

AVAILABLE FOR LEASE  
NEC OF FRIANT AND FORT WASHINGTON ROADS

# RIVERVIEW SHOPPING CENTER

FRESNO, CA



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# RIVERVIEW SHOPPING CENTER

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# SITE

PLAN



53,819 VPD

9415-102	La Kedabra Mexican Restaurant	2,990
9415-103	Friant Liquor	1,400
<b>9415-104</b>	<b>AVAILABLE 8/31/26</b>	<b>2,015</b>
9415-106	Top Dog Pet Wash	1,167
9415-108	Venus Nails & Spa	2,402
9423-101	Panda Express	2,000
9423-103	Before 10 Cafe (Cafe 86)	1,199
9432-104	Patrick's Music School	1,691
9423-105	Eagle Sandwich Co.	925
9423-106	Tutoring Club North Fresno, LLC	1,365
9423-107	The Healthy Fix	1,300
9423-108	Starbucks	1,500
9433-101	Riverpark Pet Hospital	2,362
9433-102	The Bike Shop	2,638
9433-105	Sport Clips	1,800
9433-107	The Woodward American Grill	3,904
9439	Mulligans Fresno Inc.	12,480
9447-101	Starving Artist Bistro	2,520
9447-102/104	Sola Salon	5,840
9447-106	Fleet Feet Sports	1,860
<b>9447-109</b>	<b>AVAILABLE WITH NOTICE</b>	<b>2,555</b>
9447-110	OneCruit LLC	1,295
<b>9447-111</b>	<b>AVAILABLE 9/12/26</b>	<b>1,225</b>
9447-112	Saffron Indian Bistro	2,100
9447-116	Teppan Tora Japanese Restaurant	5,005
9455-101	Azara	4,200
9455-104	The Standard Restaurant	2,800
9463-101	The Gallery by Ray Royce	1,400
<b>9463-102</b>	<b>VACANT</b>	<b>1,400</b>
<b>9463-103</b>	<b>AVAILABLE WITH NOTICE</b>	<b>2,485</b>
<b>9463-104</b>	<b>VACANT</b>	<b>2,800</b>
<b>9463-107</b>	<b>VACANT</b>	<b>2,000</b>
9463-108	Leased	2,520
9471	Fort Washington Fitness Center	23,282
9407-PAD	Buildable Pad	2,500*
	Occupied SF	97,204
	Available SF	11,220
	Total Existing GLA	108,424

\*Not Constructed - future potential shop(s) building.

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## PROPERTY INFORMATION

### Tenancy:

9415 N. Fort Washington Road  
**Unit 104** 2,015± SF (Available 8/31/26)

9447 N. Fort Washington Road  
**Unit 109:** 2,555± SF (Available with Notice)  
**Unit 111** 1,225± SF (Available 9/12/26)

9463 N. Fort Washington Road  
**Unit 102:** 1,400± SF  
**Unit 103:** 2,485± SF (Available with Notice)  
**Unit 104:** 2,800± SF  
**Unit 107:** 2,000± SF

**Lease Rate:** Contact Agent for Pricing

### PROPERTY DESCRIPTION

Riverview Shopping Center is ideally positioned within one of Fresno's most affluent and active retail corridors at the intersection of Friant Road and Fort Washington Road. Located directly adjacent to Woodward Park, the center benefits from consistent pedestrian activity generated by walkers, runners, cyclists, pet owners, and the park's year-round concerts, festivals, and community events.

The affluent surrounding community and active lifestyle demographics make Riverview Shopping Center ideally suited for health and wellness concepts, personal services, fitness operators, medical users, and other experience-driven businesses.

Riverview Shopping Center also benefits from its close proximity to River Park Shopping Center, Park Crossing Shopping Center, Copper River Country Club, and Fort Washington Country Club, placing tenants in the center of North Fresno's premier lifestyle and shopping destination.



**Contact Agent**  
FOR LEASE RATE

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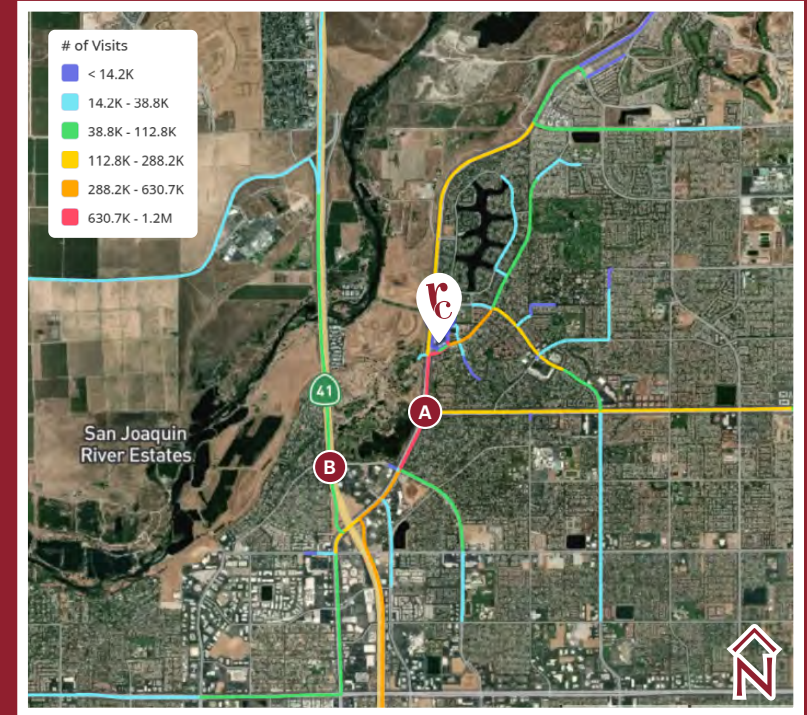
## AREA DEMOGRAPHICS

POPULATION

HOUSEHOLD

DEMOGRAPHICS	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
2031 Projection	8,922	79,126	168,458
2026 Estimate	8,992	77,848	166,696
Growth 2026-2031	-0.77%	1.64%	1.06%
Growth 2020-2026	5.07%	4.59%	3.15%
Growth 2010-2020	-7.42%	7.95%	7.51%
2031 Projection	3,939	30,728	64,993
2026 Estimate	3,930	30,121	64,075
Growth 2026-2031	0.22%	2.01%	1.43%
Growth 2020-2026	5.30%	5.40%	3.66%
Growth 2010-2020	-4.77%	7.58%	7.30%
<b>2026 Est. Average HH Income</b>	<b>\$169,402</b>	<b>\$149,911</b>	<b>\$140,931</b>

Source: Claritas 2026



### TRAFFIC COUNTS

(Within a One Mile Radius)

**A. 26,377± ADT**

Friant Road 14,732± ADT (Northbound & Southbound)  
Fort Washington Road 11,645± ADT (Eastbound & Westbound)

**B. 62,276± ADT**

Highway 41 (Northbound & Southbound)

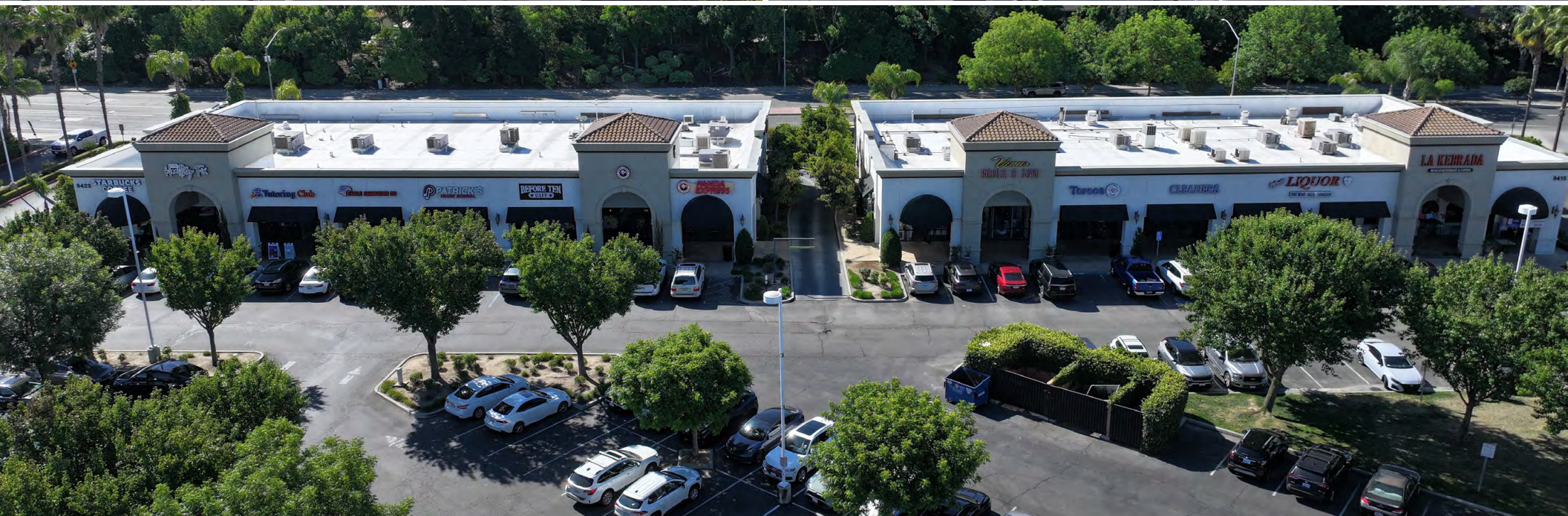
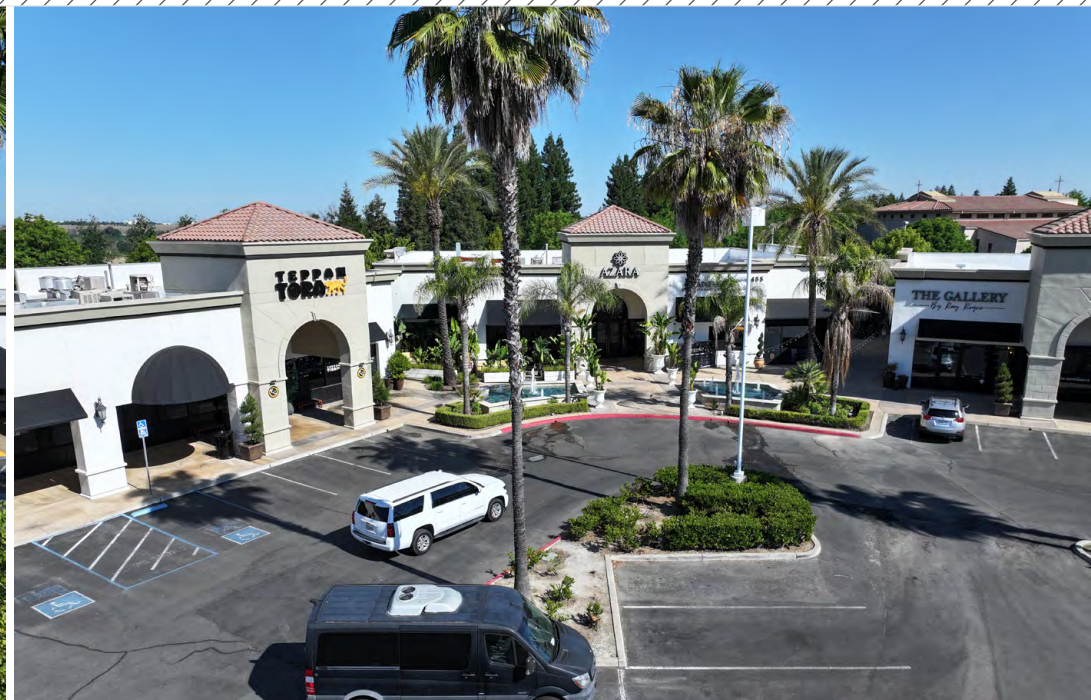
Source: Kalibrate TrafficMetrix 2026

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# PROPERTY

IMAGES

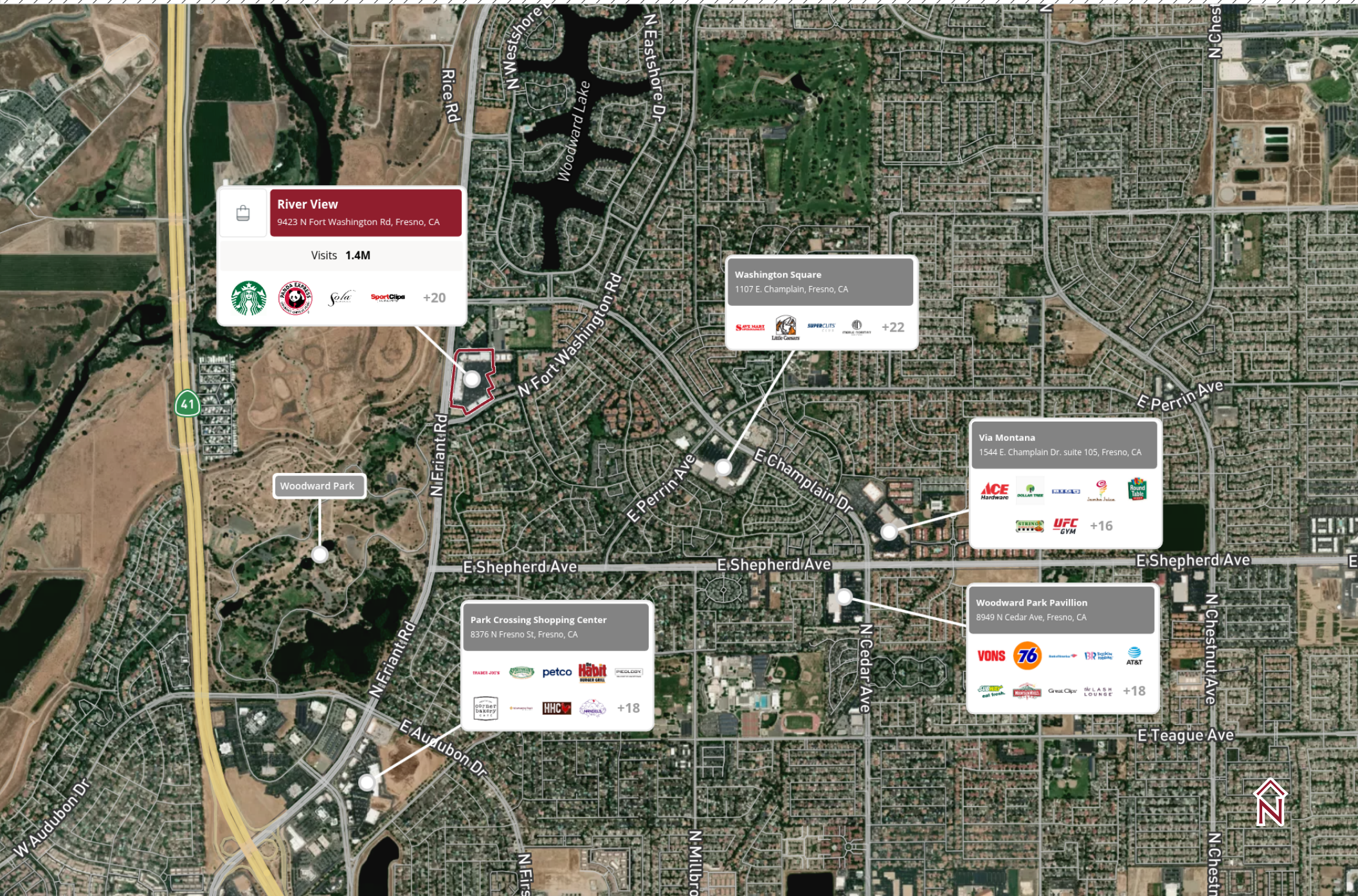


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# AERIAL

MAP



**River View**  
9423 N Fort Washington Rd, Fresno, CA

Visits **1.4M**

Starbucks, Panda Express, Sola, Sport Clips +20

**Washington Square**  
1107 E. Champlain, Fresno, CA

SAFE MART, LIQUOR CENTER, SUPERCLUBS, FRESH TOMATOES +22

**Via Montana**  
1544 E. Champlain Dr. suite 105, Fresno, CA

ACE Hardware, HOLLAND TIRE, FRESH COAST, Jamba Juice, Round Table, GREENS, UFC GYM +16

**Park Crossing Shopping Center**  
8376 N Fresno St, Fresno, CA

TRADER JOE'S, petco, Habit, PHOENIX, OOP BAKERY, HHC, +18

**Woodward Park Pavilion**  
8949 N Cedar Ave, Fresno, CA

VONS, 76, AT&T, eat fresh, HOLLAND TIRE, Great Clips, WASH LOUNGE +18

Woodward Park

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