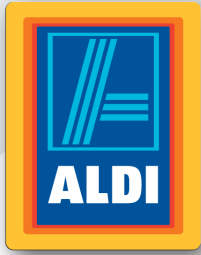


# NWC OF SHAW & WEST AVENUES

## Improved Parcel for Sale or Lease

### Co-Tenants:



**Location:** NWC of Shaw Avenue & West Avenue  
Fresno, California

**Property Size:** ±148,084 SF Land Parcel with  
±35,000 SF Buildable Area

**Zoning:** CMX (Corridor Mixed Use), City of Fresno

**Price:** Call Broker for Pricing

<b>Demographics:</b>	<i>1 Mile</i>	<i>3 Mile</i>	<i>5 Mile</i>
<b>Population</b>	13,955	149,439	340,249
<b>Avg HH Income</b>	\$136,782	\$99,347	\$95,080
<b>Daytime Pop.</b>	6,134	54,924	115,685

<b>Traffic Counts:</b>	Shaw Avenue:	57,700 ADT
	West Avenue:	26,300 ADT
	<b>Total</b>	<b>84,000 ADT</b>

Source: Regis Online

### Property Features:

- Land has off-site and on-site improvements completed up to building envelope
- Co-tenants include Aldi, Starbucks, 7-Eleven and Taco Bell
- Centrally located along Fresno's West Shaw corridor, one of the primary commercial arterials serving the Fresno/Clovis area
- Site is characterized by high traffic counts, high incomes, excellent population and office density
- Pylon signage available



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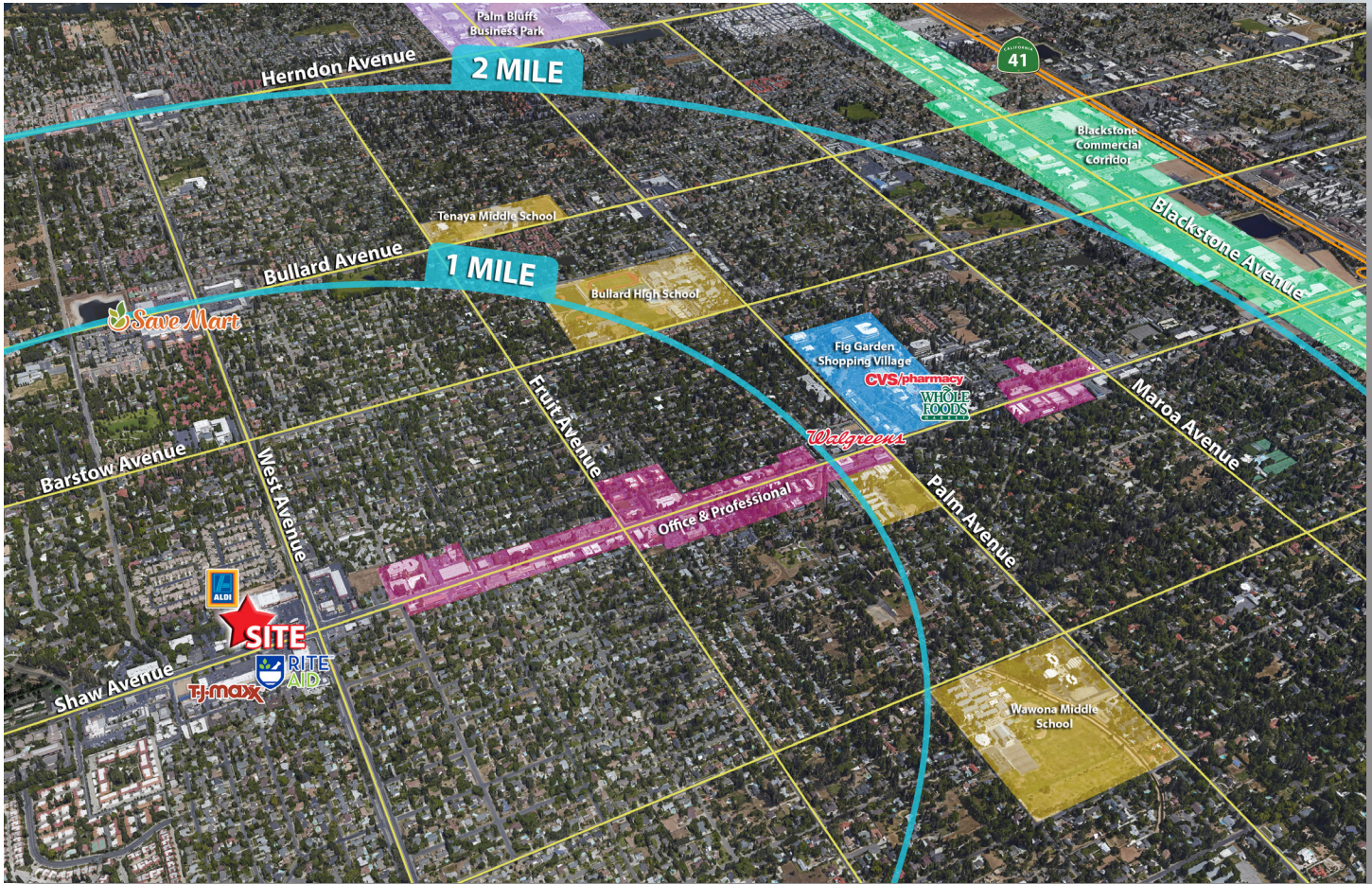
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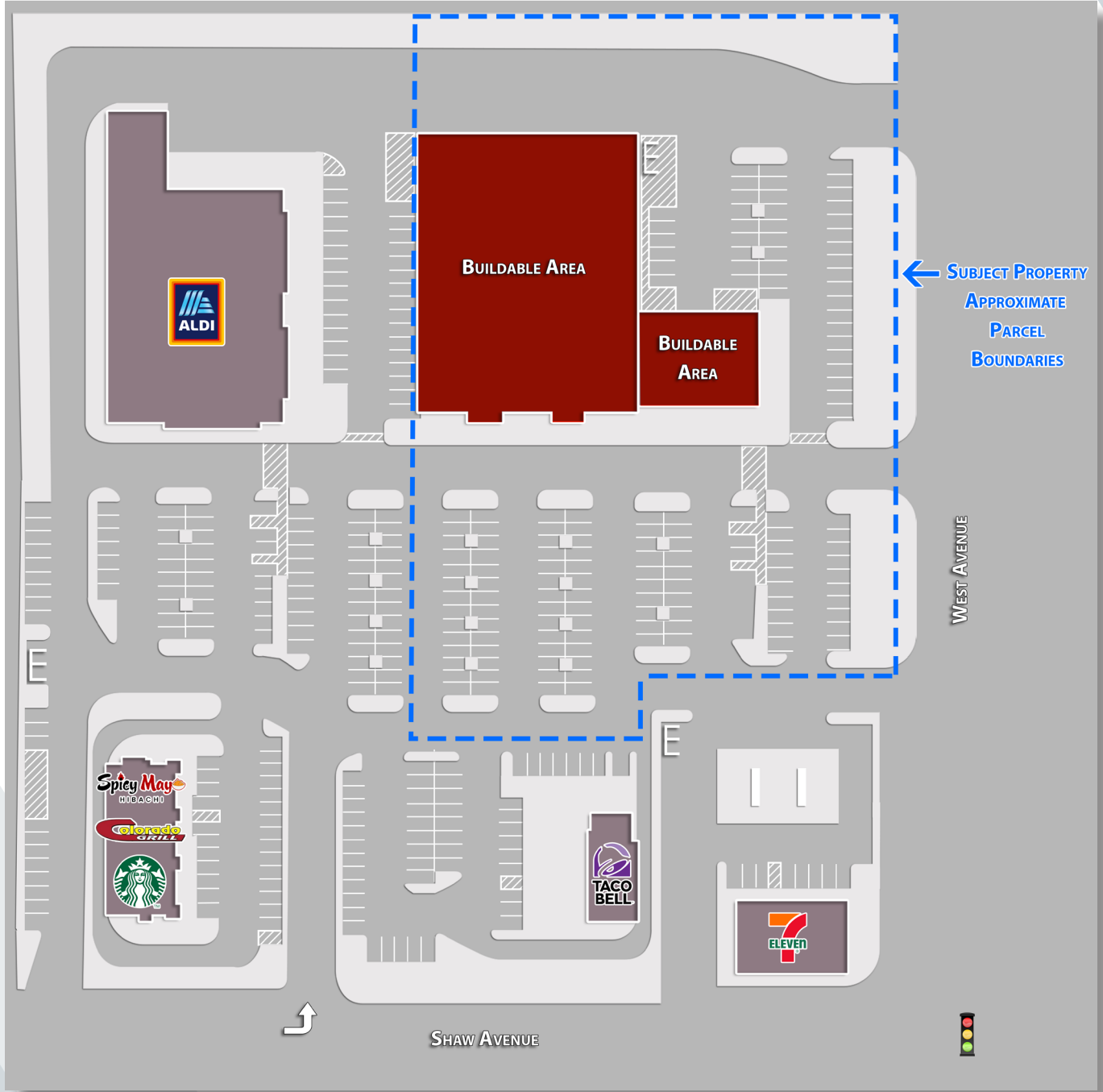




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### Conceptual Site Plan



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