

SAITO
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For Lease

Prime Retail Building in
Gettysburg Shopping Center



Presented by:

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DRE 02007579

4590 N First Avenue
Fresno, CA 93726

50,000± SF Available

Property Overview

Gettysburg Shopping Center is a prime neighborhood retail center anchored at the northeast corner of E. Gettysburg Avenue and N. First Street. The property benefits from strong traffic counts, excellent corner visibility, and monument signage availability. Direct access to CA-41 on/off ramps further enhances the site's regional accessibility and draw.

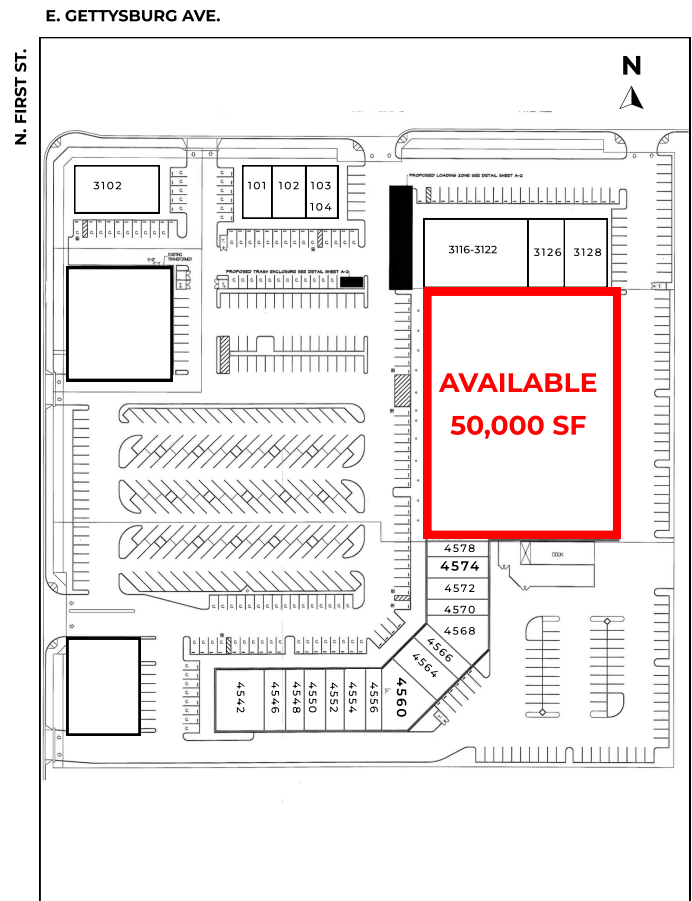
Suite 4590 — Former Fresno Ag Hardware presents approximately 50,000 square feet of open-format retail space, offering exceptional flexibility for a wide range of configurations and uses. The center's L-shaped layout maximizes storefront exposure, while ample parking, multiple access points, and natural foot traffic flow create an ideal environment for retailers of all types. The center benefits from a strong co-tenancy mix — including Family Dollar, AutoZone, DHL, and Chubby's Diner — generating consistent daily traffic, while neighboring fuel destinations Sinclair and ARCO support all-day activity at the intersection. Together, these uses establish Gettysburg Shopping Center as part of a well-entrenched retail ecosystem.

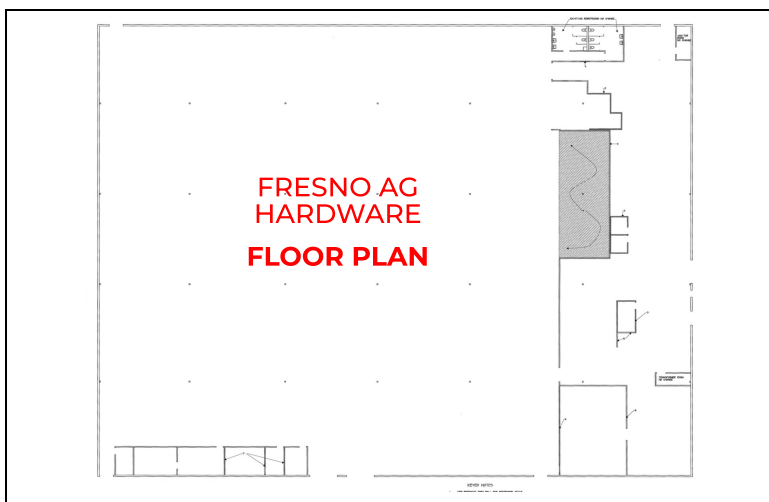
Strategically located along First Street — a key north-south corridor connecting greater Fresno — the center is just minutes from Fashion Fair Mall and Hoover High School, providing a built-in and diverse customer base.

[Schedule a Tour Now](#)

Offering Details

LEASE RATE:	Contact Broker for Term
AVAILABLE:	±50,000 sq. ft.
TYPE:	Retail
BUILDING HEIGHT:	22FT
FRONTAGE:	1st St. 349FT
ZONING:	CC
PARKING:	510± shared parking stalls
COUNTY:	Fresno



[illegible]

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

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

3 | SITE PLAN

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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