



For Lease | Freestanding Single-Tenant Building
 1761 E. Manning Avenue
 Reedley, CA
 Former Rite Aid

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Showings by Appointment Only



1761 E. Manning Avenue

Former Rite Aid

Colliers | Fresno is pleased to present this former Rite Aid property located at 1761 E. Manning Avenue in Reedley, CA. Situated at a highly visible intersection of Manning and Buttonwillow Avenues, this ±17,177 SF freestanding former drug store on ±1.99 acres offers a significant retail presence in a growing Fresno County trade area. Ample parking, strong traffic counts, and single-tenant configuration make this an ideal opportunity for a new national tenant.



This excellent opportunity offers the following amenities:

- Prime corner visibility at a major retail corridor
- Reedley's small-town charm and rich history offers residents a high quality of living along with larger-city amenities

Property Specifics

Property Summary

Property Address:

1761 E. Manning Ave.
Reedley, California

Zoning:

Retail Commercial

Total Building Area:

±17,177 SF

Building Tenancy:

Single-tenant

Site Area:

±1.99 Acres

Parking:

Approximately ±75 parking stalls on Rite Aids parcel, with several designated handicapped

Year Built:

2007

Features:

Corner location with multiple curb cuts

APN:

370-040-49

Lease Rate:

Contact Broker

Key Highlights:

- Prime corner, high-visibility at a major retail corridor
- Excellent ingress/egress from two sides
- Established location previously operated by Rite Aid
- Strong demographics and growing community with steady residential expansion
- Ideal for health services, retail, urgent care, or conversion to alternative uses
- Ample on-site parking

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Pricing & Financial Summary

Property	Former Rite Aid
Property Address	1761 E. Manning Avenue, Reedley, CA
Property Location	Manning and Buttonwillow Avenues
Property Size	±1.99 Acres
Lease Rate	Contact Brokers
Building Size	±17,177 SF

*Lease contingent to owner receiving a release of liability and control of the listed property from Rite Aid and associated parent company.



For Lease

Former Rite Aid 1761 E. Manning Avenue Reedley, California



Retail Competition Aerial



Highway 99:
±12.93 Miles



Reedley College

Thomas Law Middle School

Reedley High School

General Grant Middle School

Subject Property



Local Area Overview | Demographics

Nestled along the Kings River in the heart of California's Central Valley, Reedley is a vibrant, agriculture-rich community known as "The World's Fruit Basket." Just 30 minutes from Fresno, Reedley blends small-town charm with modern amenities, a revitalized historic downtown, and a strong sense of community. With a thriving local economy, scenic parks, outdoor recreation, and family-friendly events year-round, Reedley offers an ideal setting to live, work, and grow. Whether you're visiting, relocating, or expanding your business, Reedley welcomes you with open arms and endless opportunity.

Reedley's retail sector is steadily expanding, anchored by national retailers, local boutiques, restaurants, and service providers that cater to the city and surrounding rural communities. The historic downtown district draws shoppers and visitors with its unique charm, while newer retail centers continue to grow along key corridors. With a supportive business environment and a loyal customer base, Reedley offers great potential for retail investment and development.



Key Demographic Facts

5-year Projections (10 Mile Radius)



Population:
138,616



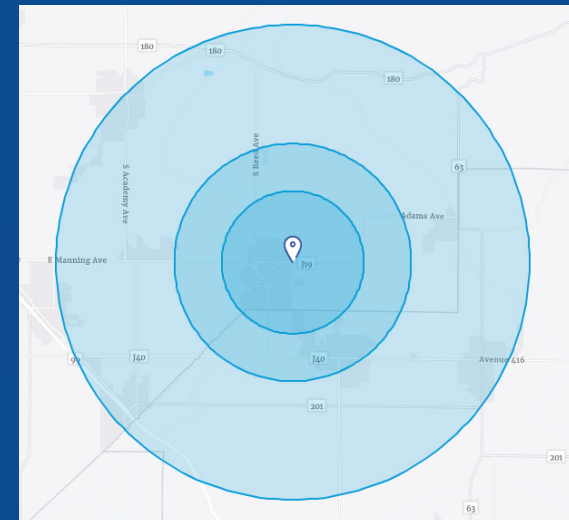
Avg Household Income:
\$97,399



of Households:
40,288



Avg Home Value:
\$485,749



Demographics within 3, 5 and 10 Miles from Subject Property

Demographic Information Source: esri

Demographic Executive Summary

	3 Mile	5 Miles	10 Miles
Population			
2010 Population	26,904	44,502	132,191
2025 Population	28,516	48,951	137,431
2030 Population	28,925	49,612	138,616
2010 - 2020 Annual Rate	0.33%	0.59%	0.25%
2020 - 2025 Annual Rate	0.48%	0.71%	0.27%
2025 - 2030 Annual Rate	0.29%	0.27%	0.17%
2025 Male Population	50.0%	50.1%	50.4%
2025 Female Population	50.0%	49.9%	49.6%
2025 Median Age	33.6	33.0	32.3
Households			
2025 Wealth Index	65	66	63
2010 Households	7,450	12,440	35,172
2020 Households	7,843	13,462	37,799
2025 Households	8,226	14,245	39,299
2030 Households	8,495	14,665	40,288
2010 - 2020 Annual Change	0.52%	0.79%	0.72%
2020 - 2023 Annual Change	0.91%	1.08%	0.74%
2023 - 2029 Annual Change	0.65%	0.58%	0.50%
2025 Average Household Size	3.39	3.39	3.47
Income			
2025 Median Household Income	\$70,846	\$75,157	\$65,869
2030 Median Household Income	\$79,819	\$82,357	\$75,885
2025 - 2030 Annual Change	2.41%	1.85%	2.87%
2025 Average Household Income	\$89,565	\$91,862	\$87,087
2025 - 2030 Annual Change	2.14%	2.02%	2.26%
2025 Per Capita Income	\$25,980	\$26,744	\$24,986
2030 Per Capita Income	\$29,366	\$29,997	\$28,392
2025 - 2030 Annual Change	2.48%	2.32%	2.59%
Housing			
2010 Total Housing Units	7,833	13,129	37,478
Owner Occupied Units	4,437	7,495	19,638
Renter Occupied Units	3,013	4,945	15,534
Vacant Units	383	689	2,306
2024 Total Housing Units	8,533	14,818	41,053
Owner Occupied Units	4,966	8,606	22,311
Renter Occupied Units	3,260	5,639	16,988
Vacant Units	307	573	1,754
2029 Total Housing Units	8,832	15,268	42,097
Owner Occupied Units	5,269	9,114	23,471
Renter Occupied Units	3,226	5,550	16,817
Vacant Units	337	603	1,809

Population Summary

In the identified area, the current year population is 28,516. The 2010 Census population count in the area was 26,904, and 27,813 in 2020, a 0.3% annual growth rate. The rate of growth since 2020 was 0.5% annually. The five-year projection for the population in the area is 28,925 representing a change of 0.3% annually. Currently, the population is 50.0% male and 50.0% female. Currently, the population is 51.6% male and 48.4% female. The median age in this area is 33.6, compared to U.S. median age of 39.6.

Household Summary

The household count in this area has changed from 7,798 in 2020 to 8,226 in the current year, a change of 0.91% annually. The five-year projection of households is 8,495, a change of 0.65% annually from the current year total. Average household size is currently 3.39, compared to 3.47 in the year 2020. The number of families in the current year is 6,512 in the specified area.

Income Summary

Current median household income is \$70,846 in the area, compared to \$81,624 for all U.S. households. Median household income is projected to be \$79,819 in five years, compared to \$92,476 for all U.S. households.

Current average household income is \$89,565 in this area, compared to \$116,179 for all U.S. households. Average household income is projected to be \$99,552 in five years, compared to \$128,612 for all U.S. households.

Current per capita income is \$25,980 in the area, compared to the U.S. per capita income of \$45,360. The per capita income is projected to be \$29,366 in five years, compared to \$50,744 for all U.S. households.

Housing Summary

Currently 60.4% of the 8,533 housing units in the area are owner occupied; 39.6% renter occupied; and 3.6% are vacant. 64.2% of the housing units in the US are owner occupied; 35.8% are renter occupied; and 9.8% are vacant. In 2010, there were 7,833 housing units in the area - 56.6% owner occupied, 38.5% renter occupied, and 4.9% vacant. The annual rate of change in housing units since 2020 is 0.9%. Median home value in the area is \$368,425, compared to a median home value of \$370,578 for the U.S. In five years, median home value in the area is projected to change to \$426,686, compared to a median home value of \$440,921 in the US.

Confidentiality & Disclaimer Agreement



Accelerating success.

1761 E. Manning Avenue | Reedley, California

To whom it may concern

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- You will not directly or indirectly, disclose or permit anyone else to disclose this Leasing Brochure or its contents in any fashion or manner detrimental to the interest of the Owner;

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