MATTHEWS™

Renovated Convenience Store with Food Program Infrastructure

Retail Redevelopment Opportunity

518 W Shields Ave, Fresno, CA 93705

Business & Real Estate Investment Opportunity

Offering Memorandum

Exclusively Listed By

Point Of Contact

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Property Overview

Redevelopment Opportunity
518 W Shields Ave, Fresno, CA 93705

Investment Highlights

$3,300,000
Price

Business
& Real Estate Sale

Property Highlights

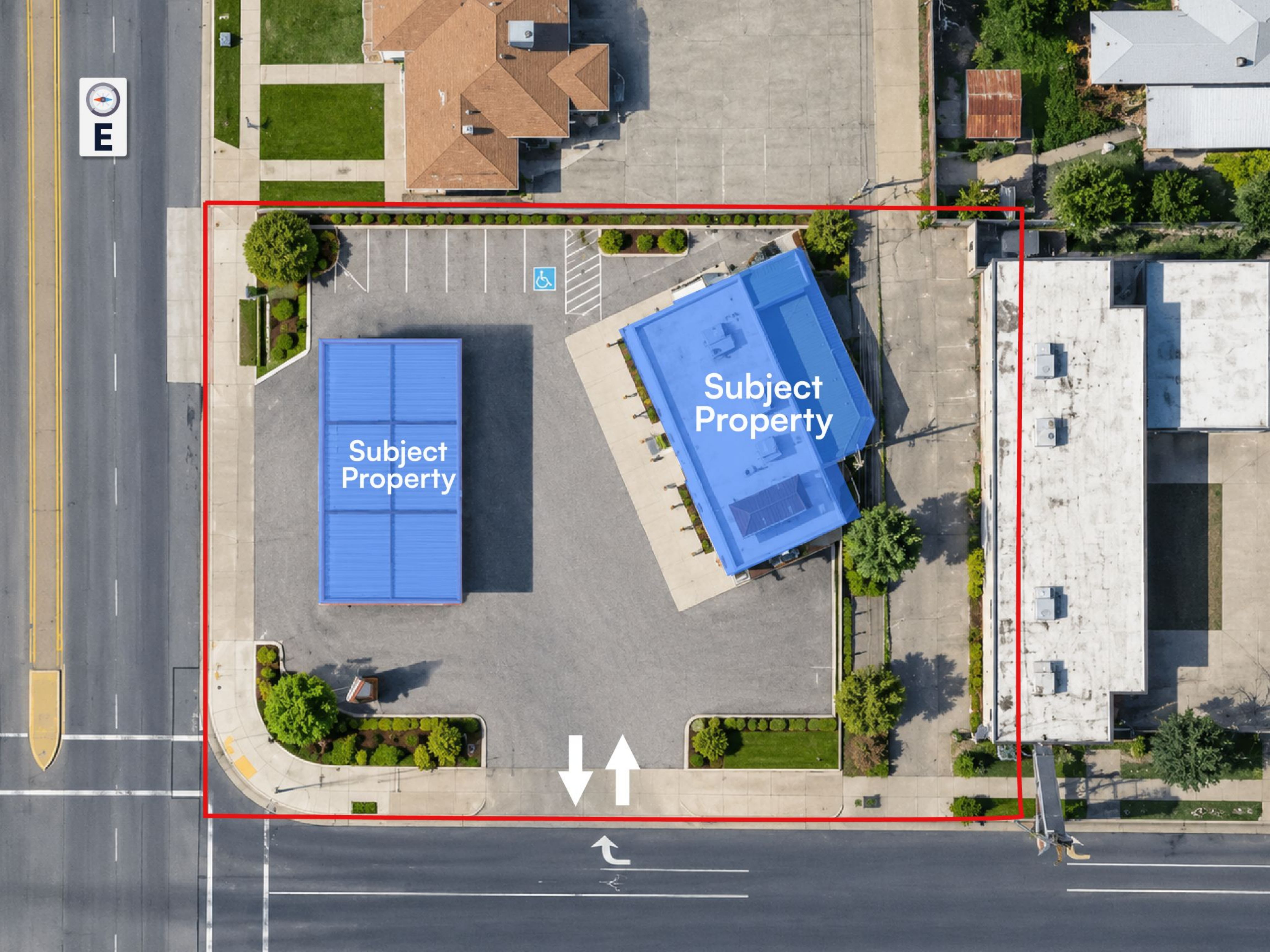
- **Turnkey Redevelopment Opportunity** — Originally a non-compliant, single-wall tank station, this property has been fully redeveloped from the ground up — delivering a move-in ready asset upon close of escrow. Buyer assumes zero construction risk, avoids the cost and complexity of doing the work themselves, and can open day one.

- **Brand New Infrastructure Throughout** — New Xerxes double-wall fiberglass UST (14,000 gallons), Red Thread fiberglass piping, Veeder Root TLS450plus monitoring system, four new Gilbarco MPDs, and new Gilbarco POS system — all commercial grade and built to current regulatory standards.

- **Unbranded — Full Operator Flexibility** — No brand encumbrances, allowing the buyer to immediately plug into their existing supply chain or jobber relationship and operate under their preferred brand affiliation.

- **Renovated Convenience Store with Food Program Infrastructure** — Fully renovated 1,196 SF c-store featuring new HVAC, roof, flooring, windows, and updated lighting. Counter area purpose-built to accommodate a food program, ideal for concepts such as Krispy Krunchy Chicken or Chicken King.


N
Whole Foods Market
Courtyard Marriott
Ramada
W Shaw Avenue ± 53,893 VPD
± 140,000 VPD
Gurnick Acadamy
±811 Students
Towne Square Shopping Center
Big 5 Sporting Goods
Walmart
Spirit
Target
Kohl's
Sizzler
Wells Fargo
PetSmart
Office Depot
Dick's Sporting Goods
Texas Roadhouse
Malloch Elementary
±495 Students
E Ashlan Ave ± 20,211 VPD
Fashion Fair
BJ's
Apple Store
Foot Locker
Five Guys
Bath & Body Works
Build-A-Bear Workshop
Sephora
Lush
Journeys
Ulta Beauty
JCPenney
Chick-fil-A
five BELOW
macy's
CVS pharmacy
The Cheesecake Factory
N Blackstone Avenue ± 24,475 VPD
The New Manchester
McDonald's
Ross Dress for Less
ARCO
El Super
Denny's
Chase
The Habit Burger Grill
Subway
Chipotle Mexican Grill
136A
7 Eleven
Subject Property
41
Best Western
± 118,000 VPD
Baskin Robbins
Mid State Plaza
WSS
Shoes. Style. Selection
Mountain Mike's Pizza
Vallarta Supermarkets
Hamilton K-8 School
±811 Students
Santa Fe Basque
Ratcliffe Stadium
Athletic Venue
Target
metro by T-Mobile
Shell
Taco Bell
CVS pharmacy
99
Fresno High School
±1,867 Students
Dutch Bros Coffee
Fresno City College
±45,000 Students
136B
Tower District
Average Household Income: 71K
Average Home Price: $400K
Homes on Market under $300K: 38%
Drive Times
±10 Minutes to Downtown Fresno
±12-15 Minutes to Fresno International Airport
±20 Minutes to FedEx Ground Hub
Google Earth


E
Subject Property
Subject Property

518 W Shields Ave
Fresno, CA 93705

±1,196 SF
GLA

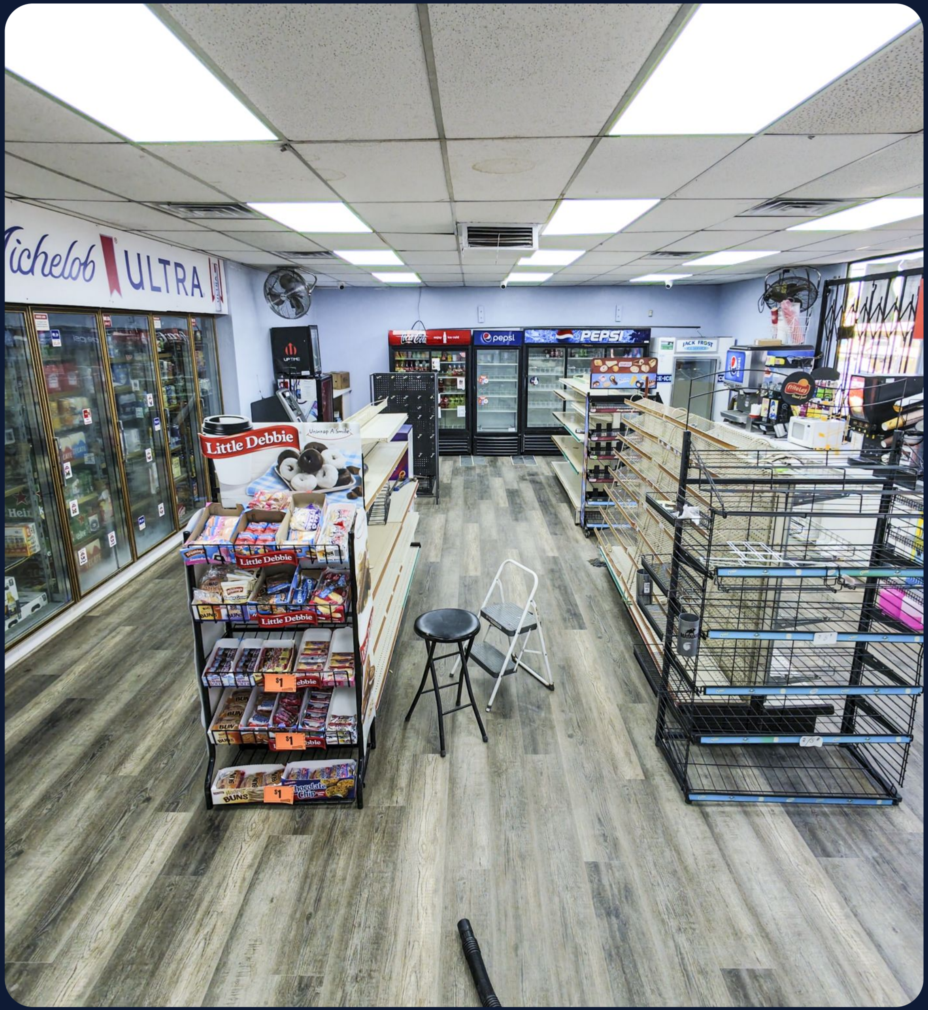
1970/2026
Year Built/Renovated

4 Gilbarco Encore
Dispensers (MPD)

Commercial
Zoning

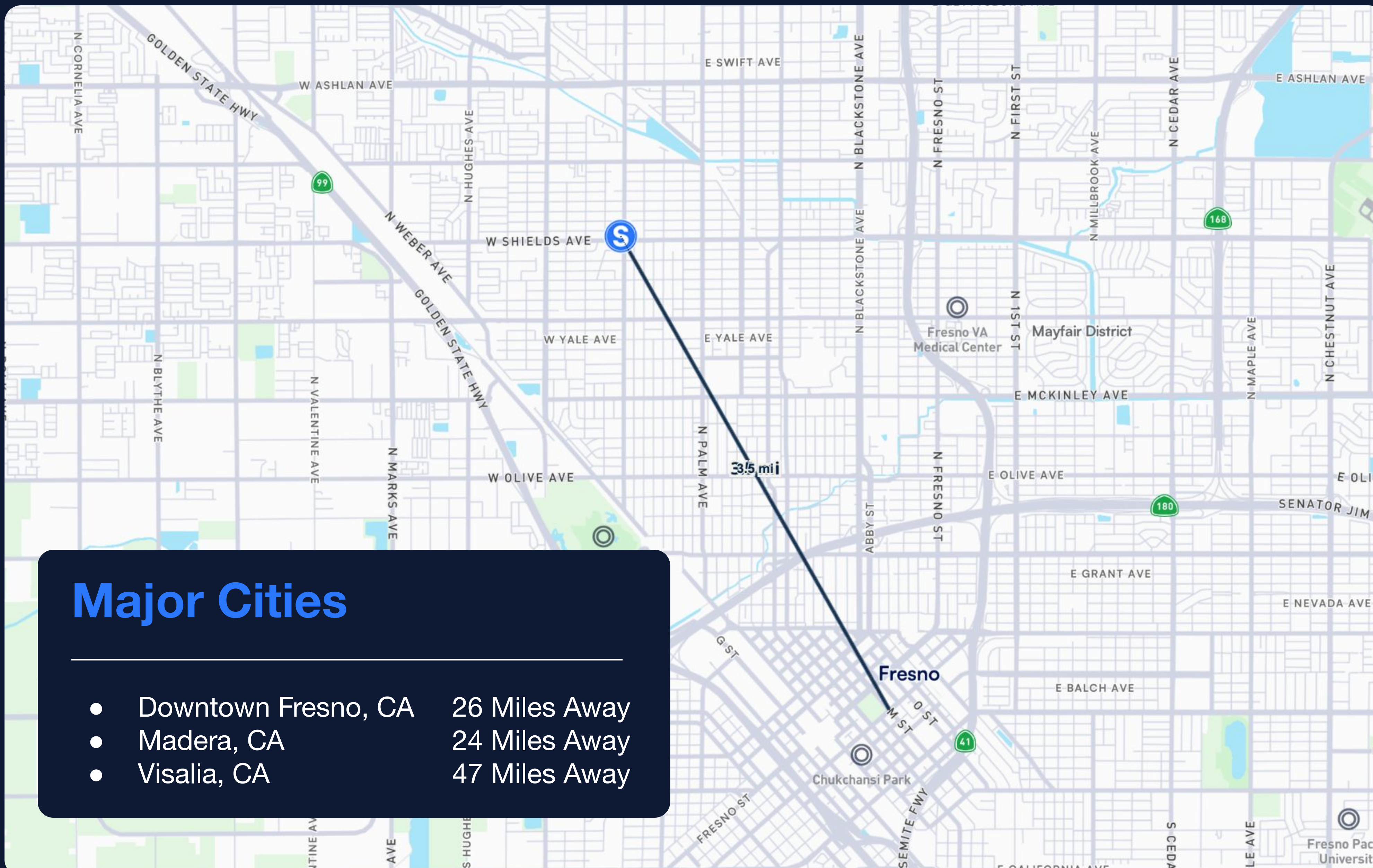
±0.29 AC
Lot Size

Property Photos



Market Overview

Redevelopment Opportunity
518 W Shields Ave, Fresno, CA 93705



Major Cities

- Downtown Fresno, CA — 26 Miles Away
- Madera, CA — 24 Miles Away
- Visalia, CA — 47 Miles Away

Fresno, CA

Fresno is one of the Central Valley's largest and most established cities, supported by a relatively young population and its role as a major economic and commercial hub for the surrounding region. Originally developed as a railway community, Fresno experienced significant growth through its connection to California's agricultural economy. While agriculture remains an important part of the region, Fresno has evolved into a more diversified market supported by healthcare, education, logistics, government, retail, and professional services. The city also offers a variety of cultural and recreational attractions, including the Fresno Chaffee Zoo, Woodward Park, and the Big Fresno Fair, helping strengthen its appeal as a regional destination.

Continued development throughout Fresno is expected to support additional residential growth, consumer activity, and traffic across the market. Downtown Fresno has experienced renewed investment through the redevelopment of historic properties, new residential projects, and the introduction of additional ground-floor retail, dining, and service-oriented uses.

Fresno is also planning for substantial long-term expansion through the Southeast Development Area, which is intended to accommodate significant future residential and commercial growth. Together, these initiatives are positioned to expand Fresno's population base, strengthen consumer demand, and create new opportunities for retail and commercial investment over the long term.

2.67 Million
ANNUAL VISITORS

$1.52 Billion
2025 TOURISM REVENUE

Population	1-Mile	3-Mile	5-Mile
Current Year Estimate	24,786	150,544	368,855
Households	**1-Mile**	**3-Mile**	**5-Mile**
Current Year Estimate	8,695	52,299	124,605
Income	**1-Mile**	**3-Mile**	**5-Mile**
Average Household Income	$88,813	$87,454	$90,117

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This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **518 W Shields Ave, Fresno, CA 93705, Fresno, CA, 93705** (“Property”). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™. has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants’ plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;

2. You will hold it and treat it in the strictest of confidence; and

3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews™. is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity’s name or logo, including any commercial tenant’s name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews™., the property, or the seller by such entity.

Owner and Matthews™. expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser’s sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™. or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

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