

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](http://retailcalifornia.com)

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# TIMES SQUARE SHOPPING CENTER

FRESNO, CA

## PROPERTY

INFORMATION

### Property Description:

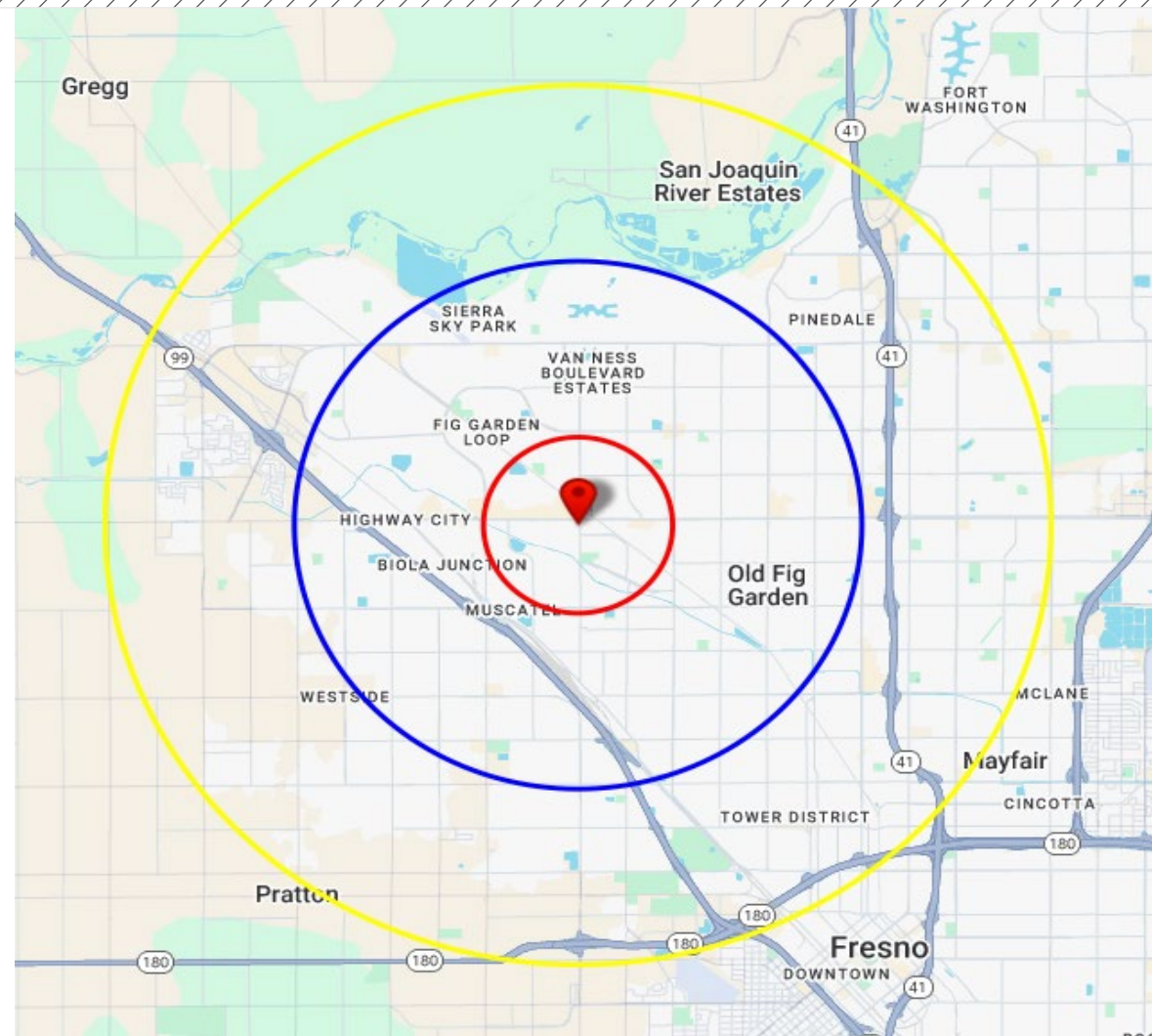
Anchor and shop space is available for lease in Times Square Shopping Center located at the southwest corner of Shaw and Marks avenues in Fresno, CA. The center has exceptional visibility and signage available with very high traffic counts of 110,705± cars per day at the signalized intersection. National 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± SF up to 3,440± SF *(See site plan on next page)*

**Lease Rate:** Please contact agent for more information.



POPULATION

HOUSEHOLD

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± ADT

31,389± ADT

Source: Kalibrate TrafficMetrix 2025

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

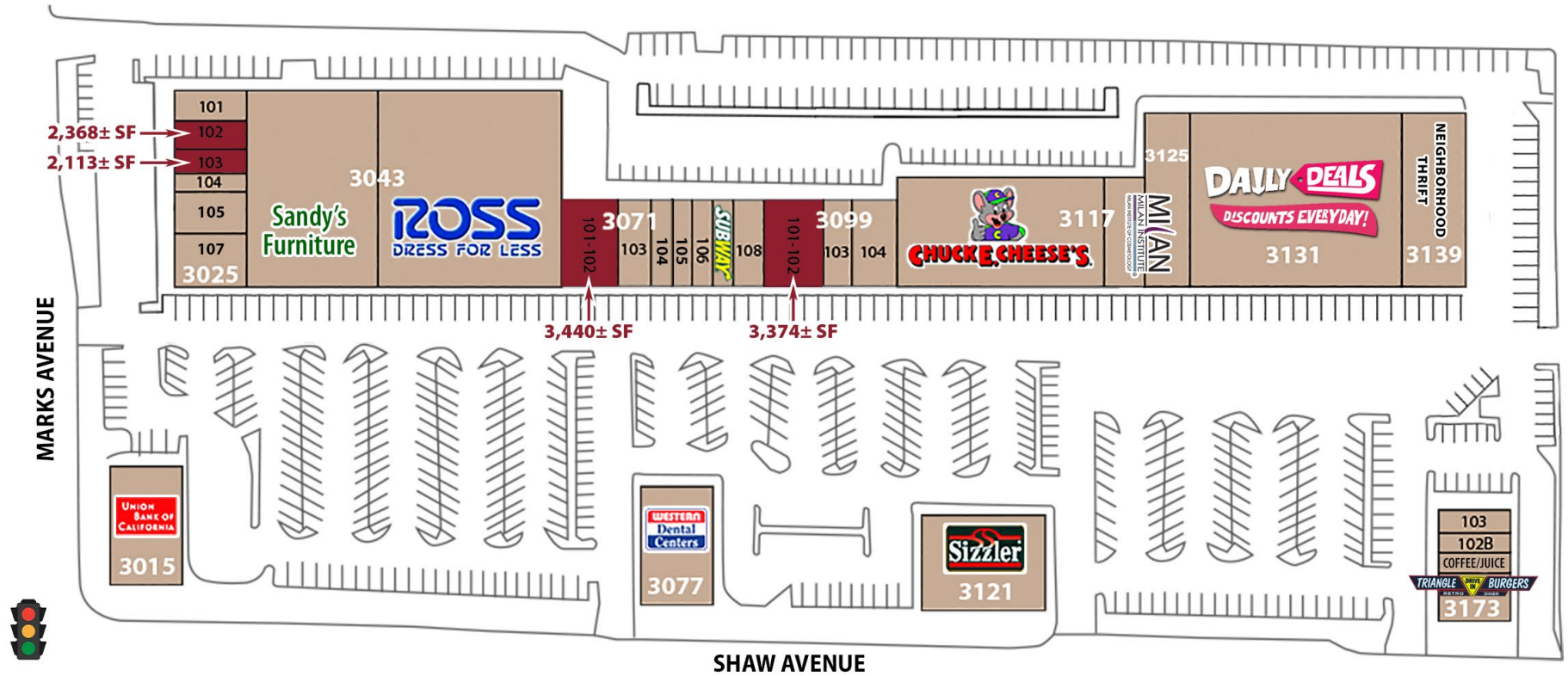


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FRESNO, CA

## 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		

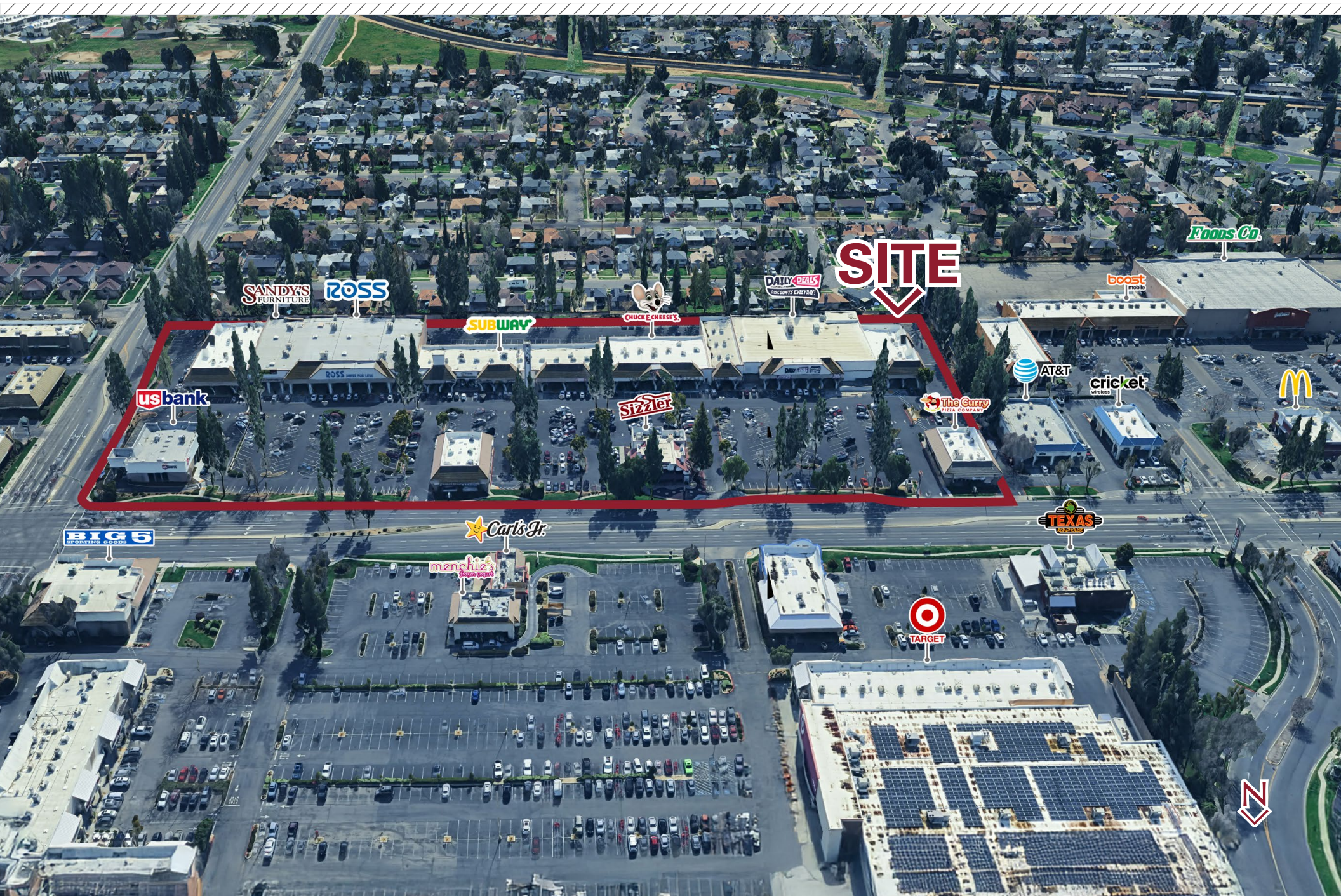
Western Dental		4,281± SF
CA Check Cashing		1,719± SF
3121 W. SHAW		
Sizzler Steakhouse		5,700± SF
3173 W. SHAW		
101	Triangle Burger	2,400± SF
102	Coffee/Juice	945± SF
102B	Real Estate Office	1,308± SF
103	Curry Pizza Co.	1,415± SF



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FRESNO, CA

SITE  
MAP

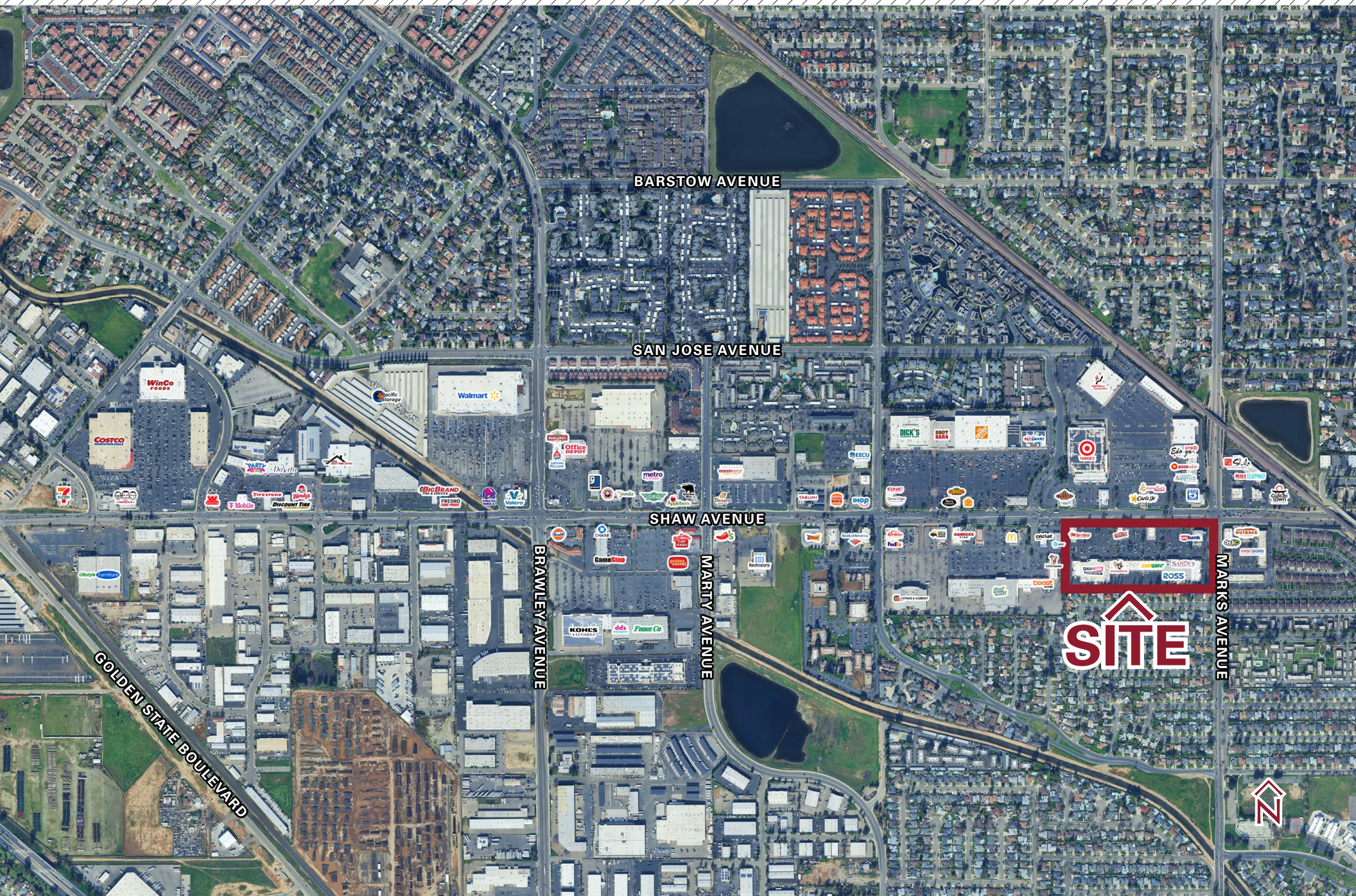




# TIMES SQUARE SHOPPING CENTER

FRESNO, CA

AERIAL  
MAP





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