

AVAILABLE FOR SALE  
5.91± ACRES OF MIXED-USE LAND

# SEC OF GRANTLAND & GETTYSBURG AVENUES

FRESNO, CA



**Rachael Orlando**  
Vice President  
t 559-447-6252  
rachael@retailcalifornia.com  
CA RE Lic. #01890236

**Shane Sousa**  
Sales Associate  
t 559-447-6221  
shane@retailcalifornia.com  
CA RE Lic. #02152527

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

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## PROPERTY

INFORMATION

### Availability:

Site 1: Under Contract  
Site 2: 2.75± Acres  
Site 3: 3.16± Acres

Tenancy: Multi

Retail Space Type: Neighborhood Center

Zoning: NMX (*Neighborhood Mixed Use*)

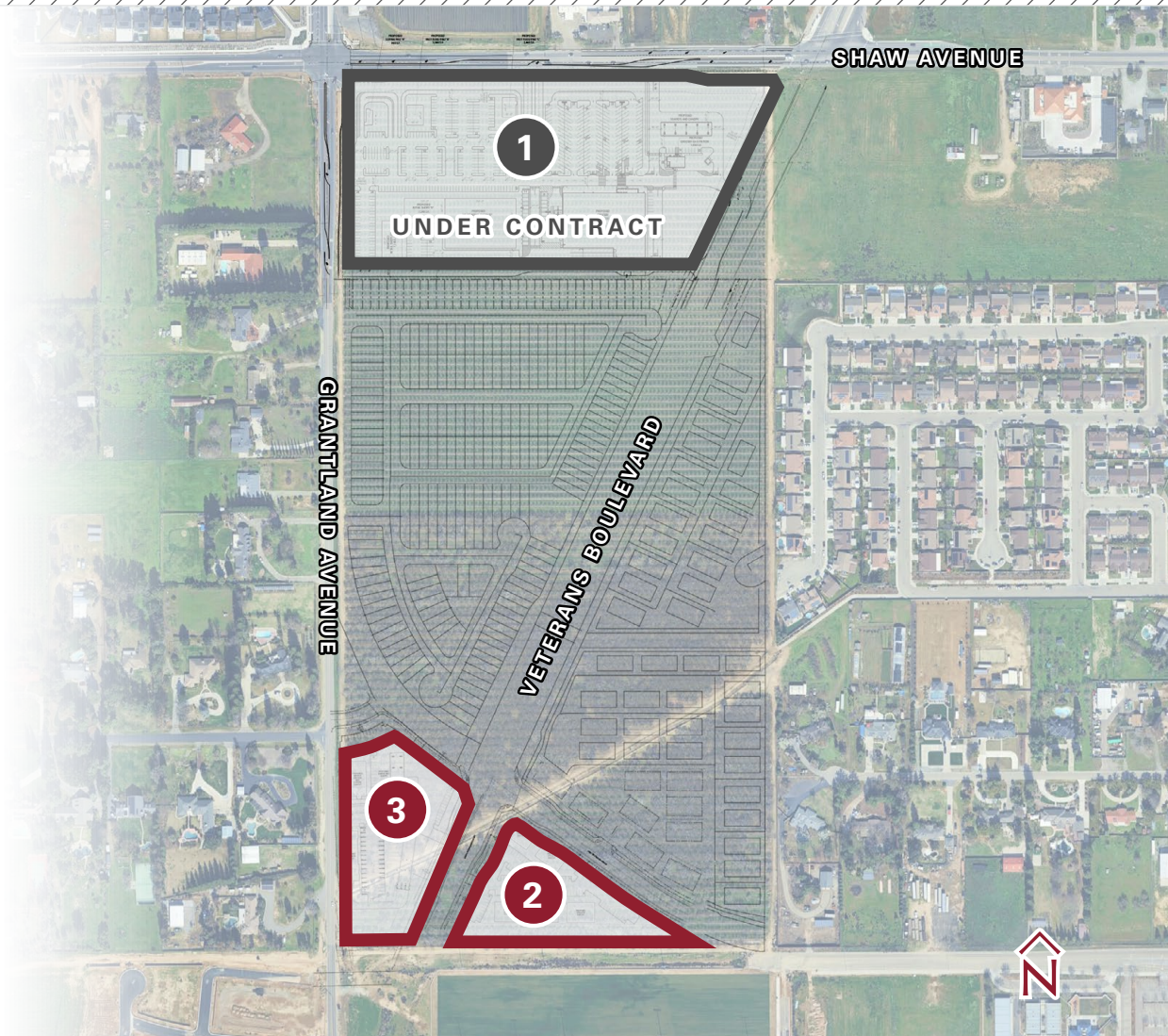
APN: 512-031-01S (*Fresno County*)

### PROPERTY DESCRIPTION

Presenting a rare and exceptional development opportunity, two parcels of neighborhood mixed-use land are strategically located south of the newly constructed Veterans Boulevard interchange. Offering unmatched accessibility, the properties are 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



# \$25.00 PSF

SALE PRICE

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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.

## TRAFFIC COUNTS

# 81,855± ADT

Highway 99

*Source: Kalibrate TrafficMatrix 2025*

	DEMOGRAPHICS	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
POPULATION	2030 Projection	9,831	63,531	144,746
	2025 Estimate	8,698	61,120	142,838
	Growth 2025-2030	13.02%	3.95%	1.34%
	Growth 2020-2025	71.21%	2.99%	2.36%
	Growth 2010-2020	63.03%	25.31%	11.19%
HOUSEHOLD	2030 Projection	2,696	19,362	46,861
	2025 Estimate	2,363	18,617	46,200
	Growth 2025-2030	14.10%	4.00%	1.43%
	Growth 2020-2025	73.62%	3.26%	2.47%
	Growth 2010-2020	33.30%	18.71%	8.75%
	<b>2025 Est. Average HH Income</b>	<b>\$162,118</b>	<b>\$113,098</b>	<b>\$105,832</b>

*Source: Claritas 2025*



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# SITE PLAN

## SITE 2

Building A: 6,000± SF

Building D: 5,000± SF

Building B: 5,000± SF

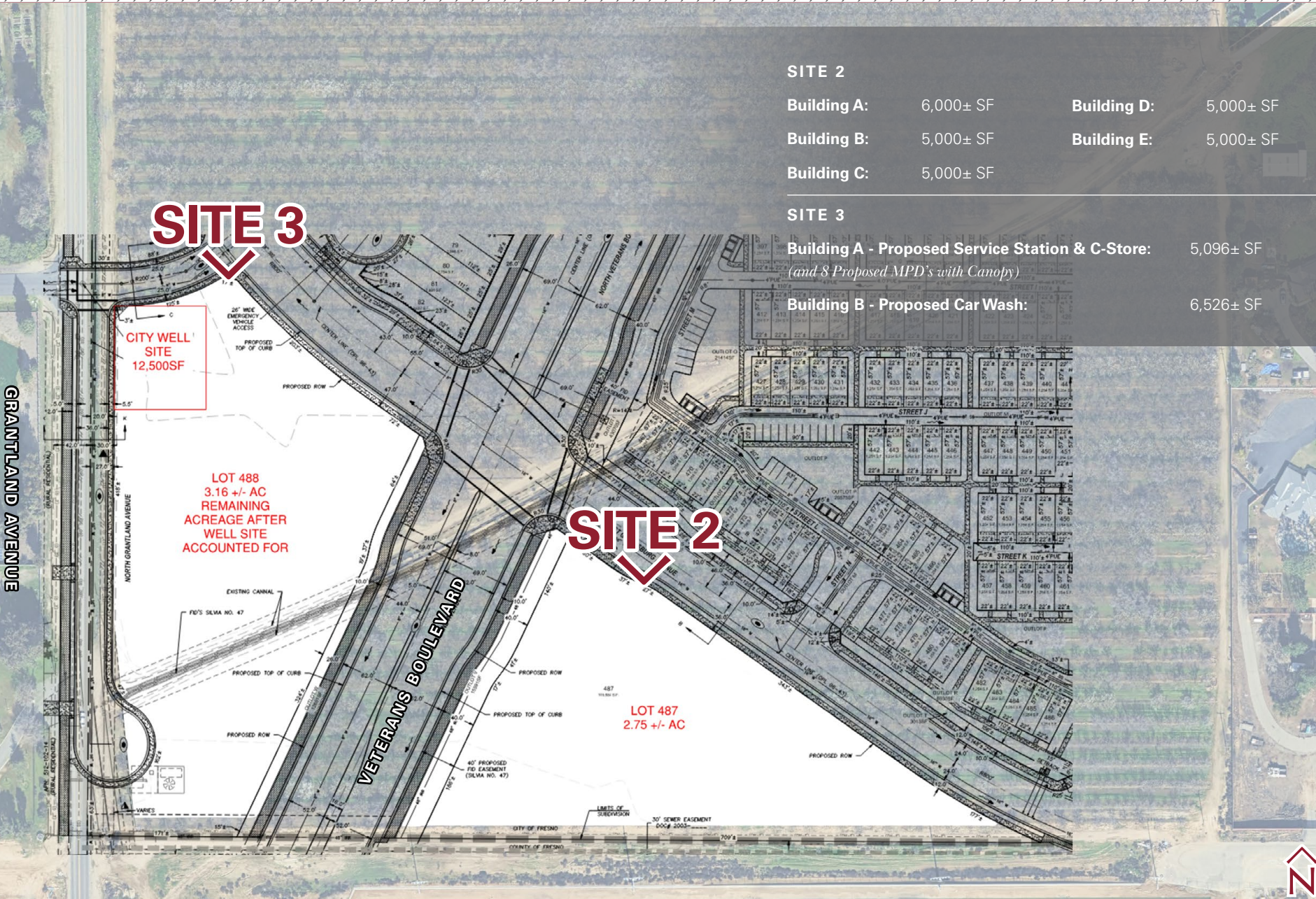
Building E: 5,000± SF

Building C: 5,000± SF

## SITE 3

Building A - Proposed Service Station & C-Store: 5,096± SF  
(and 8 Proposed MPD's with Canopy)

Building B - Proposed Car Wash: 6,526± SF



**SITE 3**

CITY WELL SITE  
12,500SF

LOT 488  
3.16 +/- AC  
REMAINING  
ACREAGE AFTER  
WELL SITE  
ACCOUNTED FOR

**SITE 2**

LOT 487  
2.75 +/- AC



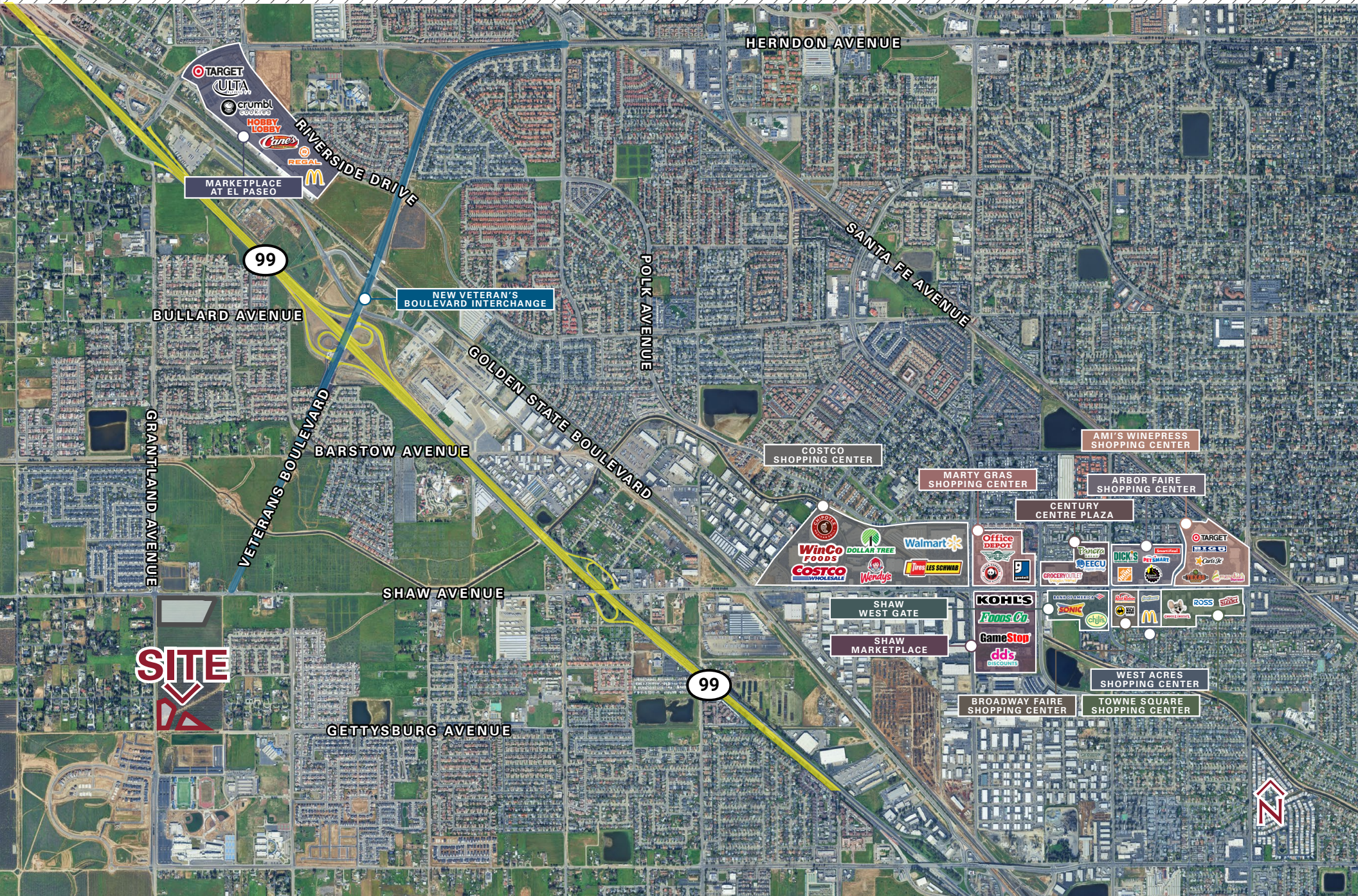


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# AERIAL

MAP



MARKETPLACE AT EL PASEO

- TARGET ULTA
- crumbl COOKIES
- HOBBY LOBBY
- Carle's
- REGAL
- McDonald's

NEW VETERAN'S BOULEVARD INTERCHANGE

COSTCO SHOPPING CENTER

MARTY GRAS SHOPPING CENTER

AMI'S WINEPRESS SHOPPING CENTER

ARBOR FAIRE SHOPPING CENTER

CENTURY CENTRE PLAZA

SHAW WEST GATE

- WinCo FOODS
- DOLLAR TREE
- Walmart
- COSTCO WHOLESALE
- Wendy's
- LES SCHWAB

SHAW MARKETPLACE

- Office DEPOT
- Office MAX
- Office SOLUTIONS
- Office DEPOT
- Office MAX
- Office SOLUTIONS

WEST ACRES SHOPPING CENTER

- Target
- Walmart
- Costco
- Wendy's
- McDonald's
- Wendy's
- McDonald's

TOWNE SQUARE SHOPPING CENTER

- Target
- Walmart
- Costco
- Wendy's
- McDonald's
- Wendy's
- McDonald's

BROADWAY FAIRE SHOPPING CENTER

- KOHL'S
- GameStop
- dd's DISCOUNTS

WEST ACRES SHOPPING CENTER

- SONIC
- Chili's
- McDonald's
- Wendy's
- McDonald's
- Wendy's

TOWNE SQUARE SHOPPING CENTER

- ROSS
- SPINNA
- McDonald's
- Wendy's
- McDonald's
- Wendy's

**SITE**



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