

AVAILABLE FOR LEASE
FOODSCO & CVS ANCHORED SHOPPING CENTER | 1,730± SF RETAIL SPACE

3235 N. FIRST STREET
FRESNO, CA

MOVE IN SPECIAL!



For information, please contact:

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Independently Owned and Operated | Corporate License #00020875

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3235 N. FIRST STREET
FRESNO, CA

PROPERTY
INFORMATION

Availability:	1,730± SF
Building Size:	35,283± SF
Tenancy:	Multiple
Year Built:	2008
Zoning:	CC (<i>Commercial Community</i>)

PROPERTY DESCRIPTION

The space is a former GameStop and is configured as a turnkey retail storefront, featuring an open floor plan well suited for a variety of retail, service, or specialty uses. The suite includes a wide storefront, prominent signage opportunities, and rear access for deliveries. With its efficient layout and location within a high-traffic neighborhood shopping center, the property provides an excellent opportunity for retailers seeking a move-in-ready space in a well-established trade area.

HIGHLIGHTS

- 1,730± SF former GameStop retail space
- Located in the FoodsCo & CVS Shopping Center at First Street & Shields Avenue
- Strong traffic and daily needs-based anchor (*FoodsCo*)
- Excellent access and visibility within a high-traffic retail corridor
- Open, efficient floor plan suitable for a variety of retail or service uses
- Prominent storefront with signage opportunities
- Ample shared parking for customers and employees
- Convenient proximity to Highway 41



Move In
SPECIAL

\$1.00 (PSF/Monthly)
FOR THE FIRST 6 MONTHS OF A 5 YEAR LEASE

3235 N. FIRST STREET

FRESNO, CA

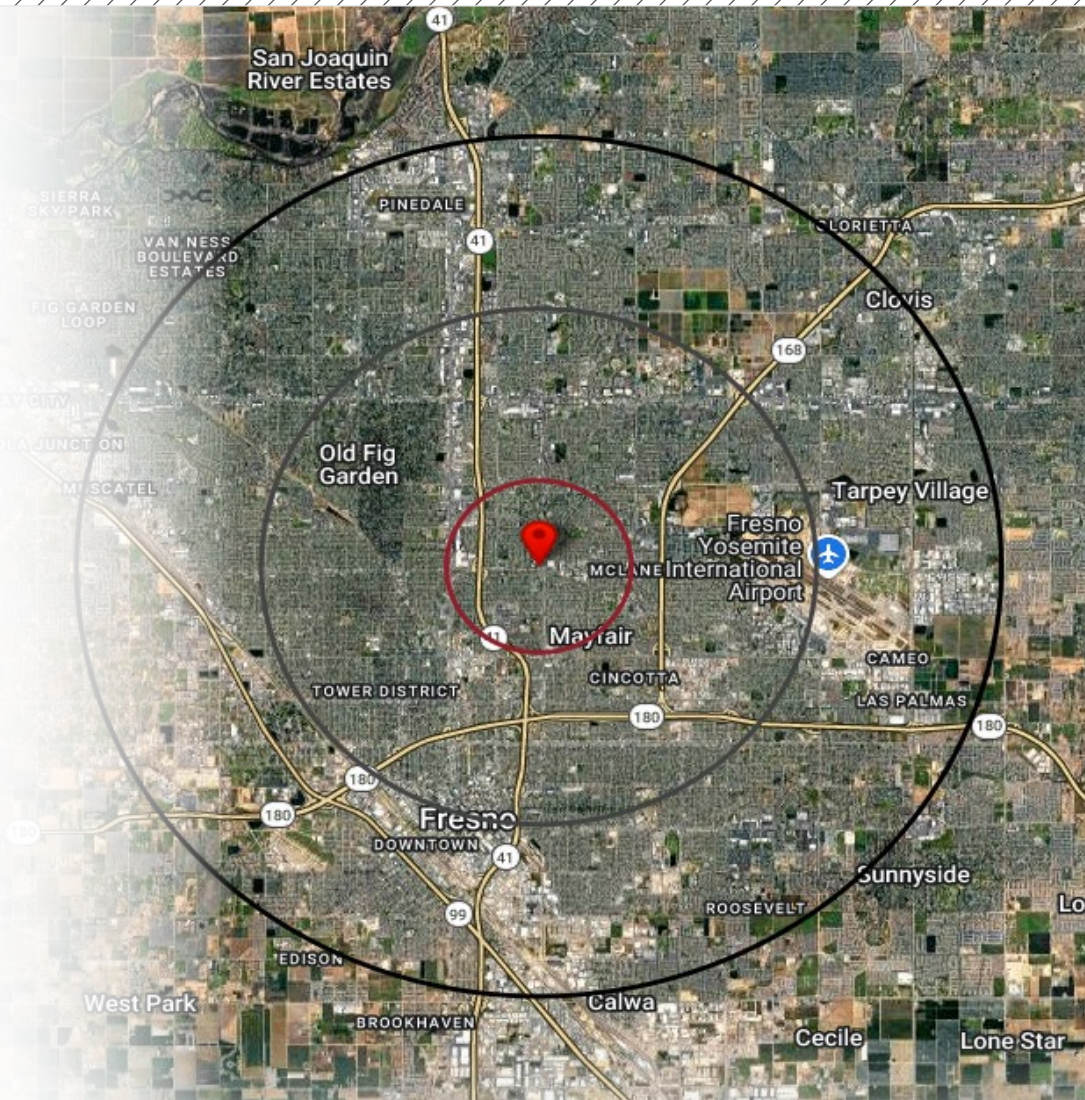
PROPERTY INFORMATION

LOCATION DESCRIPTION

Located at 3235 N. First Street, Suite 103, this 1,730± square foot retail space sits in the FoodsCo Shopping Center at the northwest corner of First Street and Shields Avenue in Fresno, California. The property benefits from strong visibility and traffic generated by the FoodsCo anchor, with additional exposure from nearby national retailers such as Target, and quick-service restaurants. Positioned just next to Taco Bell, the center offers convenient access, ample shared parking, and close proximity to Highway 41, making it easily accessible from throughout the Fresno market.

POPULATION	DEMOGRAPHICS	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
	2030 Projection	24,314	176,907	407,031
	2025 Estimate	24,450	178,716	410,566
	Growth 2025-2030	-0.56%	-1.01%	-0.86%
	Growth 2020-2025	-1.31%	-1.83%	-1.74%
	Growth 2010-2020	9.37%	3.00%	3.31%
HOUSEHOLD	2030 Projection	7,785	59,467	136,722
	2025 Estimate	7,842	59,866	137,383
	Growth 2025-2030	-0.72%	-0.67%	-0.48%
	Growth 2020-2025	-1.65%	-1.38%	-1.12%
	Growth 2010-2020	7.56%	5.11%	5.13%
	2025 Est. Average HH Income	\$62,086	\$69,386	\$76,324

Source: Claritas 2025

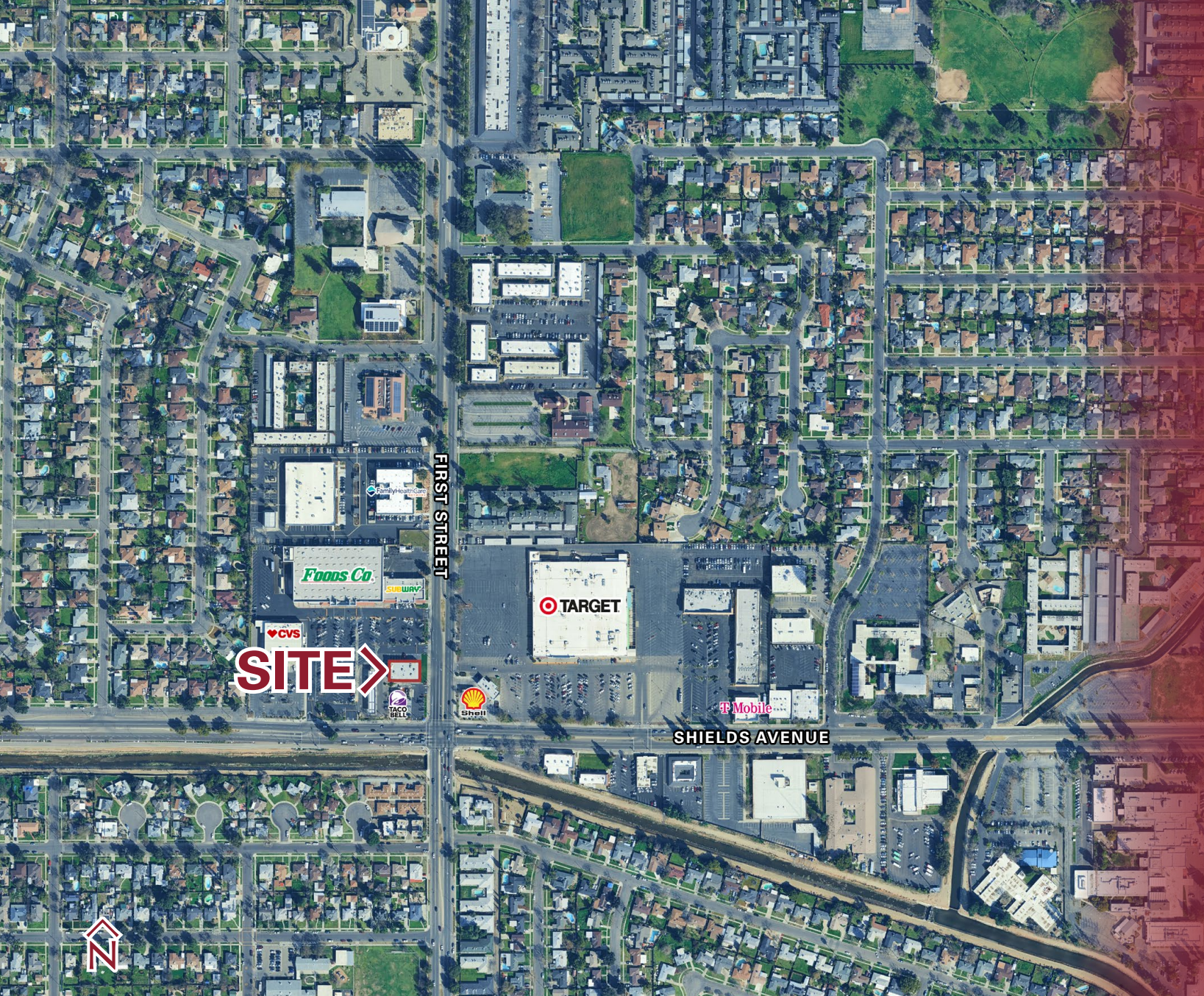


TRAFFIC COUNTS

35,824± ADT

First Street at Shields Avenue
(Intersection)

Source: Kalibrate TrafficMetrix 2025



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