

AVAILABLE FOR LEASE
SPECIALTY GROCER ANCHORED SHOPPING CENTER | COMING SOON!

BRAWLEY CROSSING SHOPPING CENTER

SWC OF HERNDON AND BRAWLEY AVENUES | FRESNO, CA



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BRAWLEY CROSSING SHOPPING CENTER

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PROPERTY

INFORMATION

Availability:	1,200± SF - 12,000± SF
Leasable Area:	42,500± SF
Tenancy:	Multiple

PROPERTY DESCRIPTION

Brawley Crossing is a new retail development coming soon that will be anchored by a specialty grocer. In addition to the grocery anchor, Brawley Crossing will consist of various shop spaces, suitable for numerous neighborhood shopping center uses.

HIGHLIGHTS

- High Traffic intersection
- Densely populated trade area
- Strong retail and restaurant presence
- Affluent NW Fresno Neighborhood
- High barrier to entry market



Contact Agent
FOR LEASE RATE

BRAWLEY CROSSING SHOPPING CENTER

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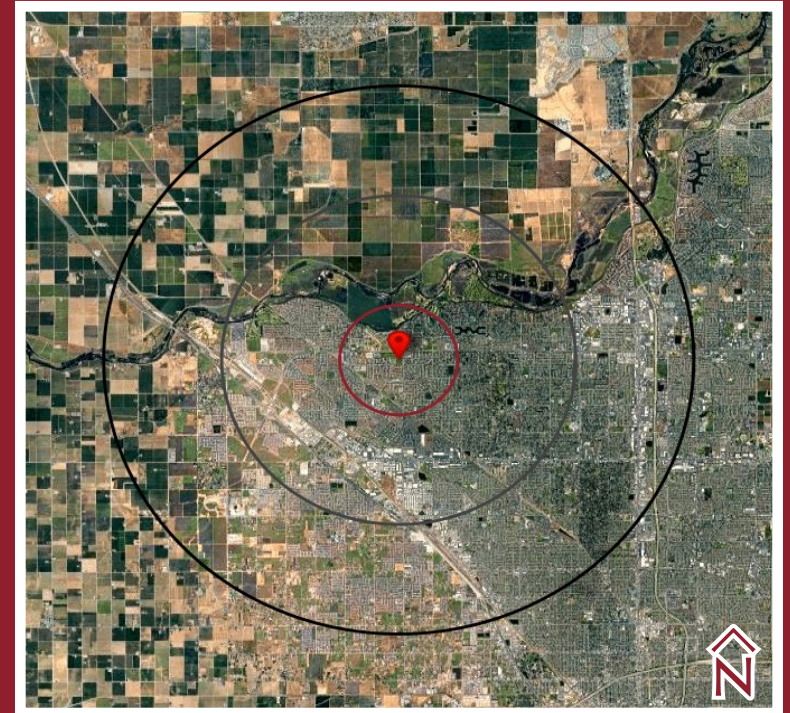
AREA DEMOGRAPHICS

LOCATION DESCRIPTION

Brawley Crossing will be located at the corner of Herndon & Brawley Avenues, in Fresno, CA. The intersection is home to Tractor Supply Co., Dutch Bros Coffee, Chipotle and The Habit among other major national retailers. The property is surrounded by mature and affluent northwest Fresno neighborhoods further adding to the demand for goods and services in the area.

	DEMOGRAPHICS	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
POPULATION	2031 Projection	13,550	92,770	206,866
	2026 Estimate	13,619	91,784	205,151
	Growth 2026-2031	-0.51%	1.07%	0.84%
HOUSEHOLD	2031 Projection	5,343	33,227	72,145
	2026 Estimate	5,334	32,795	71,455
	Growth 2026-2031	0.16%	1.32%	0.97%
	<i>2026 Est. Average HH Income</i>	\$122,939	\$123,019	\$112,063

Source: Claritas 2026



TRAFFIC COUNTS

67,326± ADT

Herndon Avenue at Brawley Avenue
(Eastbound & Westbound)

20,870± ADT

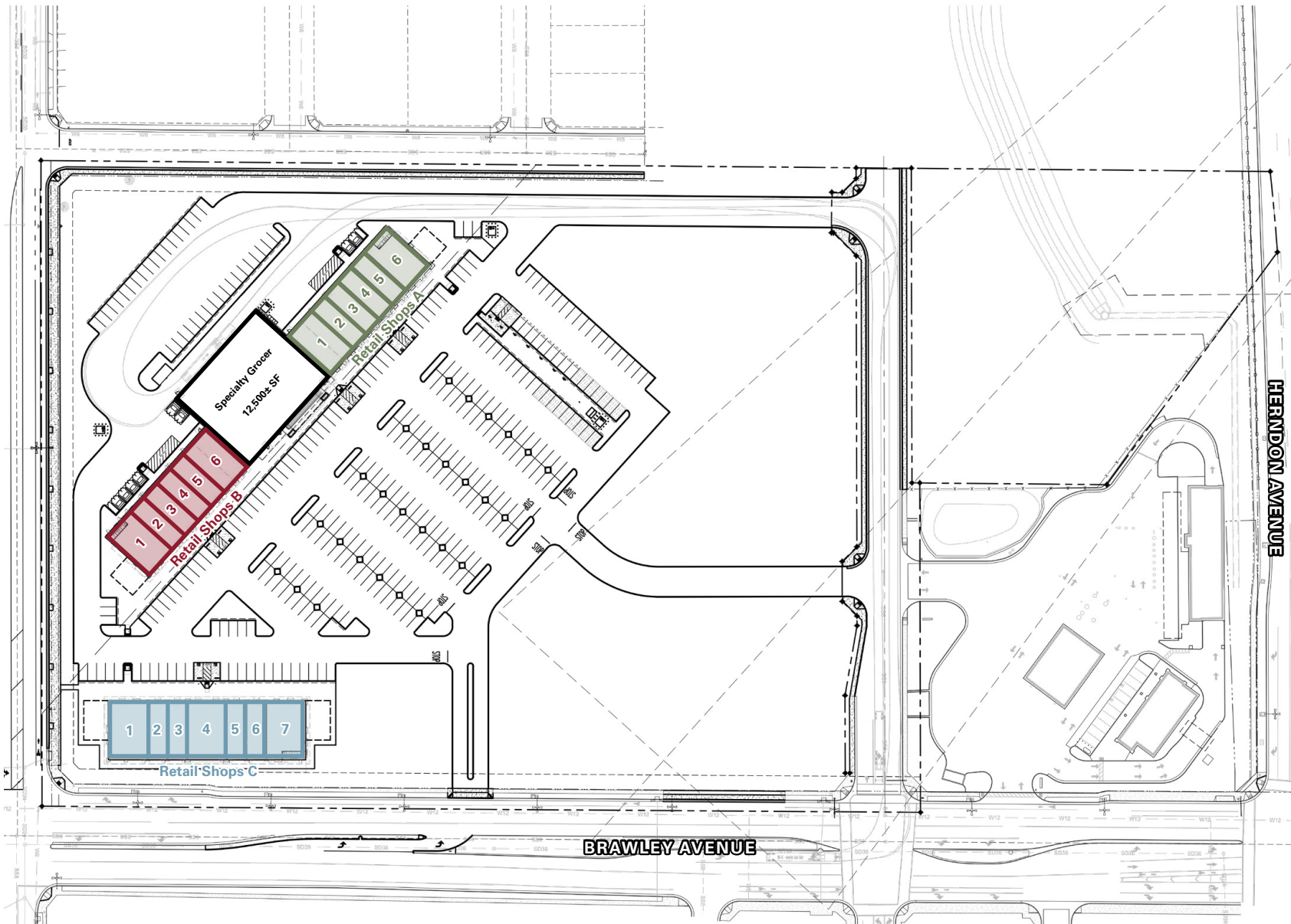
Brawley Avenue at Herndon Avenue
(Northbound & Southbound)

Source: Kalibrate TrafficMetrix 2026

BRAWLEY CROSSING SHOPPING CENTER

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SITE PLAN



Retail Shops A

Space #1	2,100± SF
Space #2	1,200± SF
Space #3	1,200± SF
Space #4	1,200± SF
Space #5	1,200± SF
Space #6	1,883± SF

Retail Shops B

Space #1	1,883± SF
Space #2	1,200± SF
Space #3	1,200± SF
Space #4	1,200± SF
Space #5	1,200± SF
Space #6	2,100± SF

Retail Shops C

Space #1	2,183± SF
Space #2	1,200± SF
Space #3	1,200± SF
Space #4	2,400± SF
Space #5	1,200± SF
Space #6	1,200± SF
Space #7	2,400± SF

**Shop space sizes are conceptual and can be adjusted based on tenant needs and building design.*

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PROPOSED ELEVATIONS

RETAIL SHOPS A & B



RETAIL SHOPS A



RETAIL SHOPS B



RETAIL SHOPS C



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AERIAL
MAP



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