FOR SALE

RETAIL

1255 W Shields Ave, Fresno, CA 93705

Absolute Net Investment with Below-Market Rent & Future Re-Tenanting Upside



EXCLUSIVELY LISTED BY

NORTHGATE

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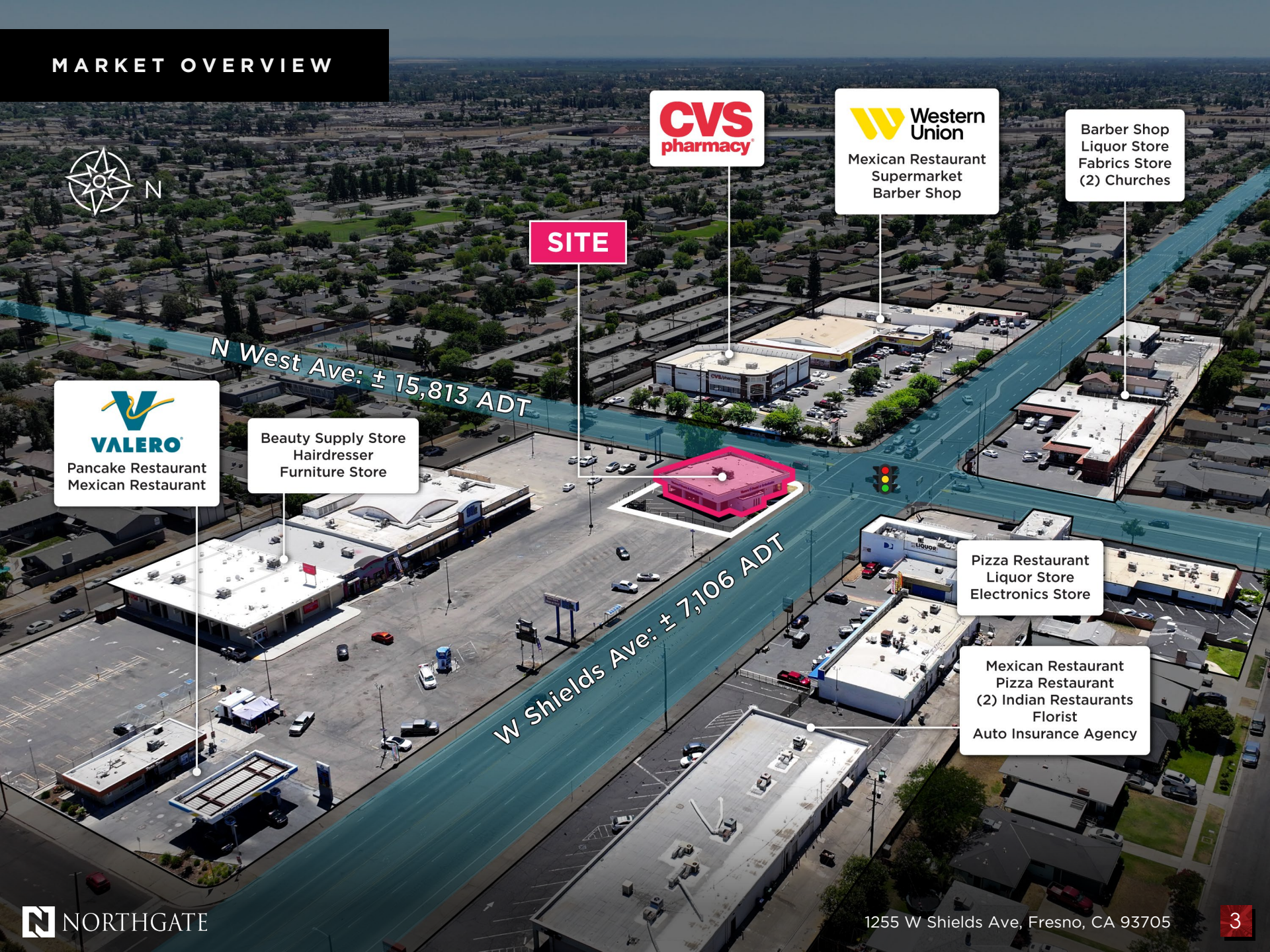
HIGHLIGHTS

- Absolute net land lease through June 30, 2030
- Below-market rent with significant future income upside
- Opportunity to re-tenant, reposition, or occupy at lease expiration
- Freestanding ±3,451 SF building at a signalized intersection
- Reciprocal access and additional parking within the larger shopping center
- Strong visibility and signage at Shields Ave & West Ave
- Dense infill trade area with ±142,832 residents within 3 miles

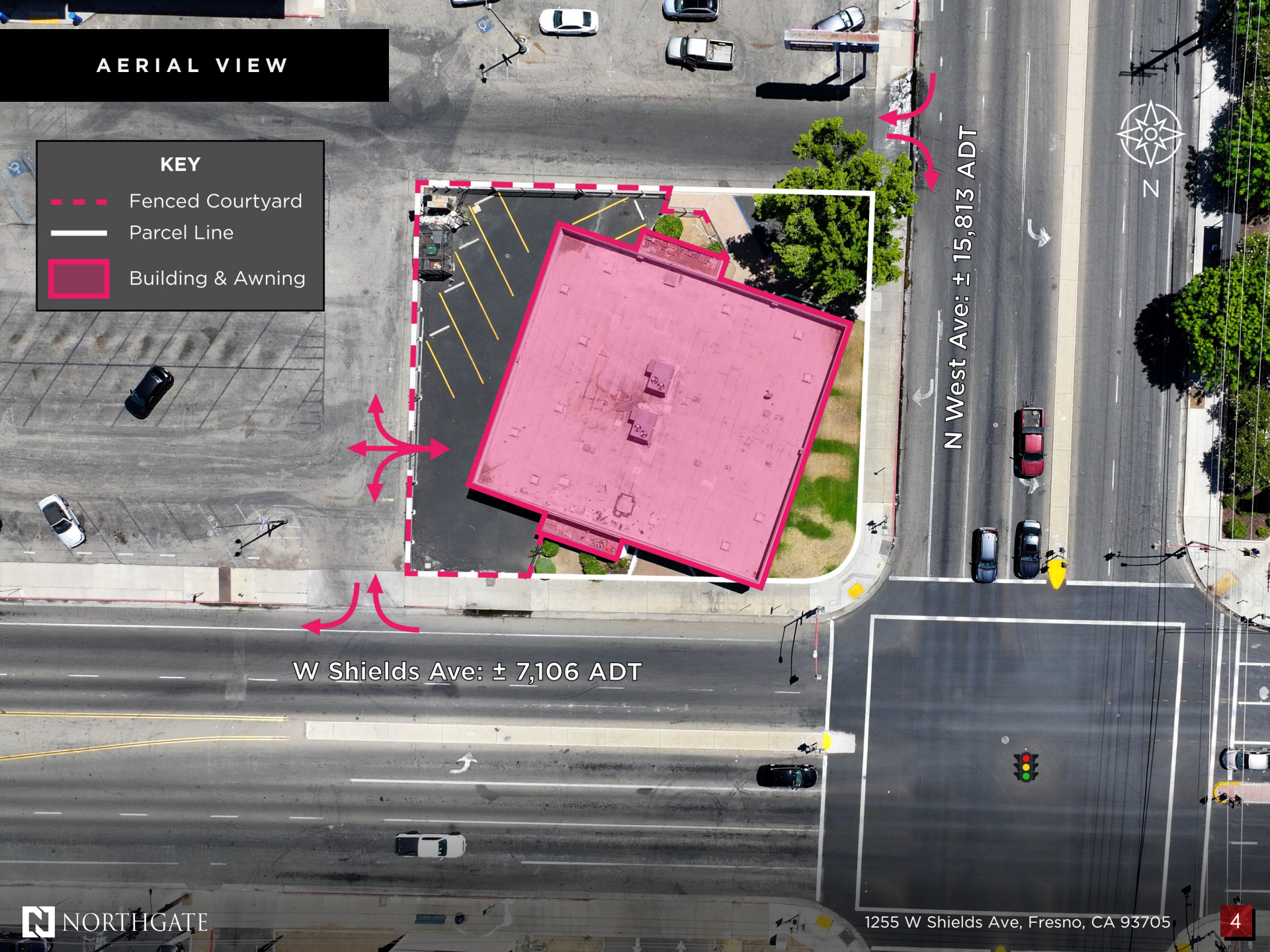
PROPERTY OVERVIEW

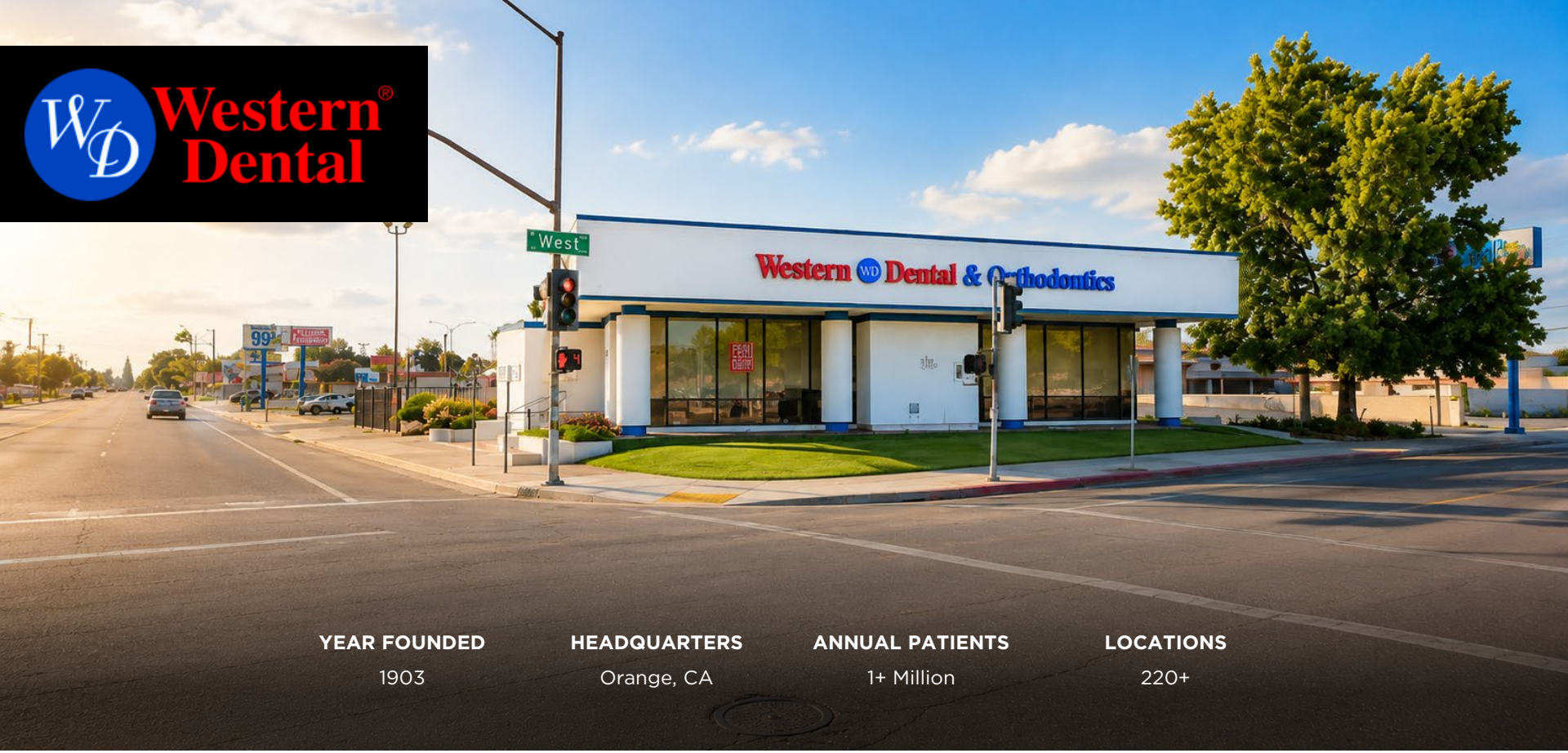
ADDRESS	1255 W Shields Ave, Fresno, CA 93705
PROPERTY TYPE	Retail Single-Tenant
SALE TYPE	Investment / Future Owner-User
SALE PRICE	$650,000 Total $188.35 / SF
CAP RATE	3.32% actual & pro forma
NOI	$21,607 actual & pro forma
LEASE TYPE	Absolute Net Land Lease
BUILDING SIZE	3,451 SF
PARCEL SIZE	0.36 acres
ZONING	Commercial Community (CC)
APN	443-021-01
TRAFFIC	W Shields Ave ± 7,106 ADT N West Ave ± 15,813 ADT

MARKET OVERVIEW



AERIAL VIEW


KEY
Fenced Courtyard
Parcel Line
Building & Awning
N West Ave: ± 15,813 ADT
W Shields Ave: ± 7,106 ADT
N



Western® Dental

YEAR FOUNDED	HEADQUARTERS	ANNUAL PATIENTS	LOCATIONS
1903	Orange, CA	1+ Million	220+

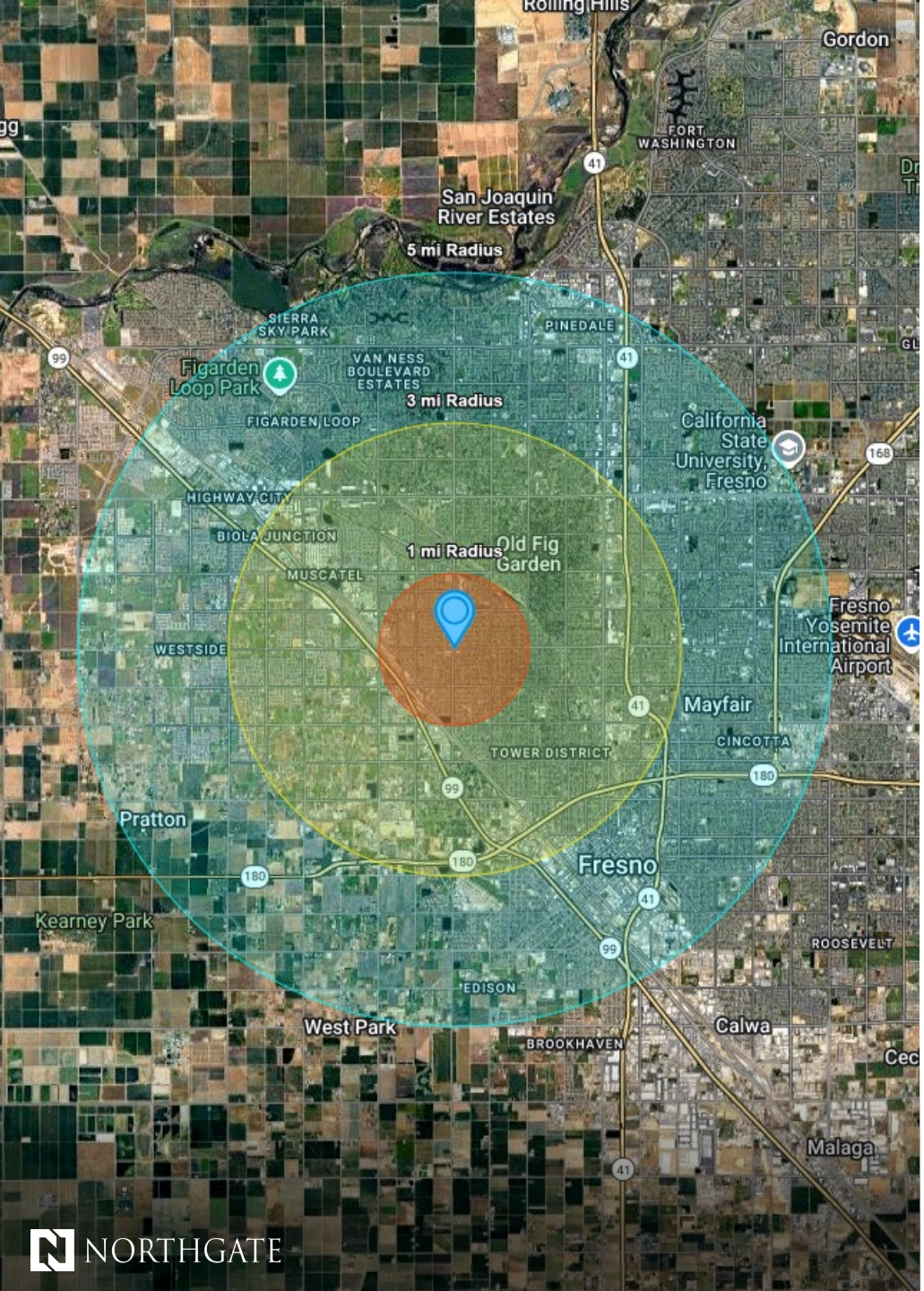
Western Dental & Orthodontics is one of the nation's largest dental service organizations, providing comprehensive general and specialty dental care through an extensive network of offices. Founded in 1903, the company has built a longstanding presence in California and today serves more than one million patients annually. Its services include general and family dentistry, orthodontics, oral surgery, dental implants, cosmetic dentistry, and other specialty care, allowing patients to access a broad range of treatment through a single provider. With more than a century of operating history, a substantial California footprint, and demand driven by essential healthcare services, Western Dental represents an established healthcare tenant with significant brand recognition throughout the state.

LEASING ABSTRACT

TENANT / LESSEE	Santa Barbara Savings & Loan Association
LEASE TYPE	Ground lease. Tenant leases land and is responsible for improvements, maintenance, taxes, insurance, and related charges.
ORIGINAL LEASE DATE	April 15, 1976
ADDENDUM DATE	May 7, 1979
INITIAL TERM	30 years
COMMENCEMENT DATE	July 1, 1980
INITIAL EXPIRATION DATE	June 30, 2010
EXTENTION OPTIONS	Two 10-year extension options.
FIRST OPTION PERIOD	July 1, 2010 - June 30, 2020
SECOND OPTION PERIOD	July 1, 2020 - June 30, 2030

RENT SCHEDULE

PERIOD	MONTHLY RENT	NOTES
July 1, 1980 - June 30, 2000	$937.83	Initial term rent updated per user note / addendum.
July 1, 2000 - June 30, 2020	$1,440.44	Applies during later initial/first option period per addendum.
July 1, 2020 - June 30, 2030	$1,800.55	Second Option



DEMOGRAPHICS - 2026

	1 MILE	3 MILES	5 MILES
Population	27,577	142,832	353,596
Projected Population (5 Yr)	26,438	138,209	345,763
Median Age	30.4	33	32.8
Households	8,926	49,751	119,881

Population by Race & Ethnicity

White	33%	35%	34%
Black	11%	10%	10%
Native American	3%	3%	2%
Asian & Pacific Islander	8%	11%	13%
Other	44%	42%	41%
Hispanic	60%	55%	54%

Average HH Income	$79.1k	$90.9k	$91.7k
High School Graduates	74%	79%	78%
College Graduates	23%	29%	30%
Total Businesses	340	5,362	13,746
Total Employees	2,143	46,380	129,830

NORTHGATE

Investment Sales | Leasing | Asset Management | Property Management



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