

AVAILABLE FOR LEASE  
WOODWARD VILLAGE SHOPPING CENTER

# SWC OF FIRST STREET & NEEDS AVENUE

FRESNO, CA



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## WOODWARD VILLAGE SHOPPING CENTER

### PROPERTY INFORMATION

<b>Available:</b>	2 Suites
7725 N. First Street:	1,620± SF
7799 N. First Street:	1,584± SF
<b>Gross Leasable Building Size:</b>	52,019± SF <i>(Excluding Anchor)</i>
<b>Total Shopping Center Land Size:</b>	8.66± acres
<b>Zoning:</b>	C-1, City of Fresno
<b>Year Built:</b>	1985
<b>Lease Rate:</b>	<i>Contact Agents</i>

### DEMOGRAPHICS

POPULATION:	1-MILE	3-MILE	5-MILE
2025 Est. Population:	12,761	111,413	253,223
2030 Projection Population:	12,747	111,630	254,185
Growth 2025-2030:	-0.11%	0.19%	0.38%

HOUSEHOLDS:	1-MILE	3-MILE	5-MILE
2025 Average:	\$130,492	\$118,412	\$114,735

*Source: Claritas 2025*

### TRAFFIC COUNTS

*(Within a One Mile Radius)*

61,126± ADT

First Street at Nees Avenue  
*(N,S,E, Westbound)*

*Source: Kalibrate TrafficMetrix 2025*

### LOCATION DESCRIPTION

Woodward Village is a well established shopping center in Northeast Fresno's Woodward Park Community anchored by a Smart & Final.

National tenants include: Pizza Factory, Taco Bell, Subway and more.

### HIGHLIGHTS

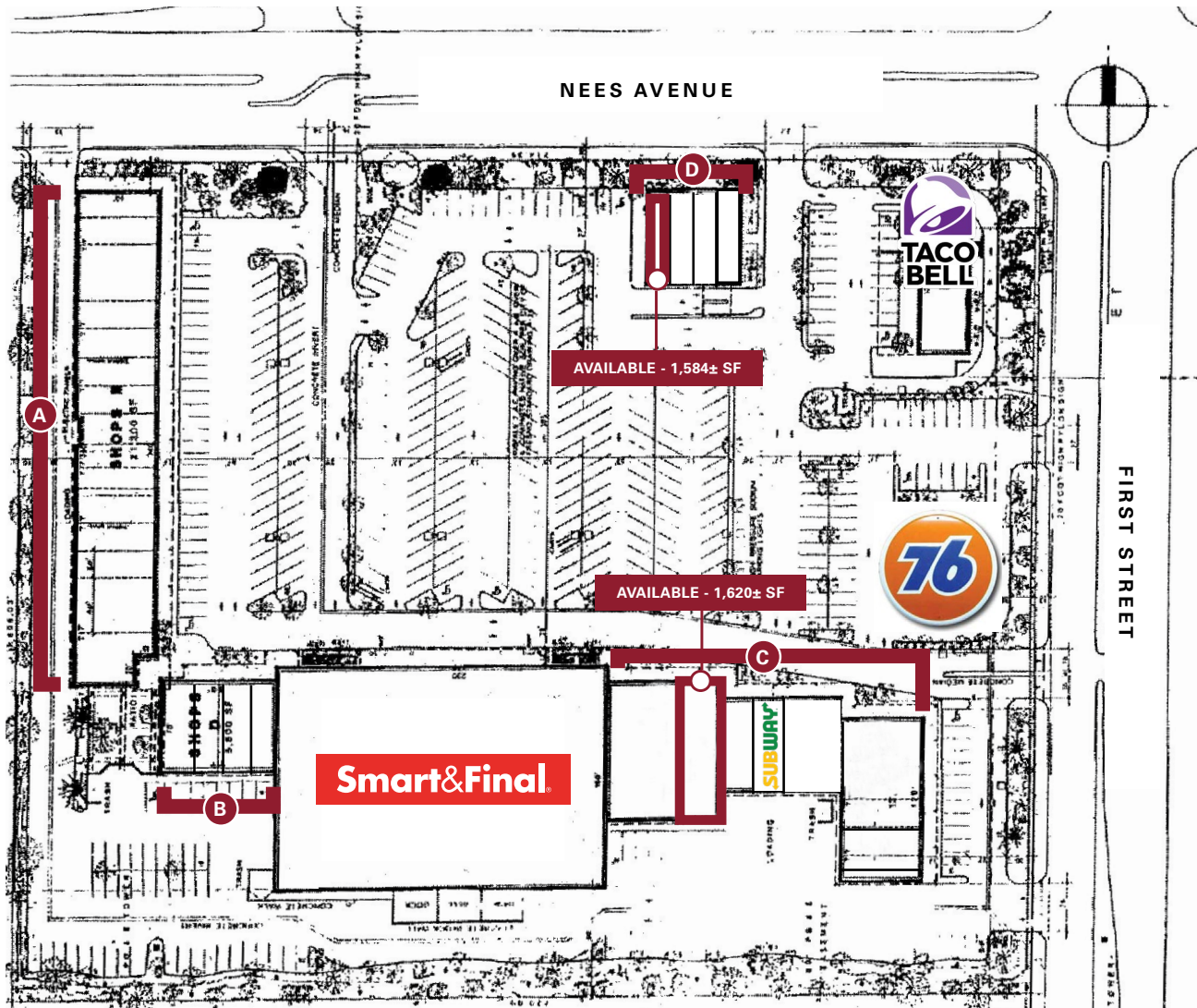
- High Traffic Counts
- Monument Signage Available
- Established Neighborhood



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## SITE PLAN & TENANT MAP (Not to Scale)



### A - TENANTS

1. Pizza Factory	9. Leased
2. Dope Barber Shop	10. ActvMeals
3. Fresno Cigarettes & Cigars	11. AAA Relaxing Station
4. Elegant Flowers	12. The Pickled Deli
5. Ani's Shoe Repair-Alterations	13. Authentique
6. Tan Republic	14. Yerevan Restaurant
7. Diamond Nail Spa	15. Sushi Day
8. Scissor Hands Salon	

### B - TENANTS

16. Ashtree Dental	18. Com Pho Bamboo
17. Fresno Bagel	

### C - TENANTS

19. Fresno Ultimate Martial	23. N.K. Elegance Salon
20. Vacant	24. Crazy Squirrel Game Store
21. Book Nook	25. Golden Donuts
22. Subway	26. Veterinarian

### D - TENANTS

27. Vacant	29. Packing Solutions
28. Bombay Pizza	30. R&G Threading Bar



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