

ANCHOR SPACE AVAILABLE

FOR LEASE ±12,480 SF

RIVERVIEW SHOPPING CENTER

9439 Fort Washington
Fresno, CA

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CUSHMAN &
WAKEFIELD

RIVERVIEW SHOPPING CENTER

9439 Fort Washington

Fresno, CA

Property Features

108,424 square foot market anchored retail center in the affluent Woodward Park/Lake area in northeast Fresno. This shopping center consists of three components; two free-standing multi-tenant pad buildings, a primary shops building which houses anchor tenants at either end. The tenants and customers of the center are served by an abundant parking field (642 stalls), offering a ratio of over 5.92 spaces per 1000 square feet of building, ensuring easy access and convenience, but also providing the opportunity to for some public or entertainment space, to serve as an additional attraction and traffic driver for the tenants. Current events include a weekly Farmer's Market. The center's inviting layout, convenient parking and appealing Mediterranean upscale architecture have all contributed to its consistently out- performing the competing centers in the market. Located at the primary intersection of Friant Road and Fort Washington Road and across from Woodward Park.

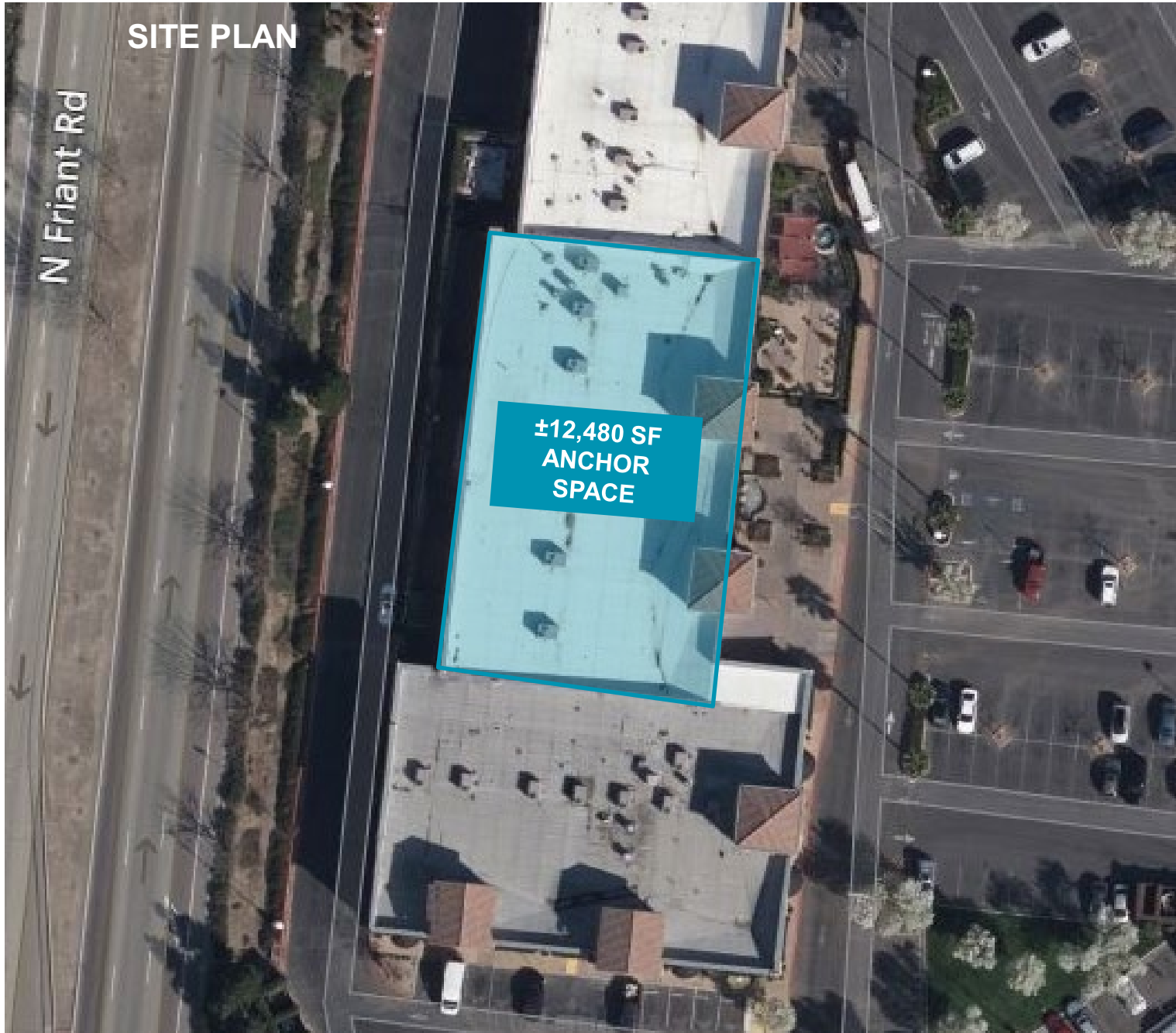
Anchor Space: ±12,480 SF (Equipment included)

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- Air Conditioning
 - Corner Lot
 - Tenant Controlled HVAC
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- Pylon Signage
 - Security System
 - Monument Signage
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- Well positioned Location at the primary intersection if Friant Rd & For Washington Rd, immediately adjacent to Woodward Park.
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- Attractive Architecture – high end finishes and water features
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- Local, Regional and National Tenant for a synergistic mix of Tenants.
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- Major Tenant Events and Farmer's Market Weekly bringing large crowds.



RIVERVIEW SHOPPING CENTER

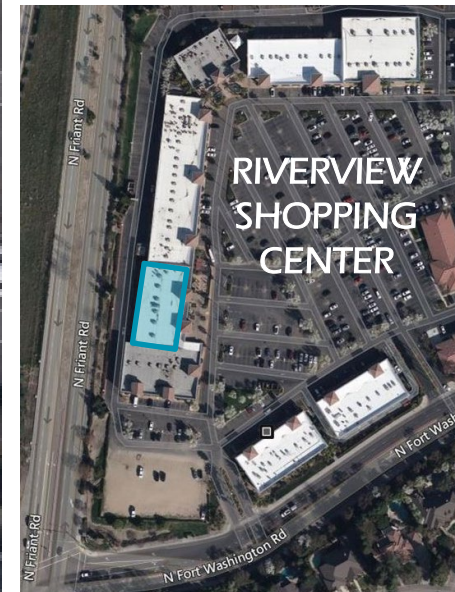
9439 Fort Washington – Fresno, CA



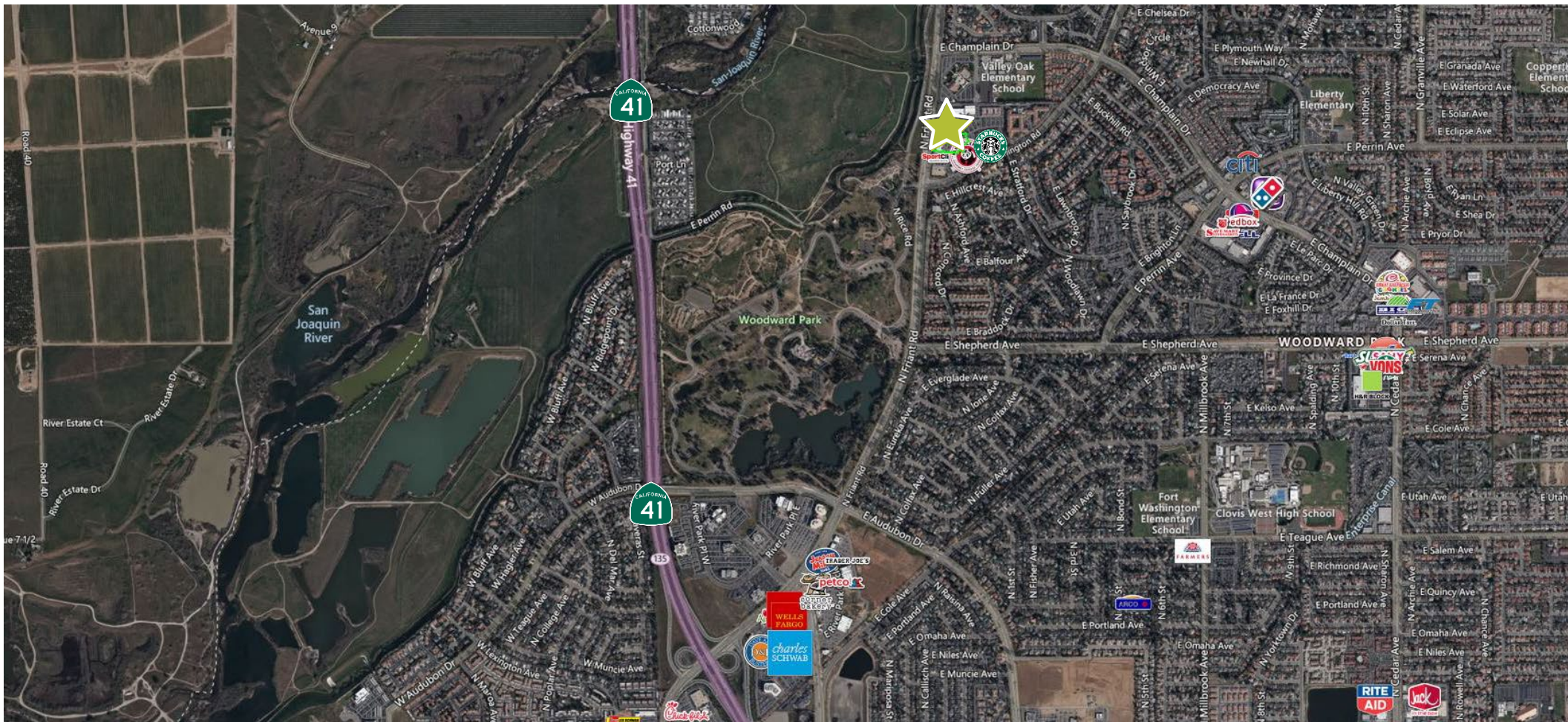
Anchor space
±12,480 square feet
Grocer kitchen, bakery
deli, cooler, freezer
equipment included.

SPACE	SF
ANCHOR SPACE	±12,480

Great mix of diverse tenants including Starbucks, Panda Express, Fort Washington Fitness, Starving Artist Bistro, Fort Blossom Café Bar & Grill and many more.



RIVERVIEW SHOPPING CENTER – NEIGHBORHOOD AERIAL



NEIGHBORHOOD DEMOGRAPHICS



TRAFFIC COUNTS

FORT WASHINGTON
21,062 VPD

FRIANT
46,395 VPD



PERCENTAGE GROWTH

1 Mile

7.45%

3 Miles

8.51%

5 Miles

7.85%



AVERAGE HOUSEHOLD INCOME

\$152,452

\$128,731

\$118,626

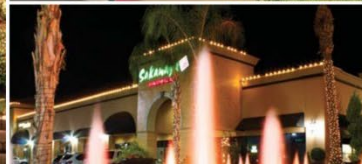


DAYTIME POPULATION

8,690

78,058

164,475





FOR MORE INFORMATION, CONTACT:

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