

SAITO COMPANY

OFFERING MEMORANDUM

The Grove Shopping Center

4 Retail Spaces
1,100-3,500± SF Available



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DRE 02007579

4025-4045 W. Figarden Dr.
Fresno, CA 93722

For Lease

Location, demographics and information on subject property is supplied by sources believed to be reliable. However, the Mark Saito Company cannot guarantee its accuracy and make no warranty or representations as to its veracity. It is presented hereon with the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only and these may not represent current or future performance of the property. All inquiries about content should be directed to the broker (BRE LIC# 00701227) Mark Saito and the Mark Saito Company. All rights reserved, 2025.

PROPERTY OVERVIEW

The Grove Shopping Center

Property Overview

The Grove Shopping Center is located at the SWC of W. Figarden Drive and N. Brawley Avenue. This signalized intersection serves over 25,000± vehicles per day, offering excellent visibility and exposure. The neighborhood center offers three (3) prime retail spaces.

The surrounding trade area includes over 207,000± residents within a 5-mile radius, with an average household income of \$127,000±. Together, these factors position The Grove Shopping Center as one of North Fresno's premier retail destinations.

HIGHLIGHTS

Prime Location:

convenient access to Highway 99 and CA-41 provides seamless connectivity.

Amenities:

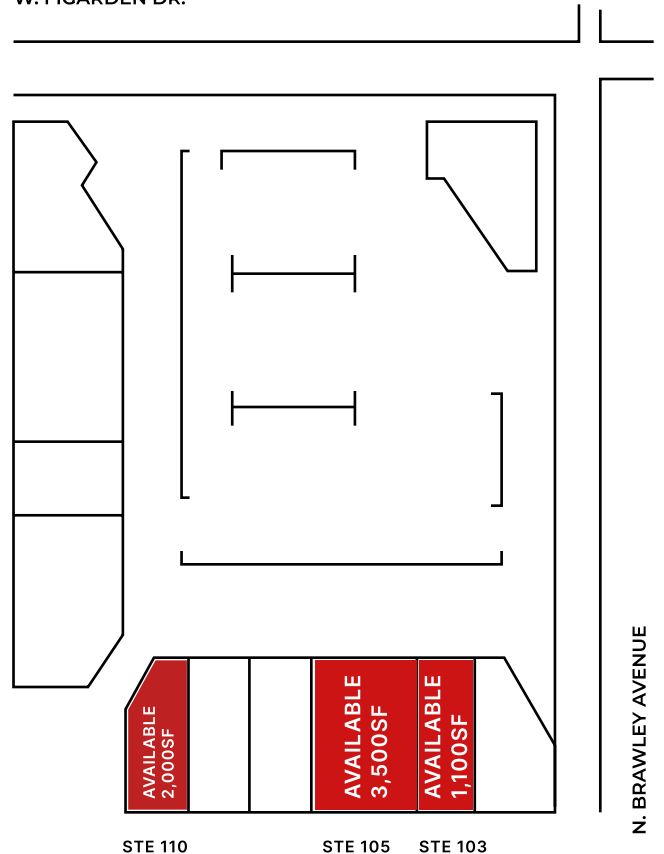
Situated at a signalized intersection with excellent access points and ample parking. Monument signage available and modern architecture throughout.

[Schedule a Tour Now](#)

Lease Offering

LEASE TYPE:	Contact for Details
SIZE:	Suite 103 1,100 sq. ft. Suite 105 3,500 sq. ft. Suite 110 2,000 sq. ft.
PARKING:	105± shared parking stalls
TYPE:	Retail
ZONING:	CC
COUNTY:	Fresno County

W. FIGARDEN DR.



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Vicinity Map



SURROUNDING MAJOR RETAILERS

Fig Garden Village	4.2MI
River Park Shopping Center	4.2MI
Kaiser Permanente Medical	5.2MI
California State University, Fresno	7.0MI

TRAFFIC COUNTS

Brawley Ave. Northbound	15,150± VPD
Figarden Dr. Westbound	10,000± VPD
Total Traffic Counts	25,150± VPD

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LOCATION OVERVIEW

Fresno, CA.

Property Overview

Map

Fresno, CA.

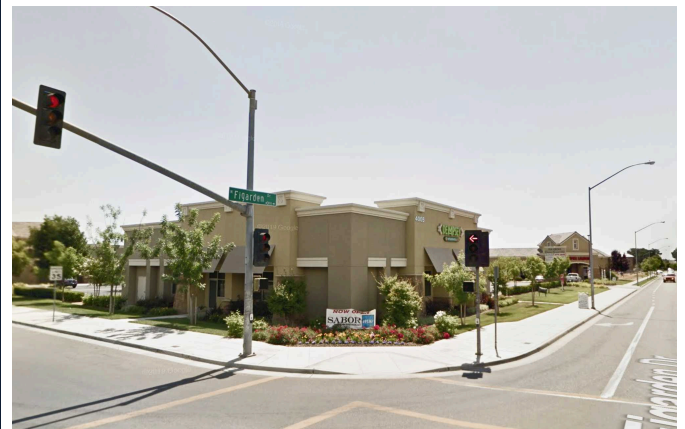
As the 6th largest city in California, Fresno is a major player in the commercial sector. Its central location ensures connectivity to major cities like Los Angeles and San Francisco, making it an ideal hub for businesses targeting the Central Valley market.

Fresno's growing population and economic activity drive a thriving market. The attraction to notable intersections like Figarden Dr., coupled with the sheer pull of shopping centers such as River Park and the Villaggio Shopping Center, highlights the city's retail appeal. These hotspots draw significant foot traffic, underscoring Fresno's reputation as a retail destination. The city's economy, supported by sectors such as agriculture, healthcare, and education, provides a foundation for sustained retail growth.

Successful business ventures in the area highlight this statement: Fresno is well-positioned for retail success now and in the future. The prominent area of Figarden serves as a thoroughfare for Fresno. With over 50,000± vehicles per day, these routes are easily one of the most essential streets for students and daily commuters alike. *



Additional Photos



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