

SAITO COMPANY

Gettysburg Address Shopping Center

Retail Spaces Available
+ Build to Suit Options



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N First St. & Gettysburg Ave.
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For Lease

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PROPERTY OVERVIEW

Gettysburg Address Shopping Center

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Property Overview

Located on Gettysburg Ave. and North First St., this Neighborhood Center provides convenient walkway adjacent to surrounding retailers. Central location to major retailers such as Fashion Fair Mall, California State University of Fresno, and Walmart Supercenter.

Signage opportunity on First St. provides great exposure and heavy traffic.

Traffic Counts:

N. First St: 19,261± ADT

Gettysburg Ave: 15,770± ADT

Total Visibility: 35,031± ADT

Highlights

PRIME LOCATION

- Heavy traffic commuting First St.
- Adjacent to both local & major retailers

HIGH VISIBILITY

- Signage on First St. Frontage
- Excellent access points and visibility

AMENITIES

- Monument signage available
- Over 300± Parking Stalls

Available Spaces:

1. Suite 4572 - 1,000 SF
2. Suite 4574 - 2,000 SF
3. Suite 4560 - 2,700 SF
4. Build to Suit 1 - **Build to Suit Opportunity**
5. Build to Suit 2 - **Potential to create pad building.**
 - Not a separate parcel; included with the offering.

Lease Details

LEASE RATE: **Contact Broker for Terms**

AVAILABLE: **3 Spaces + 2 Build to Suit**

TYPE: **Retail**

CENTER TYPE: **Neighborhood Center**

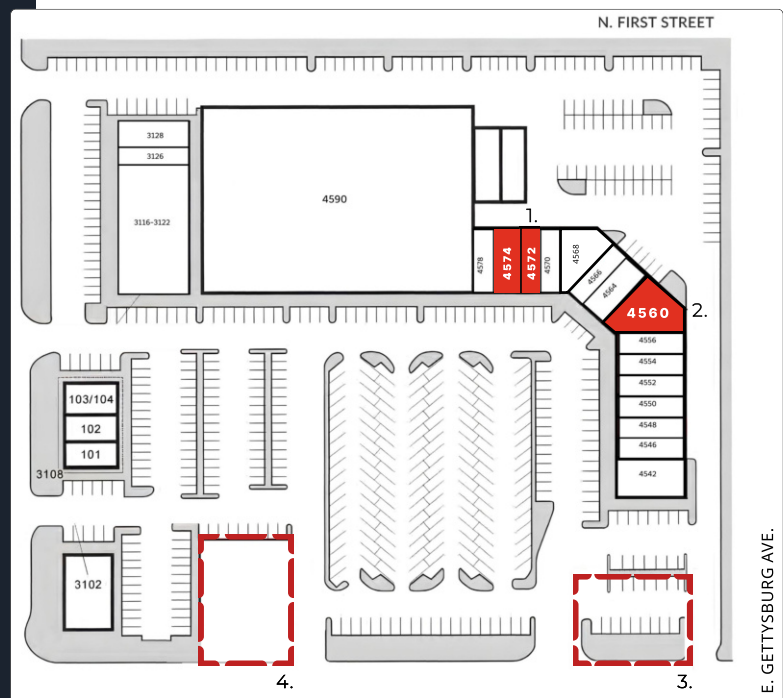
PARKING: **300± Stalls**

YEAR BUILT: **1991**

COUNTY: **Fresno**

Available Spaces

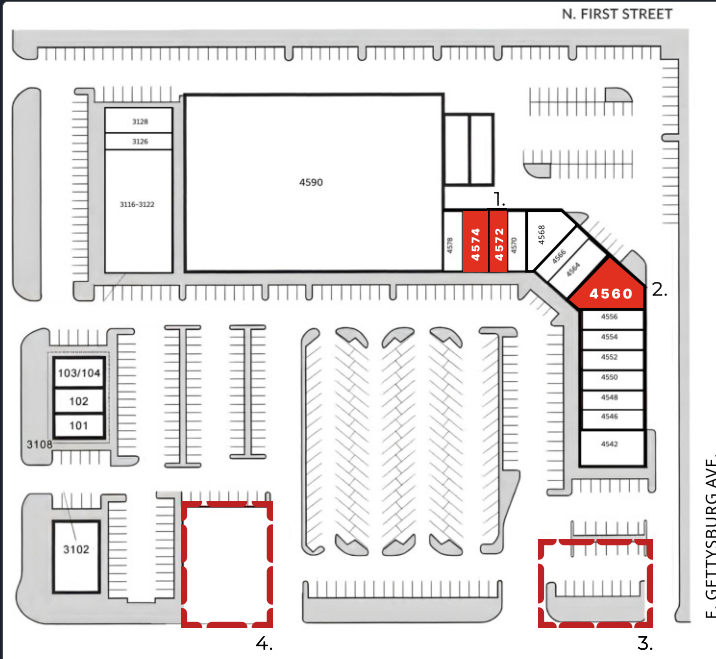
SITEPLAN



SITE PLAN

Gettysburg Address Shopping Center

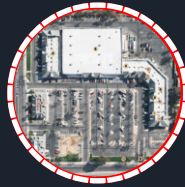
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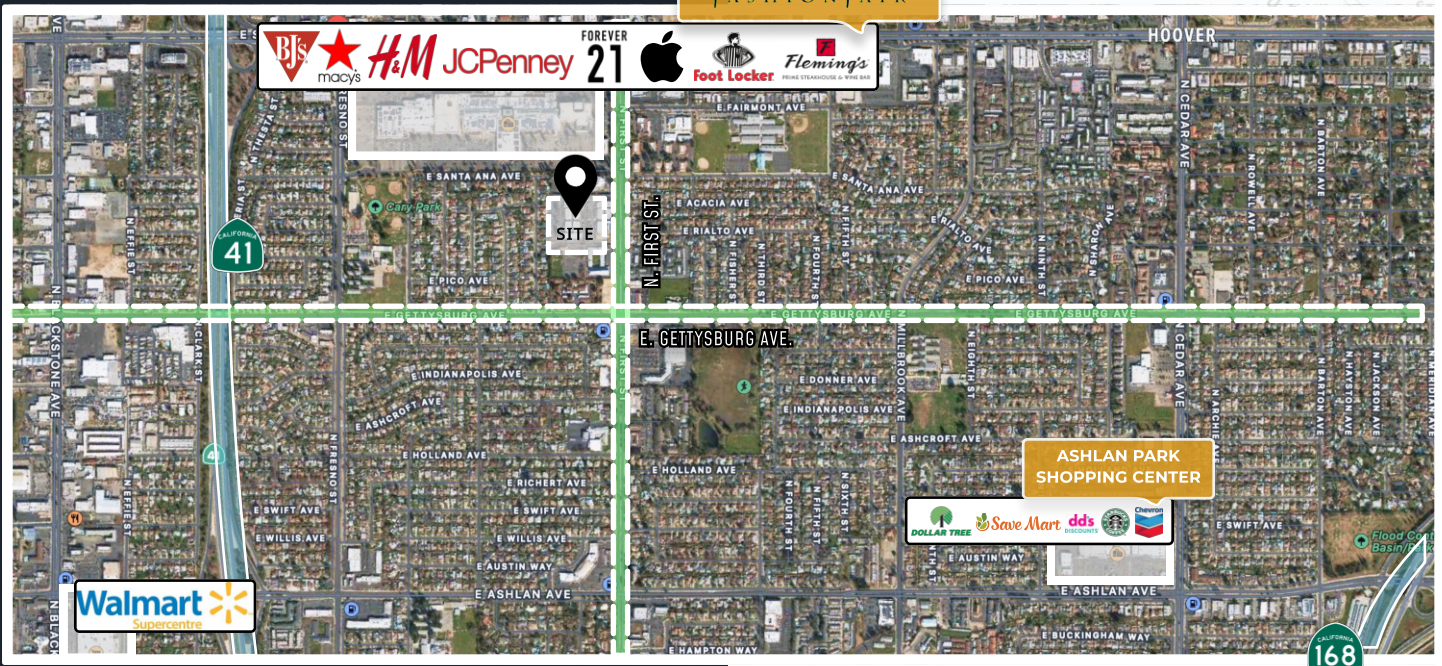
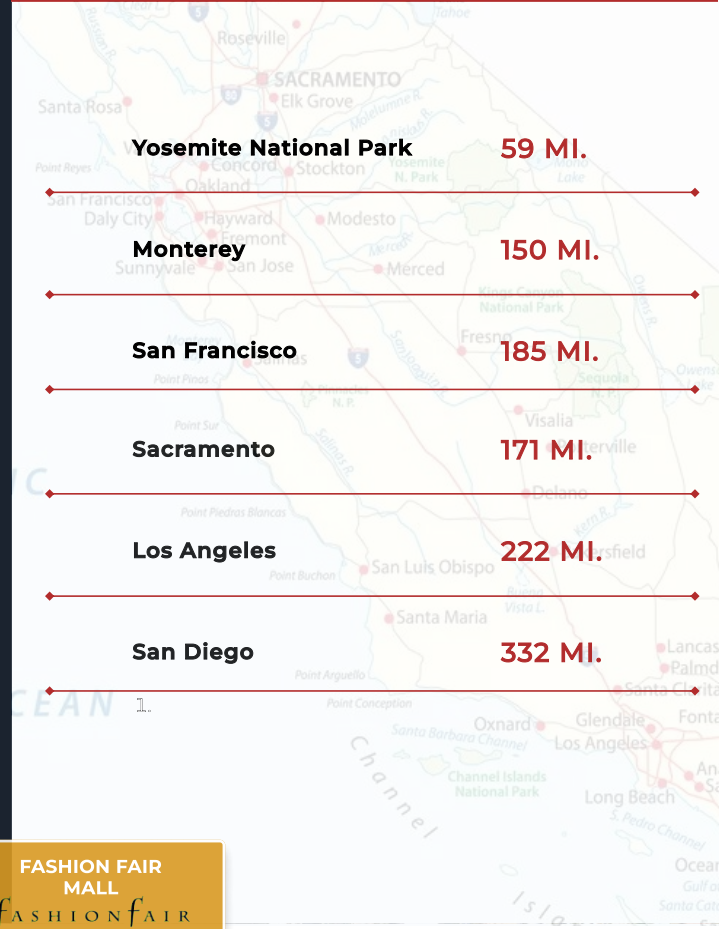
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Surrounding Cities



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LOCATION OVERVIEW

Fresno, CA.

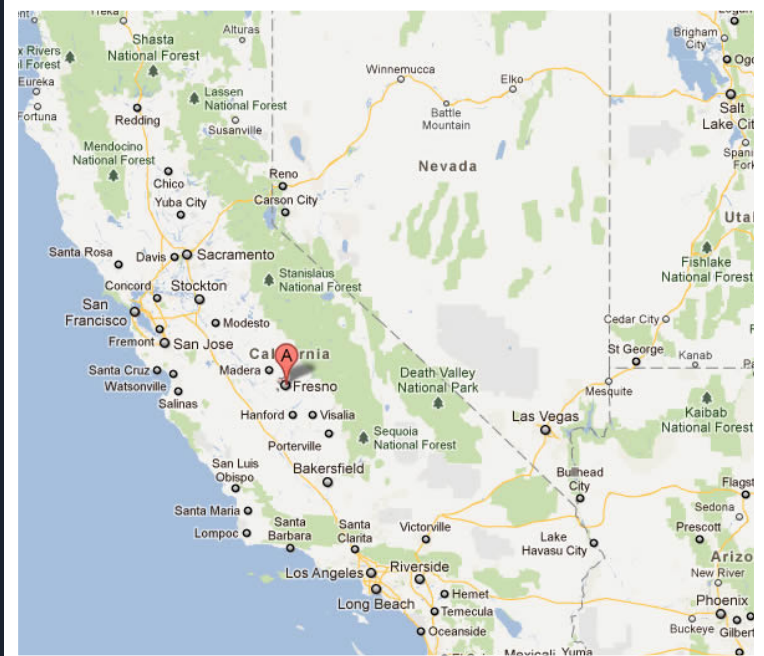
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POPULATION OF FRESNO COUNTY

2023 POPULATION 1,032,114

2022 POPULATION 1,015,190

2021 POPULATION 1,014,000



Location Overview

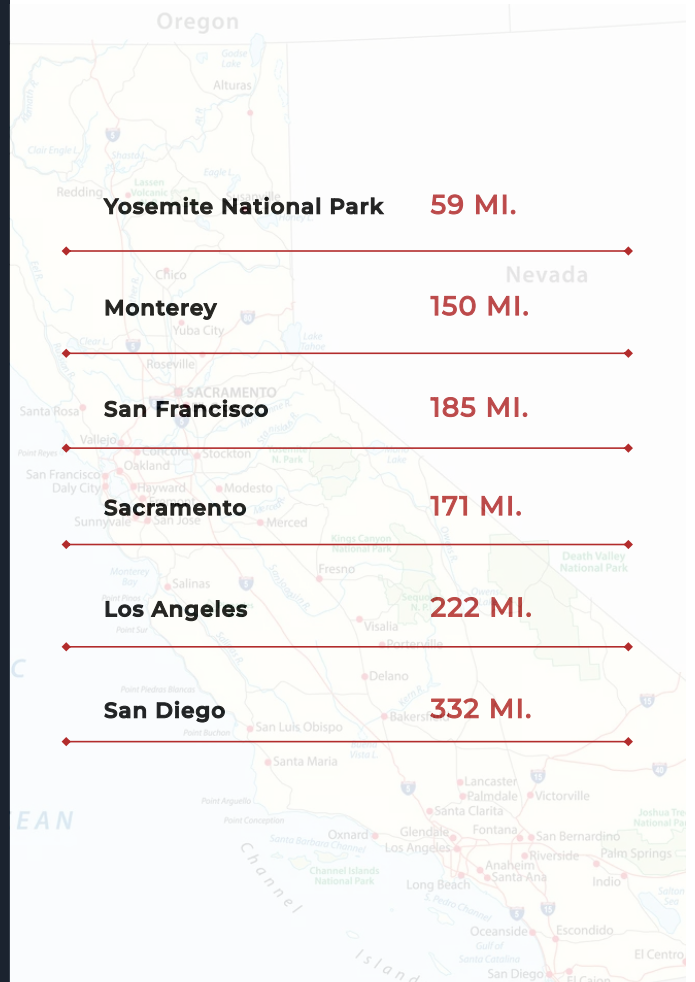
Surrounding Cities

Fresno, CA.

Located in the fertile Central Valley, Fresno is the sixth-largest county in land area in the state, encompassing 116± square miles.

Over the last century, Fresno County has transformed into the top-producing county of agriculture in the nation. To the west, Fresno shares its border with San Benito and Monterey counties.

Other neighbors include Merced and Madera to the north, Mono and Inyo to the east, and Kings and Tulare to the south. Fresno County officially surpassed a total population of 1 million in 2018 and is expected to grow at a rate of 17.6% by 2035.



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