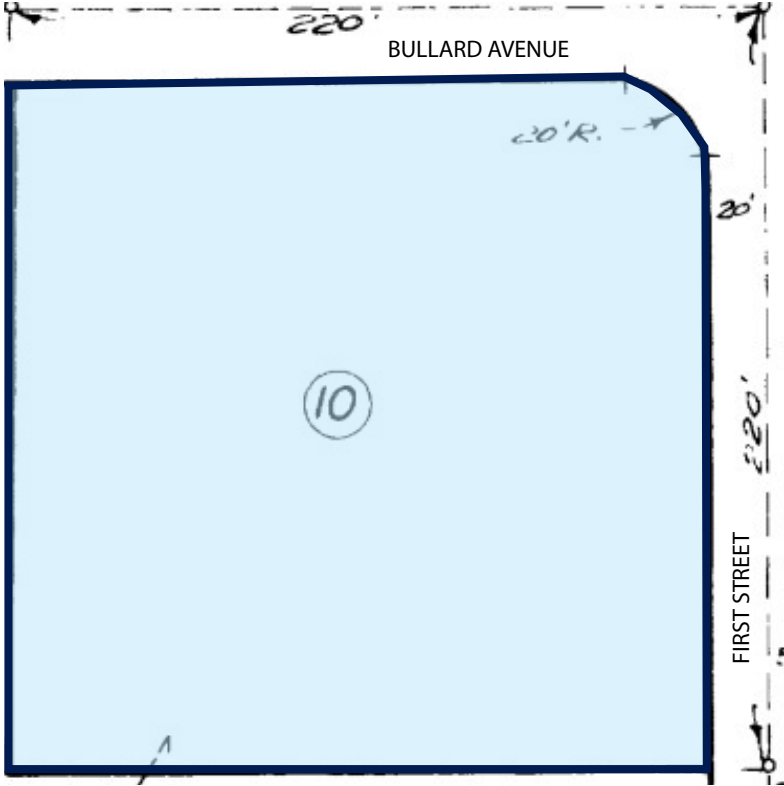
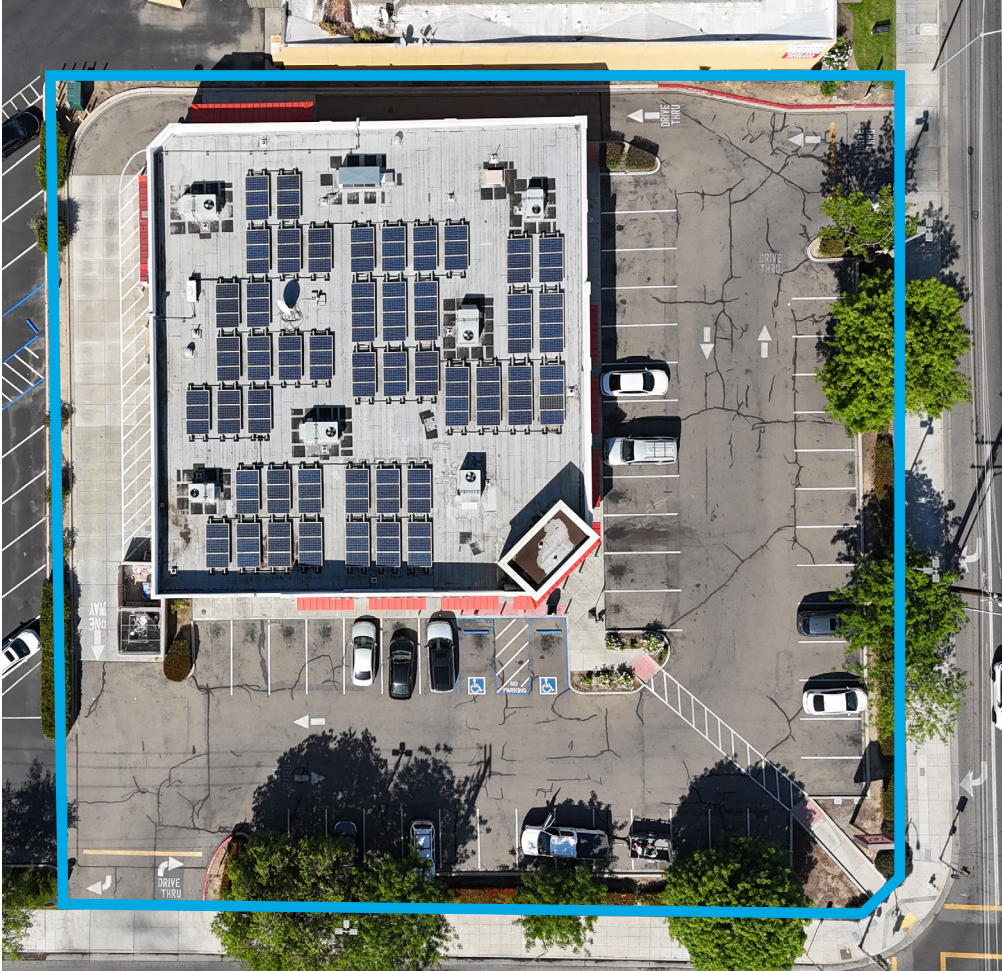
5785 N. First Street, Fresno, California

Building Size:

±10,100 SF

Parcel Size:

±0.92 Acres



For Property Video, Click:



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# Former Walgreens 5785 N. First Street Fresno, California



# Retail Competition Aerial



Subject Property

Sierra Ave

Bullard Ave

41

First Street

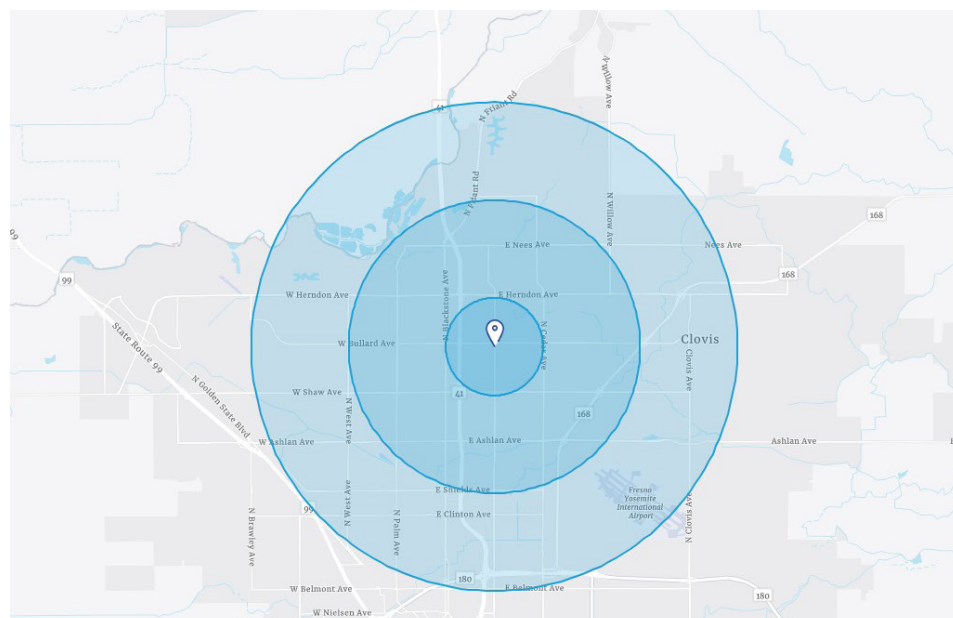
Cedar Ave



# Local Area Overview | Demographics

Located in Fresno, one of California's fastest-growing inland markets, the property is positioned within a dynamic and expanding economic center. Fresno anchors the Central Valley with a diverse economy driven by healthcare, education, agriculture, and logistics, while continued population growth fuels demand for retail and service-based businesses. The surrounding North Fresno area features strong demographics, established neighborhoods, and convenient access to major corridors such as Shaw Avenue and California State Route 41, supporting long-term stability and growth for commercial users.

Immediately surrounding the property, the area is characterized by a well-established mix of national retailers, neighborhood-serving businesses, and dense residential communities that provide a consistent customer base throughout the day. The site's proximity to Bullard Avenue and its location along North First Street offer excellent connectivity and visibility, with nearby schools, offices, and medical users further enhancing daytime traffic. This combination of strong co-tenancy, accessibility, and built-in demand creates a highly functional environment for retail, medical, and service-oriented users.



Demographics within 1, 3 and 5 Miles from Subject Property

	1 Mile	3 Miles	5 Miles
<b>Population</b>			
2025 Population	19,252	140,172	362,533
2030 Population	19,238	139,830	361,933
2020 - 2025 Annual Rate	-0.51%	-0.20%	-0.20%
2025 - 2030 Annual Rate	-0.01%	-0.05%	-0.03%
Daytime Population	29,231	185,291	401,035
Workforce Population 16+	9,487	70,018	176,859
Male Population	48.8%	48.6%	49.0%
Female Population	51.2%	51.4%	51.0%
Median Age	33.3	35.3	35.4
<b>Households</b>			
2025 Wealth Index	57	76	79
2025 Households	7,539	53,858	134,299
2030 Households	7,629	54,492	136,095
2020 - 2025 Annual Change	0.25%	0.22%	0.24%
2025 - 2030 Annual Change	0.24%	0.23%	0.27%
Average Household Size	2.49	2.55	2.67
<b>Income</b>			
2025 Median Household Income	\$57,159	\$71,099	\$71,294
2030 Median Household Income	\$60,899	\$76,813	\$77,468
Average Household Income	\$78,083	\$95,678	\$98,317
2025 Per Capita Income	\$30,800	\$36,861	\$36,412
2030 Per Capita Income	\$33,827	\$40,428	\$40,075
<b>Housing</b>			
2010 Total Housing Units	7,605	54,645	135,222
Owner Occupied Units	2,928	24,981	64,160
Renter Occupied Units	4,117	25,917	61,836
Vacant Units	560	3,746	9,226
2025 Total Housing Units	7,887	56,679	141,142
Owner Occupied Units	3,060	25,610	65,805
Renter Occupied Units	4,479	28,248	68,494
Vacant Units	348	2,821	6,843
2030 Total Housing Units	8,010	57,487	143,278
Owner Occupied Units	3,179	26,401	67,965
Renter Occupied Units	4,450	28,091	68,130
Vacant Units	381	2,995	7,183

Demographic Information Source: esri

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Accelerating success.

5785 N. First Street, Fresno, California

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Colliers  
7485 N. Palm Avenue. #110  
Fresno, California 93711