

1901 & 2015 E. SHIELDS AVENUE
FRESNO, CA



EXTERIOR RETAIL SPACE FOR LEASE

Within a Reimagined Mixed Use Shopping Destination

OMNINET



FRESNO'S FIRST.

Fresno's Next.

Manchester Center has been part of Fresno life since 1955, originally built on fig orchard land at Blackstone and Shields as the city's first major shopping center. Nearly 70 years later, Ominet Capital has reimagined it as One Fresno at Manchester Center—a revitalized mixed use destination bringing trusted retailers, new dining, residential, and entertainment together in one place.

Property Highlights

1M+ SF TOTAL GLA | RETAIL,
DINING & ENTERTAINMENT

REGAL CINEMAS | ANCHOR TENANT

550+ | RESIDENTIAL UNITS ON-SITE

250,000 CARS | DAILY SIGNAGE
EXPOSURE



Immediate access to Highways 41, 99, 169 & 180, connecting Manchester to all of Central California



Newly redesigned with modern architecture and finishes



24 hour on site security and dedicated property management

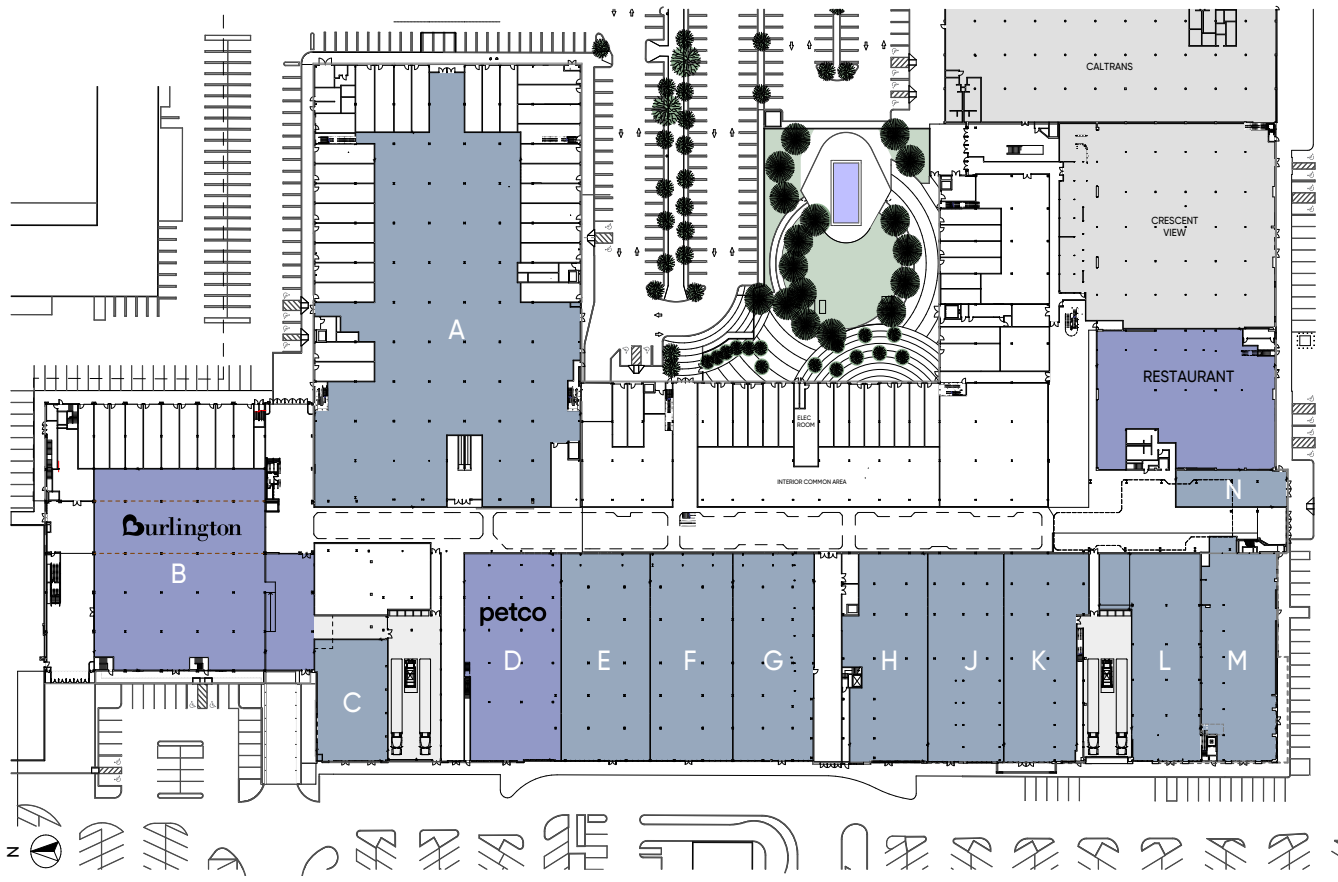


Fresno Area Express (FAX) Bus Station located on site

ONE
FRESNO

FIND YOUR PLACE IN IT.

A limited number of exterior retail spaces remain along One Fresno's most visible frontage. After 70 years of serving Fresno families, this is a rare chance to plant your flag in one of Central California's most established and beloved community shopping destinations



BLACKSTONE AVENUE

Space	Available SF
A	48,545
B*	26,406
C	5,747
D*	12,987
E	12,213
F	11,342
G	11,127
H	10,500
J	10,500
K	10,570
L	10,662
M	10,279
N	2,683
O*	15,115

THE NEIGHBORS YOU WANT.

One Fresno's tenant lineup reads like a who's who of everyday essentials – the brands Fresno families already trust, already visit, and already build their weekly routines around. Your business doesn't just share a parking lot with these names, it benefits from every trip they drive through the door.



FUTURE RETAILERS

Burlington

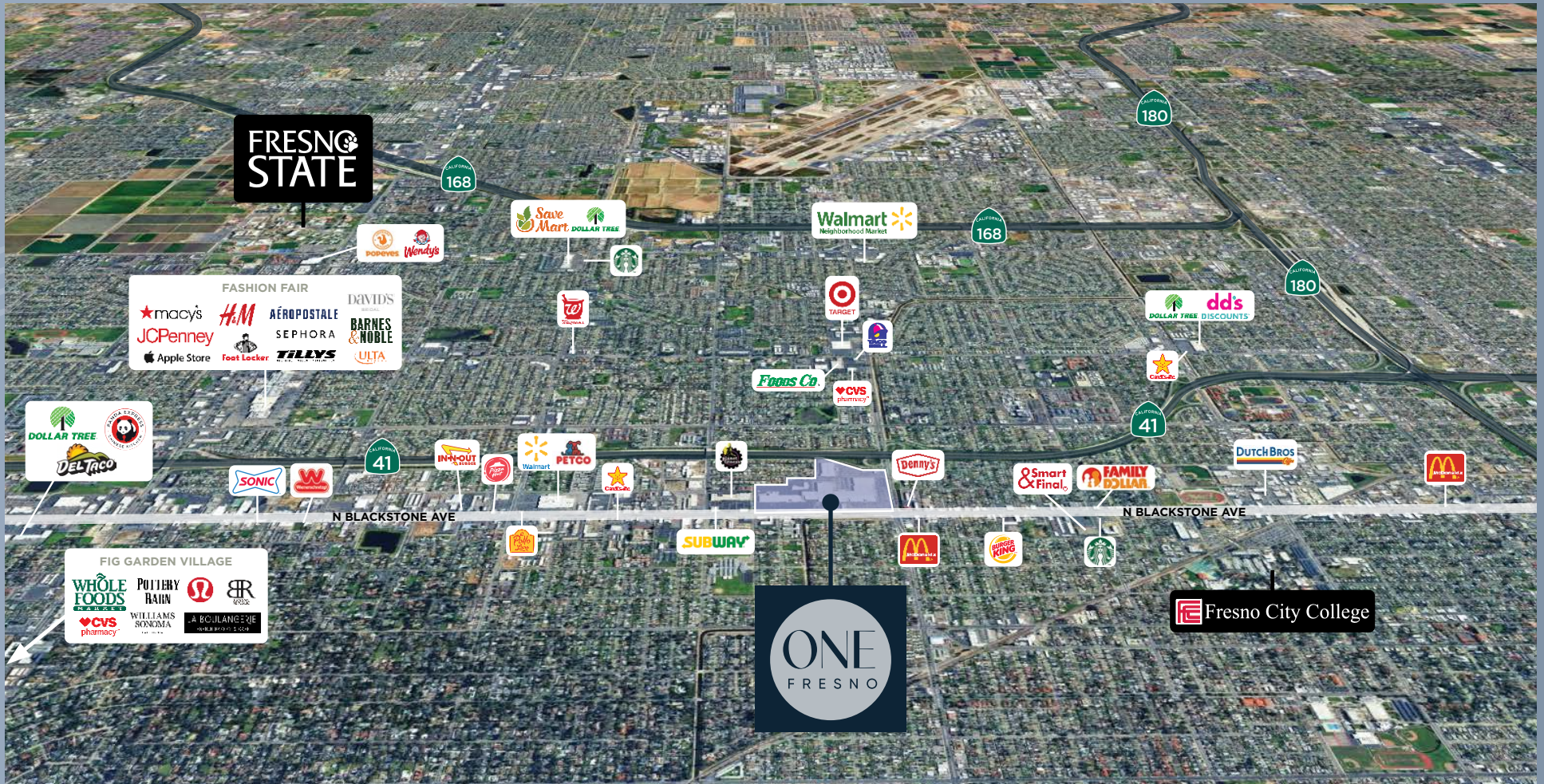
five BELOW

petco

BUILT-IN TRAFFIC.

BUILT-IN DEMAND.

One Fresno sits at the intersection of N. Blackstone Avenue and E. Shields Avenue, surrounded by some of Fresno's highest-performing national retailers. With top retailers all within the immediate trade area, this corridor already draws consistent, high-frequency traffic every single day. You're not building a customer base from scratch – you're stepping into one.



TRAFFIC COUNTS

Hwy 41
156,159 CPD

E. Shields Ave
101,659 CPD

N. Blackstone Ave
24,590 CPD

A MARKET THAT'S ONLY GETTING STARTED.

Positioned in the heart of California's Central Valley, Fresno continues to emerge as one of the region's strongest consumer markets. Supported by a growing population, relative housing affordability, and more than \$24 billion in annual retail sales activity, the market attracts continued residential growth, workforce expansion, and retailer investment. With regional connectivity via Highways 41, 99, 168, and 180, Fresno provides businesses access to one of the largest and fastest-growing consumer bases in the state.

Fresno at a Glance

1.02M+

Fresno County Residents

414,455

Residents within 5 miles

138,830

Households within 5 miles

\$99,998

Average HH Income
within 10 miles

\$24.3B

Annual Taxable Retail Sales

Why Retailers Are Taking Notice

- Central California's largest consumer base
- Ranked #15 nationally among the hottest U.S. housing markets (2026)
- Direct access via HWY 41, 99, 168, and 180
- Highway 99 corridor captures significant regional drive-through traffic
- Median age of 33.8





VINCENT ROCHE

Executive Director

(661) 633-3817

vincent.roche@cushwake.com

CA License 01155079

TERRI GIOVACCHINI

Director

(559) 433 3530

terri.giovacchini@cushwake.com

CA License 00964226

©2026 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE. COE-PM-West-06.18.2026

1901 & 2015 E. SHIELDS AVENUE | FRESNO, CA

OMNINET

