

AVAILABLE FOR LEASE

SUITE 103 | 1,900± SF

6893 N. GOLDEN STATE BOULEVARD

FRESNO, CA



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*Independently Owned and Operated* | Corporate License #00020875 | [retailcalifornia.com](http://retailcalifornia.com)

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# 6893 N. GOLDEN STATE BOULEVARD

FRESNO, CA

## PROPERTY

INFORMATION

<b>Availability:</b>	Suite 103   1,900± SF
<b>Building Size:</b>	7,008± SF
<b>Tenancy:</b>	Single
<b>Year Built:</b>	2016
<b>Zoning:</b>	CH ( <i>Commercial Highway</i> )
<b>APN:</b>	504-060-083 ( <i>Fresno County</i> )

### PROPERTY DESCRIPTION

The subject site is anchored by Starbucks and Einstein Bros. Bagels, offering strong national co-tenancy. The site features excellent accessibility from Golden State Boulevard, with a proposed signalized intersection and cross-access into the center for even greater convenience. Ample parking and prominent visibility from Golden State Boulevard further enhances the site's appeal.

### HIGHLIGHTS

- Anchored by Starbucks and Einstein Bros., with excellent access and parking
- Prime location near Highway 99 and major traffic routes
- Surrounded by major retailers and hotels



**Contact Agent**  
FOR LEASE RATE

**NNN**  
LEASE TYPE

**LOCATION DESCRIPTION**

The subject site is strategically located in the southwest quadrant of N. Golden State Boulevard and W. Herndon Avenue, near the Highway 99 on/off ramps.

Positioned in close proximity to Fresno’s newest Power Center, Marketplace at El Paseo, the site benefits from strong visibility and high traffic counts along Herndon Avenue, Golden State Boulevard, and Highway 99. Major nearby tenants include Target, Old Navy, Raising Cane’s, and Taco Bell, with Hampton Inn and Holiday Inn situated directly behind the site—providing convenient lodging for travelers along Highway 99.

	DEMOGRAPHICS	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
<b>POPULATION</b>	2029 Projection	4,771	49,586	108,563
	2024 Estimate	4,588	46,639	103,960
	Growth 2024-2029	3.99%	6.32%	4.43%
	Growth 2020-2024	-12.43%	8.11%	0.32%
	Growth 2010-2020	10.11%	16.23%	18.61%
<b>HOUSEHOLD</b>	2029 Projection	1,510	15,441	35,715
	2024 Estimate	1,448	14,533	34,193
	Growth 2024-2029	4.30%	6.25%	4.45%
	Growth 2020-2024	-11.91%	7.50%	0.37%
	Growth 2010-2020	12.30%	13.47%	14.23%
	<i>2024 Est. Average HH Income</i>	\$130,899	\$130,899	\$130,899

Source: Claritas 2024



**TRAFFIC COUNTS**  
**81,659± ADT**  
**34,229± ADT**

Highway 99  
 Golden State Boulevard at Herndon Avenue  
 (Southbound & Westbound)

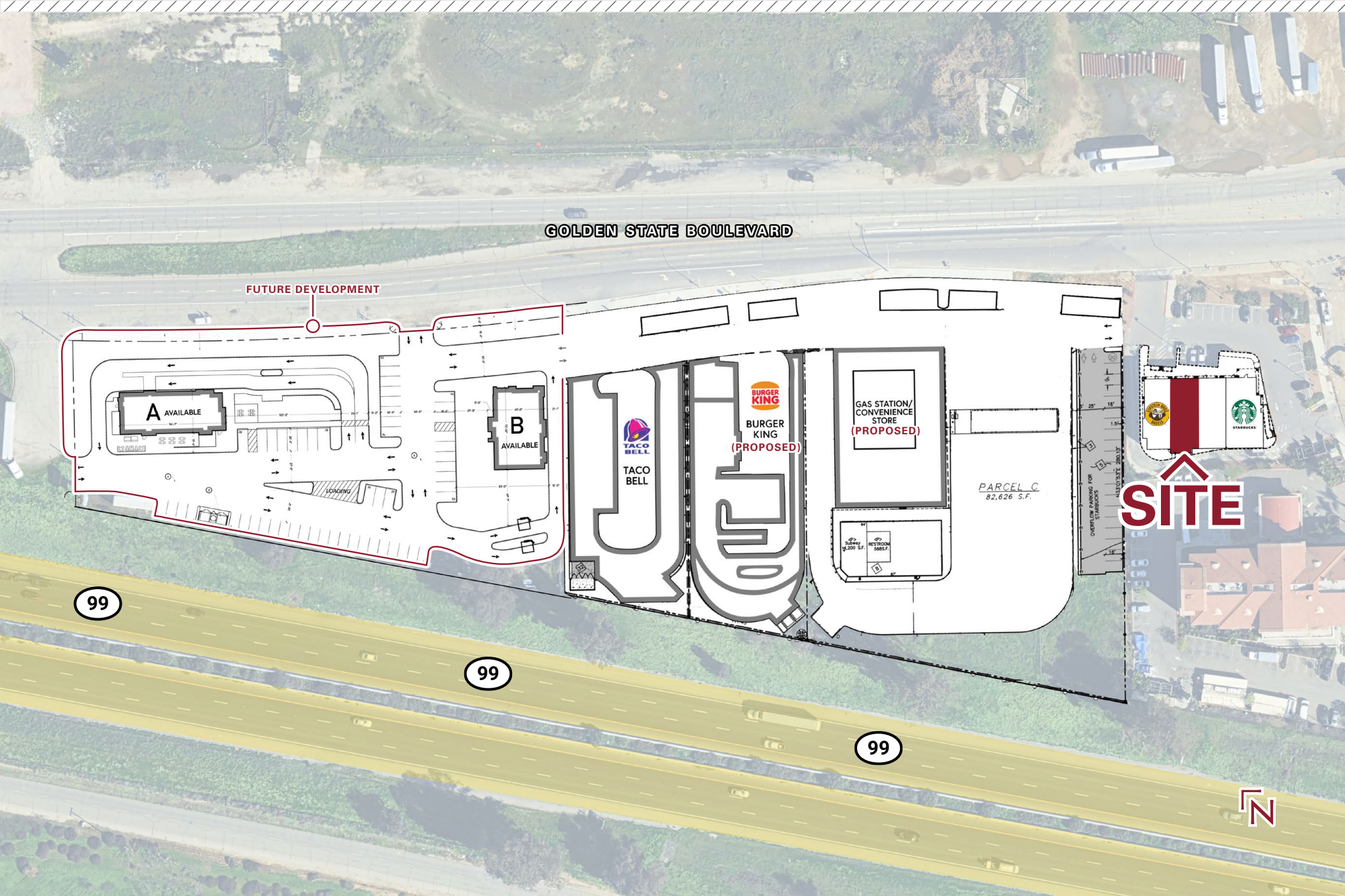
Source: Kalibrate TrafficMatrix 2024

6893 N. GOLDEN STATE BOULEVARD  
FRESNO, CA

PROPERTY  
IMAGES







GOLDEN STATE BOULEVARD

FUTURE DEVELOPMENT

A AVAILABLE

B AVAILABLE

TACO BELL

BURGER KING (PROPOSED)

GAS STATION/ CONVENIENCE STORE (PROPOSED)

PARCEL C  
82,626 S.F.

99

99

99

SITE



6893 N. GOLDEN STATE BOULEVARD  
FRESNO, CA

AERIAL  
MAP



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