

AVAILABLE FOR LEASE
3025-3173 W SHAW AVENUE

TIMES SQUARE SHOPPING CENTER

FRESNO, CA



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Independently Owned and Operated | Corporate License #00020875 | retailcalifornia.com

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TIMES SQUARE SHOPPING CENTER

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PROPERTY INFORMATION

Property Description:

Anchor and shop space is available for lease in Times Square Shopping Center located at the southwest corner of Shaw and Marks avenues in Fresno, CA. The center has exceptional visibility and signage available with very high traffic counts of $110,705\pm$ cars per day at the signalized intersection. National tenants in the center include Ross Dress for Less, Chuck E. Cheese's, Sizzler, Subway, Union Bank, and Western Dental.

Property Highlights:

The property is directly across the street from Target, and adjacent to FoodMaxx. There are many major national retailers in the immediate area including Home Depot, Dick's Sporting Goods, PetsMart, Big 5, Smart & Final Extra!, Grocery Outlet, and Planet Fitness.

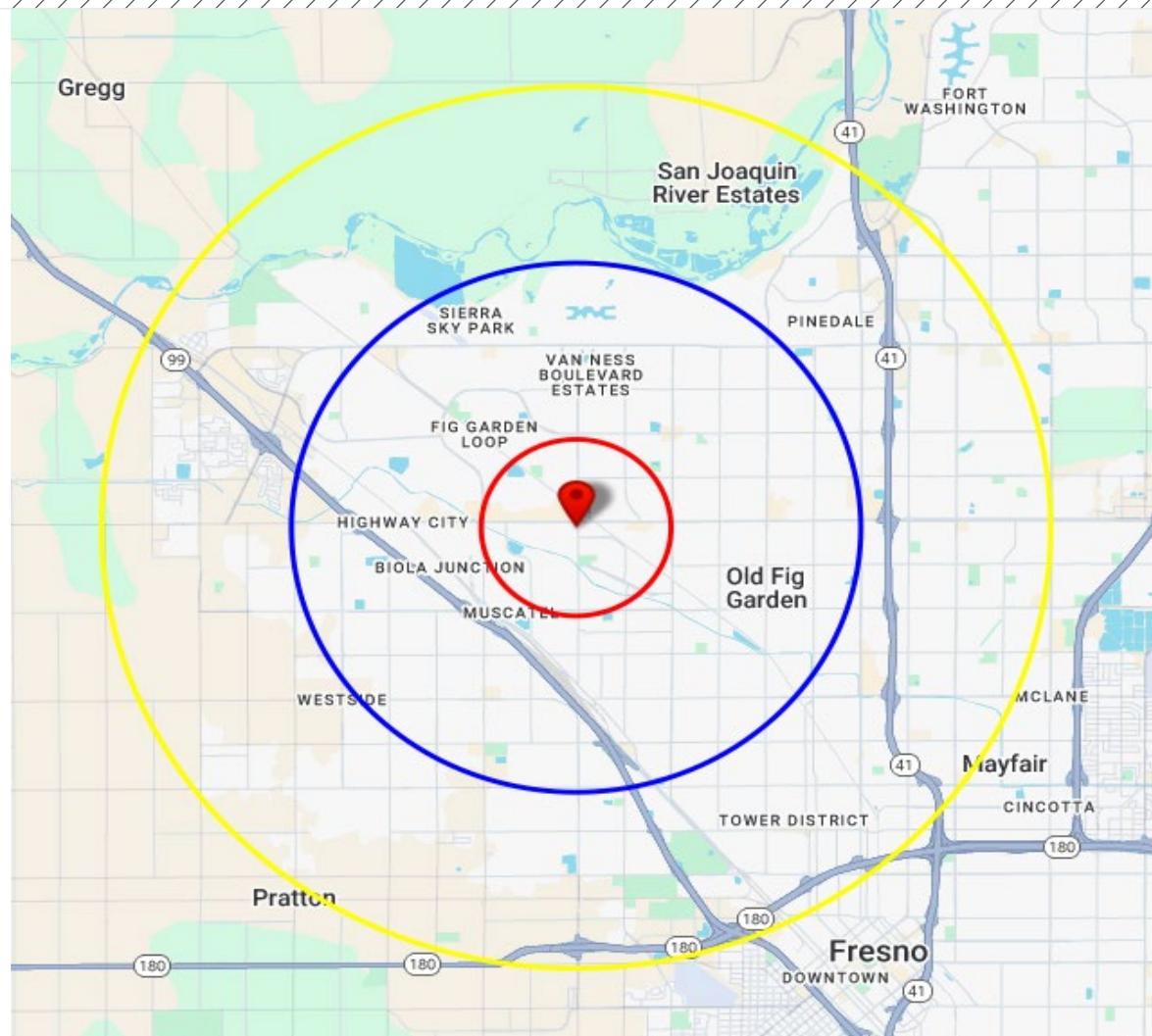
Available Space: $2,113\pm$ SF up to $3,440\pm$ SF *(See site plan on next page)*

Lease Rate: Please contact agent for more information.

HOUSEHOLD POPULATION

| DEMOGRAPHICS | 1 MILE RADIUS | 3 MILE RADIUS | 5 MILE RADIUS |
|------------------------------------|-----------------|------------------|-----------------|
| 2030 Projection | 19,322 | 145,378 | 296,417 |
| 2025 Estimate | 19,317 | 145,488 | 295,848 |
| Growth 2025-2030 | 0.02% | -0.08% | 0.19% |
| Growth 2020-2025 | 3.28% | 1.94% | -0.21% |
| Growth 2010-2020 | 3.30% | 4.26% | 8.10% |
| 2030 Projection | 7,168 | 50,883 | 103,063 |
| 2025 Estimate | 7,131 | 50,774 | 102,755 |
| Growth 2025-2030 | 0.52% | 0.22% | 0.30% |
| Growth 2020-2025 | 5.22% | 2.45% | 0.02% |
| Growth 2010-2020 | 1.06% | 3.00% | 6.66% |
| 2025 Est. Average HH Income | \$91,023 | \$100,291 | \$93,533 |

Source: Claritas 2025



TRAFFIC COUNTS

$79,316\pm$ ADT

$31,389\pm$ ADT

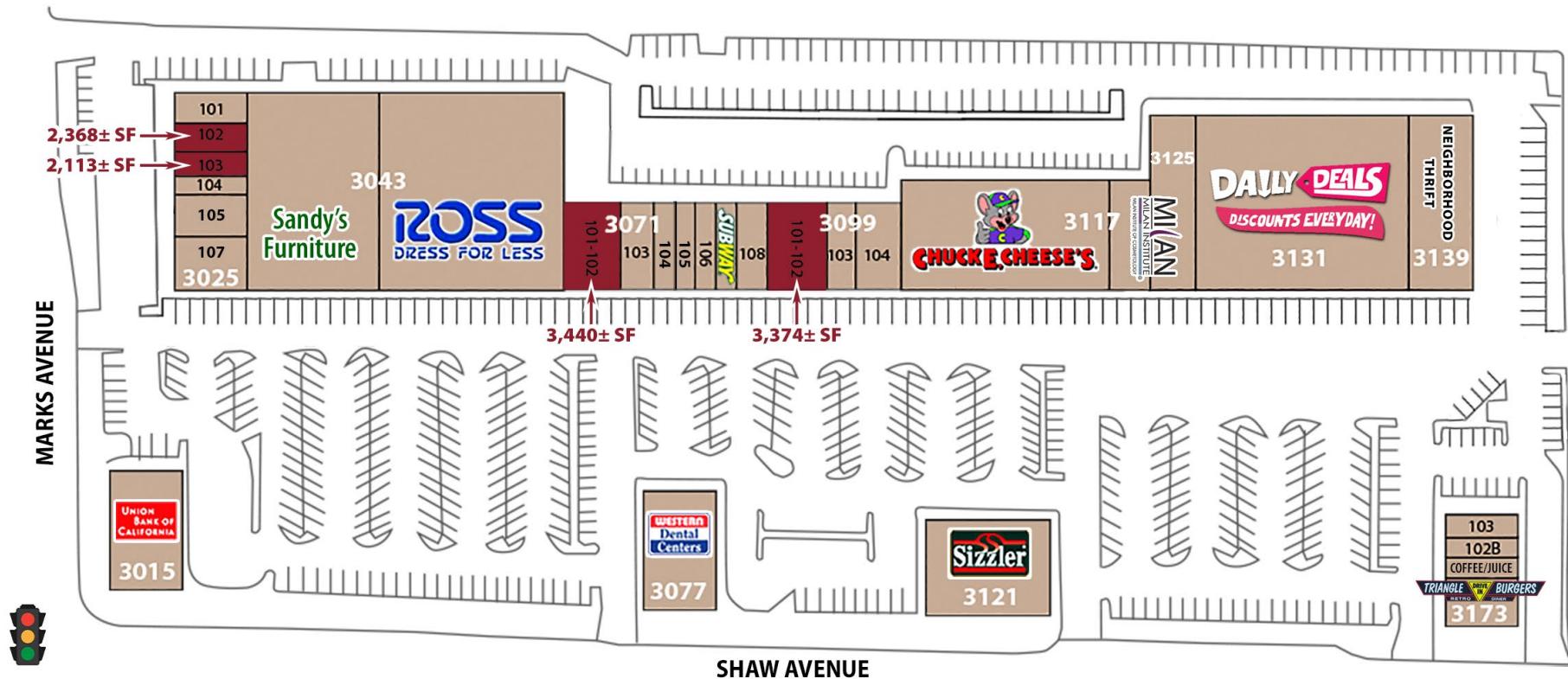
Shaw Avenue
(Eastbound & Westbound)
Marks Avenue
(Northbound & Southbound)

Source: Kalibrate TrafficMetrix 2025

TIMES SQUARE SHOPPING CENTER

FRESNO, CA

SITE PLAN



| TIMES SQUARE LEASING PLAN | | |
|---------------------------|-----------------------|------------------|
| 3025 W. SHAW | | |
| 101 | Chinese Food | 1,810± SF |
| 102 | AVAILABLE | 2,368± SF |
| 103 | AVAILABLE | 2,113± SF |
| 104 | JK Cigarettes | 1,110± SF |
| 105 | Barber | 1,500± SF |
| 107 | Legacy Make Your Mark | 2,960± SF |
| 3043 W. SHAW | | |
| Sandy's Furniture | | 11,400± SF |
| Ross Dress for Less | | 25,400± SF |
| 3071 W SHAW | | |
| 101 | AVAILABLE | 3,440± SF |
| 103 | Thai Day Spa | 1,360± SF |
| 104 | Sunrise Health | 1,560± SF |
| 105 | Threading | 1,080± SF |
| 106 | Hello Salon | 1,360± SF |
| 107 | SUBWAY | 1,400± SF |
| 108 | Sterling Cleaners | 2,000± SF |
| 3099 W. SHAW | | |
| 101-2 | AVAILABLE | 3,374± SF |
| 103 | Barber College | 1,680± SF |
| 104 | Barber College | 3,040± SF |
| 3117 W. SHAW | | |
| 107 | Chuck E. Cheese's | 12,000± SF |
| 108 | Milan Institute | 3,000± SF |
| 3125 W. SHAW | | |
| 101 | Milan Institute | 7,545± SF |
| 3131 W. SHAW | | |
| Daily Deals | | 29,540± SF |
| 3139 W. SHAW | | |
| Neighborhood Thrift | | 6,960± SF |
| SHAW AVE PADS | | |
| 3015 W. SHAW | | |
| Union Bank | | 6,500± SF |
| 3077 W. SHAW | | |
| Western Dental | | 4,281± SF |
| CA Check Cashing | | 1,719± SF |
| 3121 W. SHAW | | |
| Sizzler Steakhouse | | 5,700± SF |
| 3173 W. SHAW | | |
| 101 | Triangle Burger | 2,400± SF |
| 102 | Coffee/Juice | 945± SF |
| 102B | Real Estate Office | 1,308± SF |
| 103 | Curry Pizza Co. | 1,415± SF |

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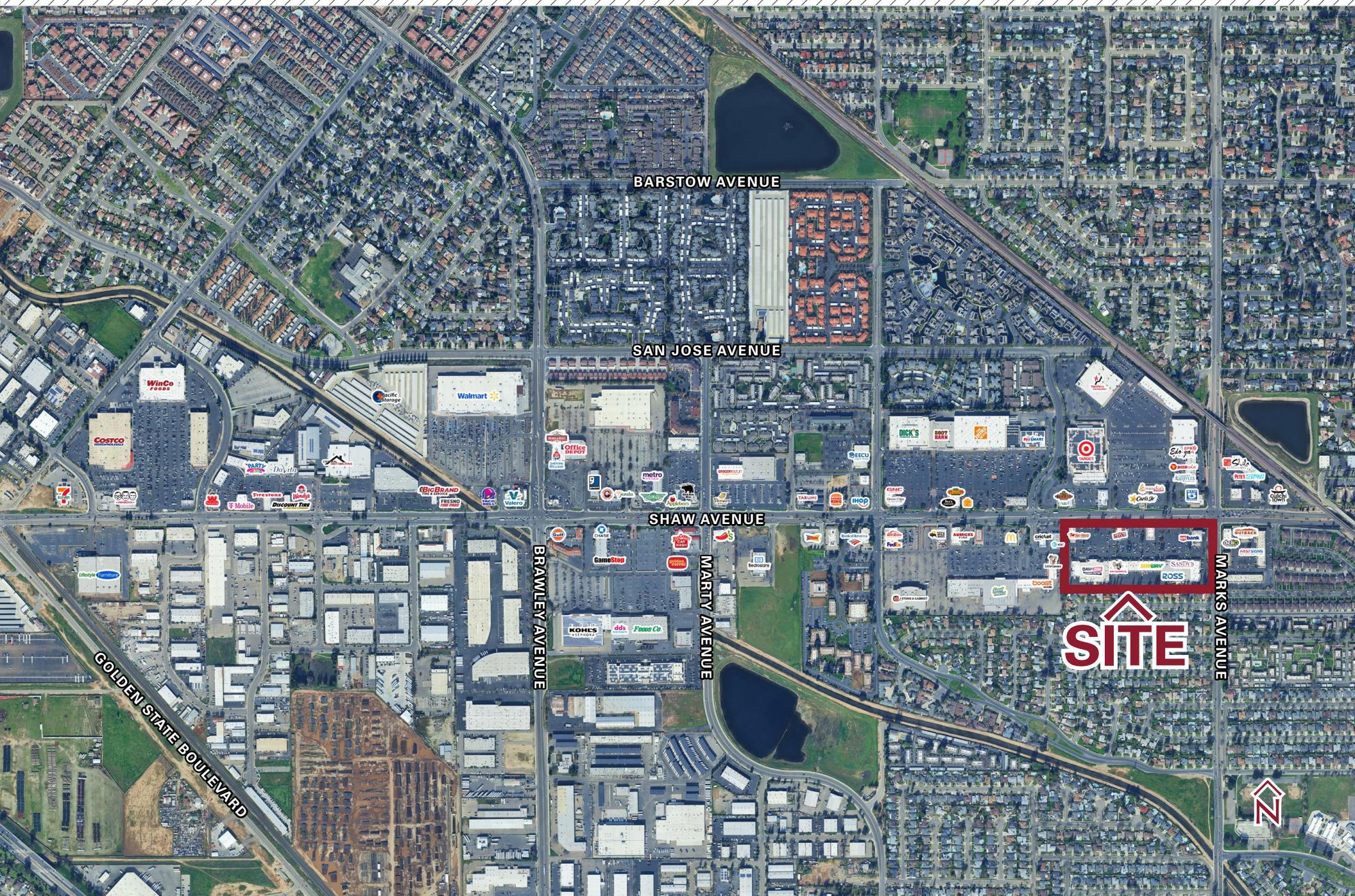
SITE MAP



TIMES SQUARE SHOPPING CENTER

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AERIAL MAP



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