FLYER

PRESERVE WEST CAPITAL

RETAIL CALIFORNIA™
Commercial Real Estate Brokerage
A Division of Pearson Realty

Villaggio Shopping Center
Fresno, CA

preservewestcapital.com | retailcalifornia.com

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Property walk-throughs are to be conducted by appointment only. Contact Broker for additional information.

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PROPERTY HIGHLIGHTS

- Trophy Home Goods and Nordstrom Rack-Anchored Lifestyle Center Sitting on 20+ Acres in the Heart of the Central Valley
- Central Valley's Premier Shopping Destination
- 99% Leased to Internet-Resistant Mix of Local, Regional, and National Tenants with Additional Income in New Lease-Up
- Located in the Heart of the Regional River Park Shopping District Surrounded by Best-in-Class Retail Tenants, High-End Professional Offices, and High-Income Residential
- Healthy Rent Growth with Fixed Rental Increases in Leases Providing a Strong Hedge Against Inflation
- Highly Trafficked Retail Corridor with Excellent Frontage Along Blackstone Avenue (45,618 AADT) – Fresno's Main North-South Retail Corridor Stretching Nearly the Entire Length of the City
- The Shopping Center had 4.2M Annual Visits Last Year with a Visit Frequency of 3.83
- Robust, Affluent Demographics Surrounding Site with Average Household Income of Over $106,000 within a 3 Mile Radius
- Super Regional Customer Draw with Total Population Over 691,700 within 15 Miles of Site
- Excellent Visibility & Access Directly off State Highway 41 at Friant Avenue (156,868 ADT)
- Construction has Commenced on Fresno's High-Speed Rail which will Provide a 1-hour connection between Fresno and Silicon Valley
- Less Than One Mile from Kaiser Permanente Fresno Medical Center with 169 Inpatient Beds
- Subject Property Qualifies for Tax Savings Via Accelerated Depreciation Via Cost Segregation – 100% Bonus Depreciation Related to Improvements

The Investment

Villaggio Shopping Center offers an investor the rare opportunity to acquire an outdoor lifestyle center anchored by HomeGoods and Nordstrom Rack. An upscale mixed-use development, Villaggio offers a diverse mix of national and regional tenants with strong intrinsic value due to its infill location where demand for real estate far exceeds supply. The property is ideally situated within Fresno's premier retail corridor, at the heart of the regional River Park Shopping district, surrounded by high-end professional offices and high-income residential with an average household income of $106,000 within a three-mile radius and total population of 550,293. The center benefits from excellent visibility from Yosemite Freeway and is easily accessible from both Blackstone and Nees Avenues with a dedicated turn lane. Multiple new residential units are planned or under development in the surrounding area. An investor will capitalize on stable income from best-in-class tenants with strong underlying land value in one of the most desirable markets in the country. Fresno has unquestionably established itself as one of the best long-term real estate investment markets over the last decade.

PRICE

Unpriced

CLICK HERE TO EXECUTE CA & ACCESS FULL OM

PLEASE EXECUTE THE **NDA** LINKED ABOVE TO RECEIVE THE FULL OFFERING MEMORANDUM.

Location

The property is located at the southwest corner of Nees Avenue and Blackstone Avenue in Fresno, California.

Lot Size

Approximately 20 acres or 871,200 square feet.

Improvements

11 retail buildings totaling 213,594 square feet.

Parking

Surface parking spaces are available throughout the center. Parking Ratio: 5.52/1,000 SF.

Financing

The property will be delivered free and clear of permanent financing.

SHOPPING CENTER METRICS

ULTA BEAUTY
173.7K Visits
Chain Rank (CA): 42/132

DSW DESIGNER SHOE WAREHOUSE
219.5K Visits
Chain Rank (CA): 12/32

NORDSTROM RACK
613.9K Visits
Chain Rank (CA): 23/52

BARNES & NOBLE .com www.bn.com
743.7K Visits
Chain Rank (CA): 3/54

HomeGoods
743.9K Visits
Chain Rank (CA): 2/68

Total Wine & MORE
415.9K Visits
Chain Rank (CA): 6/27

carter's
174.6K Visits
Chain Rank (CA): 1/46

COLD STONE CREAMERY
152.5K Visits
Chain Rank (CA): 3/90

SHOPPING CENTER METRICS (Villaggio Shopping Center)

Visits	4.2M	Visit Frequency	3.83
Visits / sq. ft.	19.66	Avg. Dwell Time	60 min
Visitors	1.1M	Panel Visits	75.8K

Apr 1st, 2021 - Mar 31st, 2022
Data provided by Place Labs Inc.

Placer.ai

SITE PLAN

MR. PICKLE'S SANDWICH SHOP
crumbl cookies
JOS. A. BANK
COLD STONE CREAMERY
Soccer Express
pressed juicery
LION REAL ESTATE
Vonda's
Antonio's
Pismo's COASTAL GRILL
W NEES AVE
Kesa Sushi & Grill Buffet
Lazy DOG EAT. DRINK.
Total Wine & MORE
carter's
DSW DESIGNER SHOE WAREHOUSE
ULTA BEAUTY
SIERRA NUT HOUSE Fresno, CA
Rejuvimed ADVANCED MEDICAL AESTHETICS
N BLACKSTONE AVE
Bank of America
HORN PHOTO
KIRKLAND'S Home Decor, Gifts & More
NEO SALON & BARBERSHOP
PROFESSOR TOY
NORDSTROM RACK
HomeGoods
Hallmark
LANE BRYANT
WeightWatchers
BARNES & NOBLE.com
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