

AVAILABLE FOR LEASE
PLANNED SHOPPING CENTER FOR LEASE

SEC OF SHAW & GRANTLAND AVENUES

FRESNO, CA



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

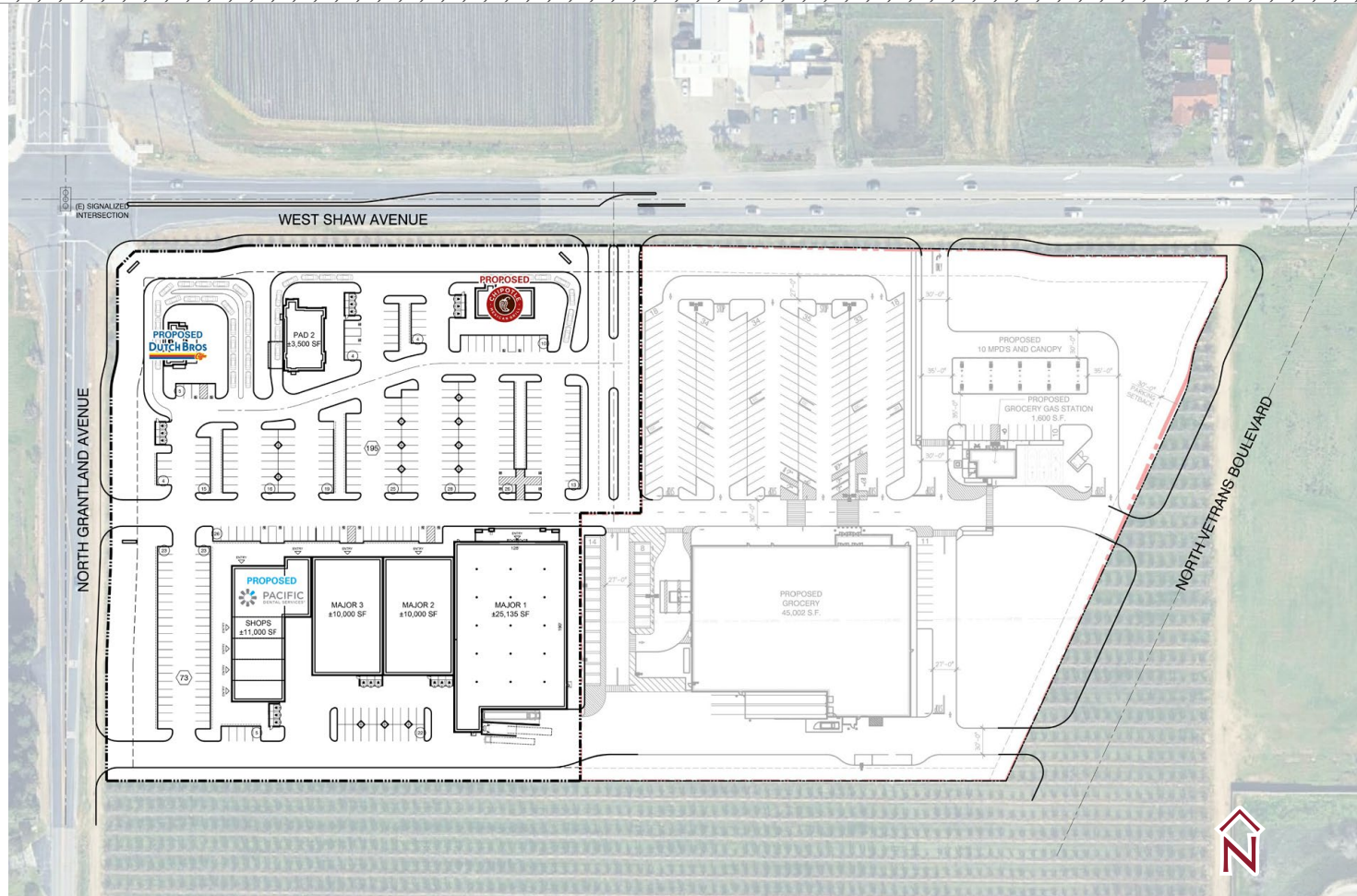
Shane Sousa
Sales Associate
t 559-447-6221
shane@retailcalifornia.com
CA RE Lic. #02152527

Independently Owned and Operated | Corporate License #00020875 | retailcalifornia.com

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

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Available Space	SF
Pad 1	950± SF
Pad 2	3,500± SF
Pad 3	2,400± SF
Shops	11,000± SF
Major 3	10,000± SF
Major 2	10,000± SF
Major 1	25,135± SF



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RETAIL GAP = OPPORTUNITY



3,100 NEW HOMES



FIRST GROCERY ANCHORED CENTER
 IN THE WEST AREA SPECIFIC PLAN

SEC OF SHAW & GRANTLAND AVENUES

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PROPERTY

INFORMATION

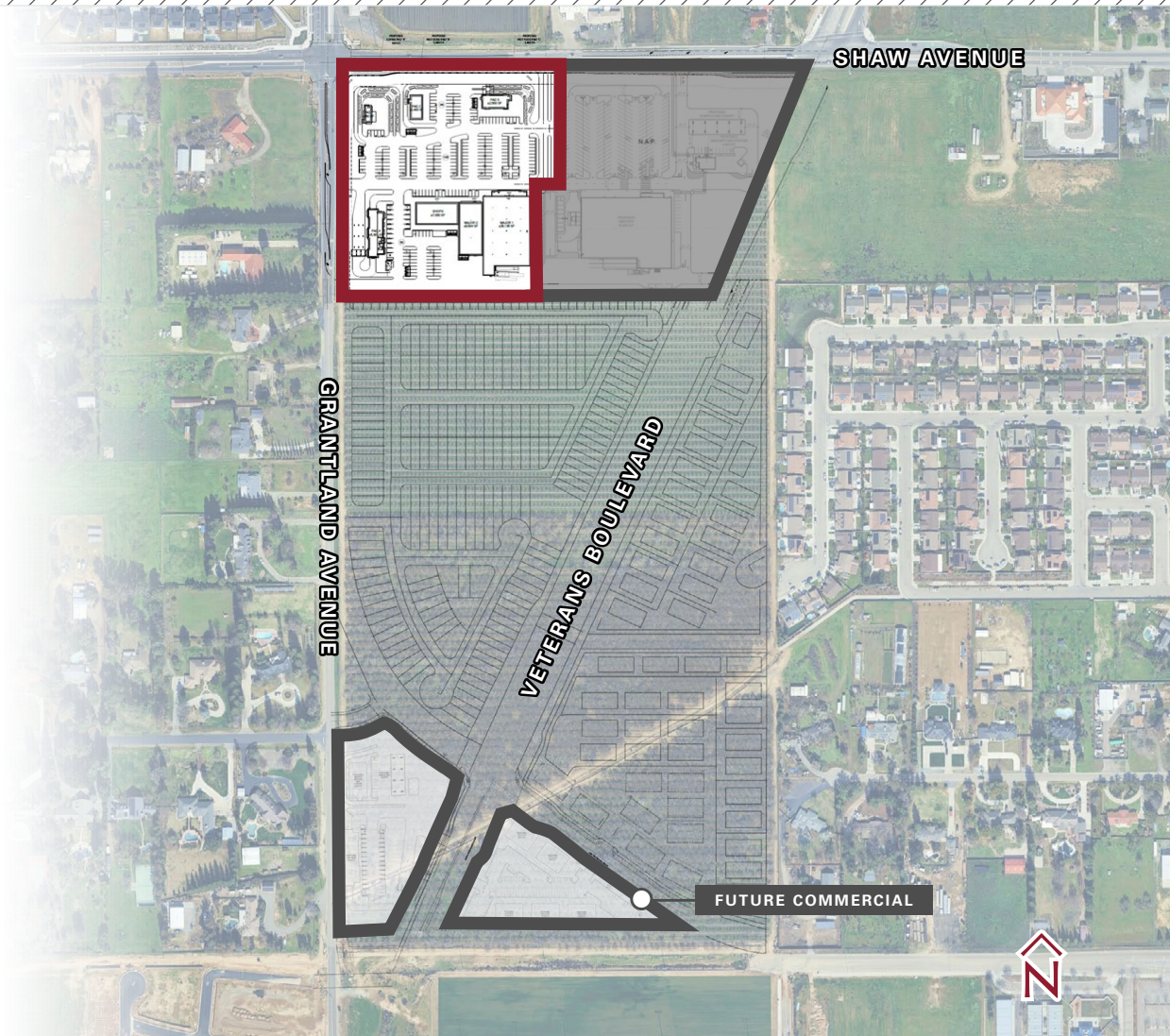
Availability:	Anchor, Jr Anchor, Shop and Pad Space
Tenancy:	Multi
Retail Space Type:	Neighborhood Center
Zoning:	NMX (<i>Neighborhood Mixed Use</i>)
APN:	512-031-01S (<i>Fresno County</i>)

PROPERTY DESCRIPTION

Presenting a rare and exceptional development opportunity, this 170± 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

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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%
	<i>2025 Est. Average HH Income</i>	\$162,118	\$113,098	\$105,832

Source: Claritas 2025

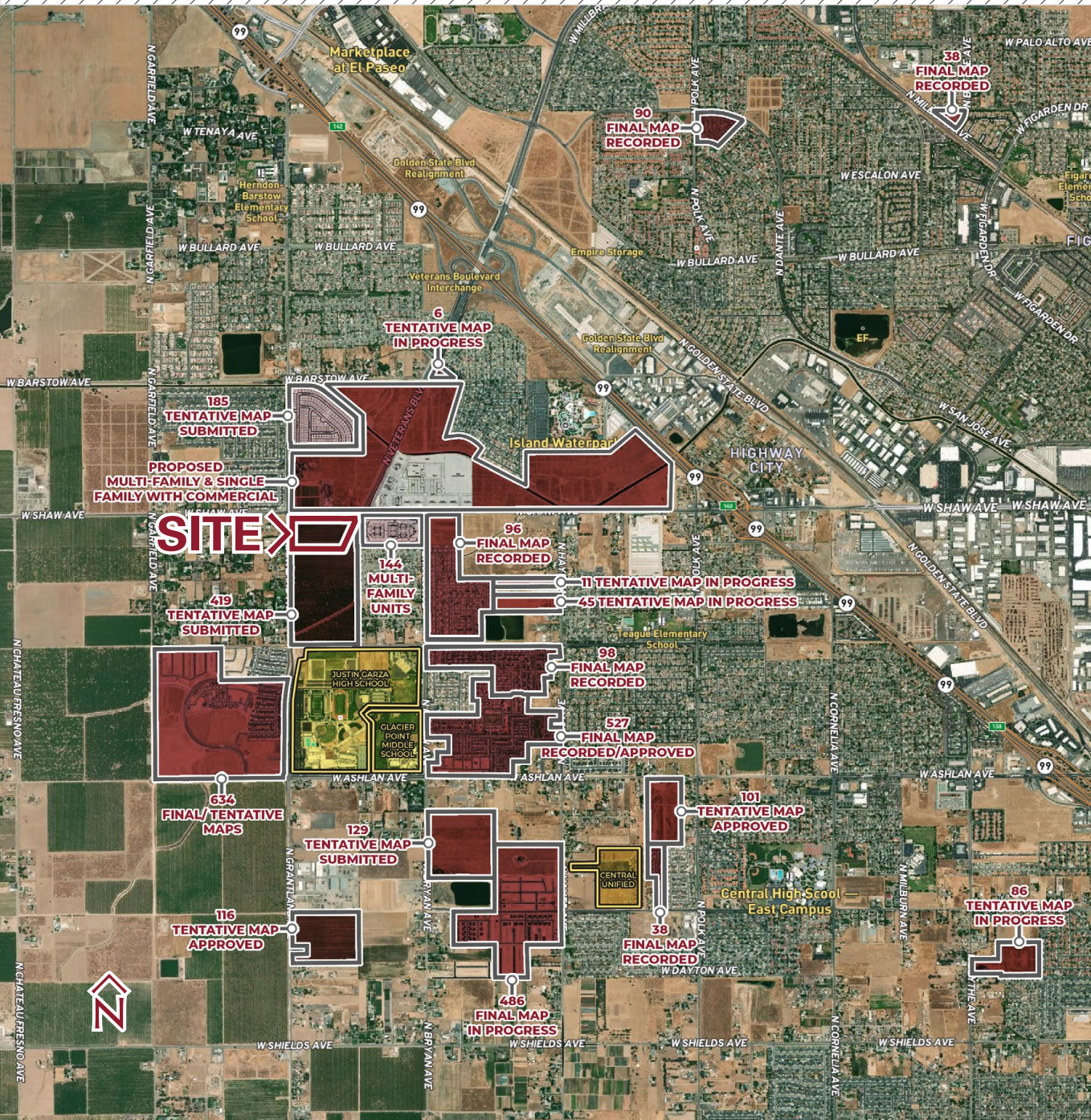


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HOUSING

AERIAL

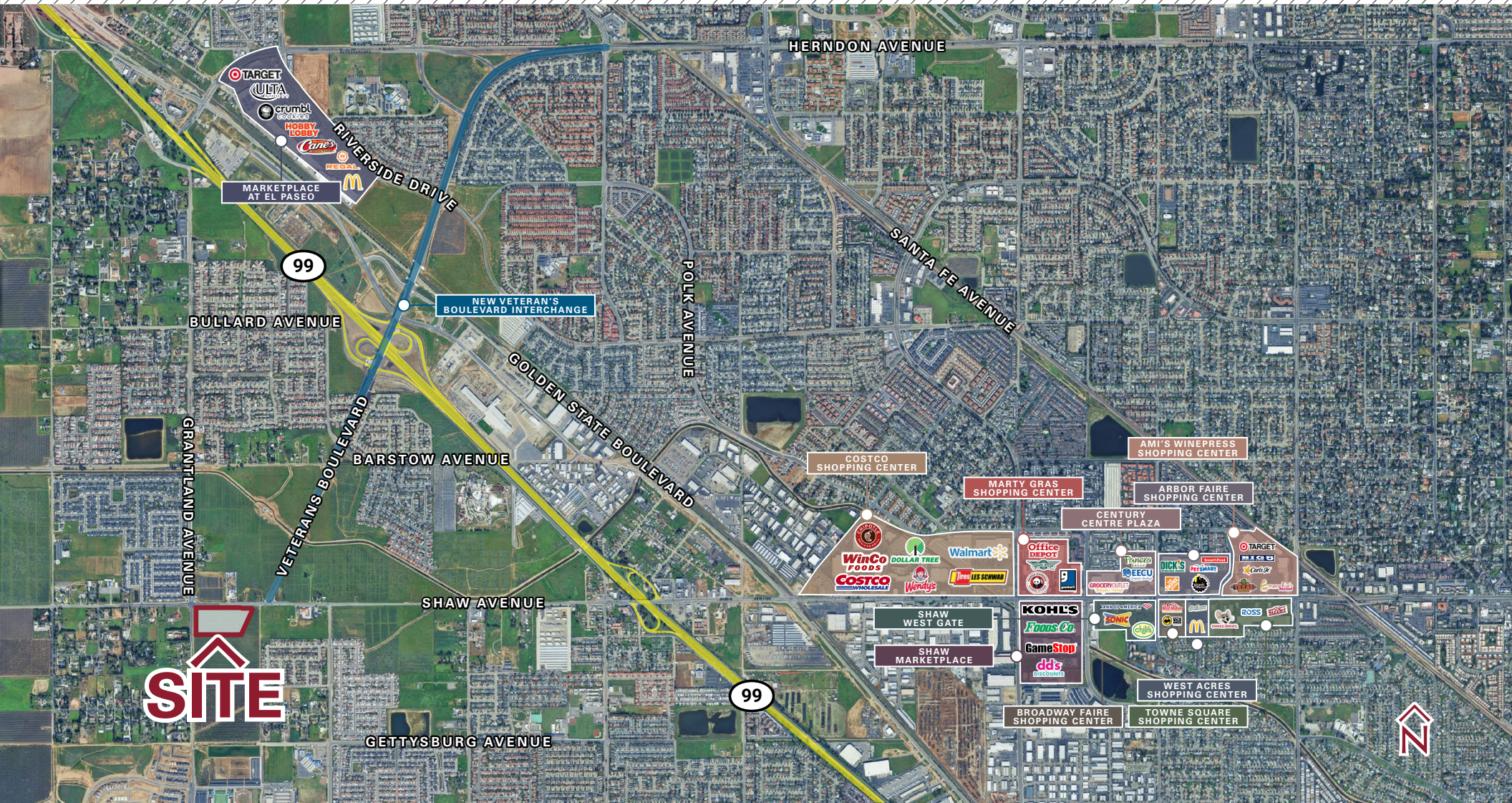


TRACT #	MAP STATUS	# OF LOTS
5756	Tentative Map Approved	101
6192	Tentative Map Approved	86
6215	Final Map is Recorded	98
6234	Final Map Approved, Not Recorded	486
6237	Tentative Map Expired	116
6243	Final Map Recorded, Phase II of T-5493	96
6258	Final Map Recorded, Phase I of T-6258	98
6261	Final Map Recorded, Phase II of T-6258	100
6266	Final Map Recorded	38
6271	Final Map Recorded, Phase III of T-6258	98
6272	Final Map Recorded, Phase IV of T-6258	22
6276	Final Map Recorded	83
6280	Final Map Recorded	90
6294	Tentative Map in Process	185
6308	Final Map Recorded	209
6310	Final Map Recorded	38
6350	Final Map Recorded	73
6362	Final Map Approved, Not Recorded	188
6378	Tentative Map Approved	75
6387	Tentative Map Approved	149
6388	Final Map in Process	66
6429	Tentative Map in Process	129
6440	Tentative Map in Process	45
6443	Tentative Map in Process	11
6472	Tentative Map in Process	419
6494	Tentative Map in Process	6
TOTALS		3,105

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AERIAL
MAP



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