

SAITO COMPANY

OFFERING MEMORANDUM

3520 W. Shaw Avenue

Retail Space + Proposed Street Pad Available
45,007± SF



Patrick Monreal
Patrick@saitocompany.com
559.284.9028 | DRE 02007579

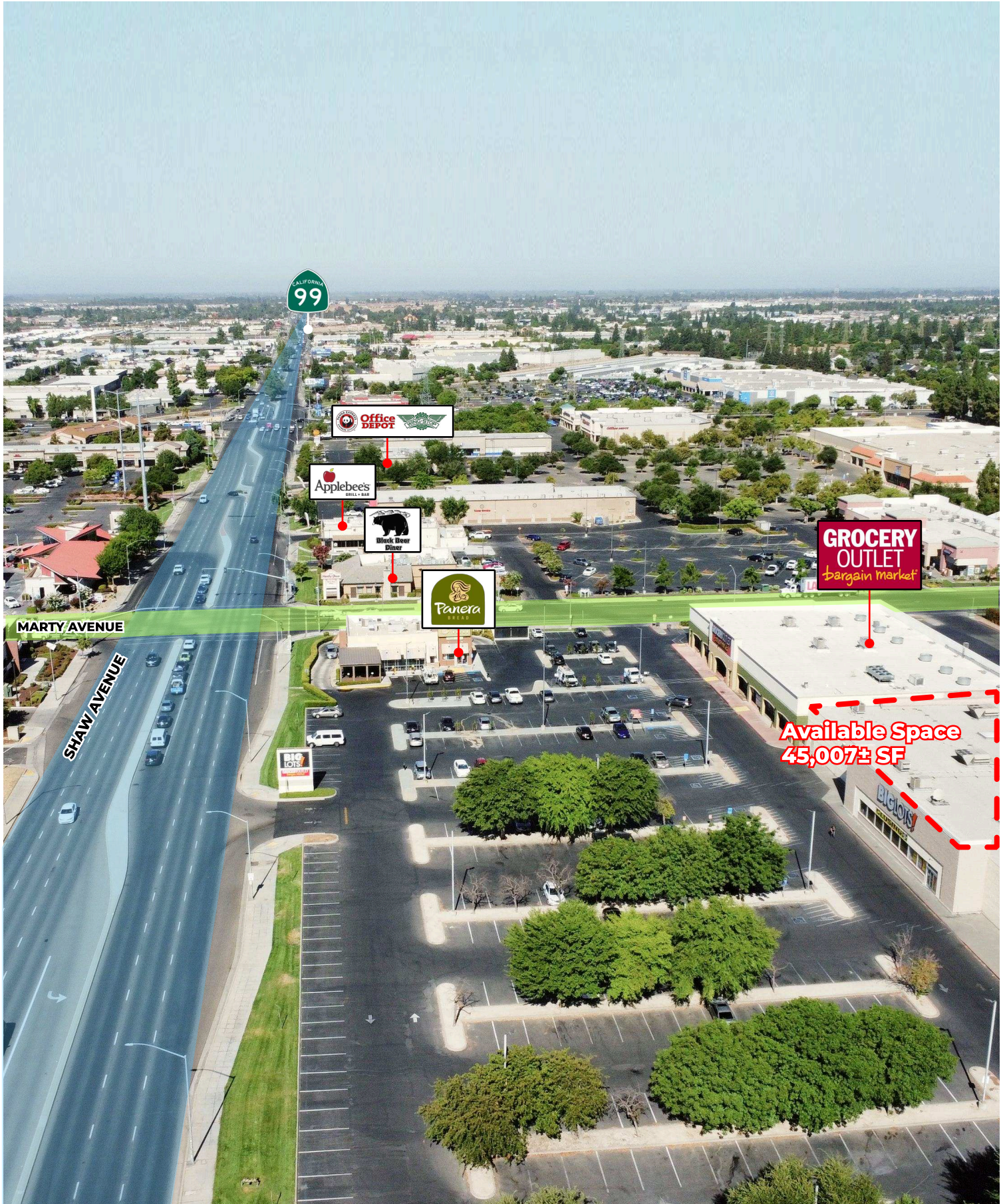
NEC Shaw and Marty Avenues
Fresno, CA 93711

Kevin Wiebe
Kevin@saitocompany.com
559.243.6462 | DRE 02223192

For Lease

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SUBJECT AERIAL
3520 W. Shaw Ave.



PROPERTY OVERVIEW

3520 W. Shaw Ave.

Property Overview

3520 W. Shaw Avenue, former Big Lots is a highly visible site that sits on one of North Fresno's most traveled routes, offering prime consumer appeal and positive co tenancy from established tenants such — Grocery Outlet and Panera Bread. This space includes over 235± shared parking stalls, seven (7) newly installed AC units, and 19 skylights. Offering a monument signage for maximum visibility along Shaw Ave, and many access points. Shaw Avenue taps into North Fresno's thriving retail corridor—a hub boasting nearly 3 million square feet of retail space, with an average household incomes of \$85,000± within a 3-mile radius. This is an excellent opportunity to be part of a high-traffic, high-growth area with prime retail potential.

Highlights

- Located in the **Shaw Regional Corridor**.
- **235 ±** shared parking stalls
- **19 Skylights**
- **7 AC Units, newly installed**
- Flexible **RMX** Zoning
- Multiple Access Points
- **Proposed Street Pad** for potential retail, restaurant, drive-thru, and more.

Lease Offering

Lease Rate: **Contact Broker for Terms**

Available: **45,007± SF**

Property Type: **Retail**

Parking: **235± shared parking stalls**

Zoning: **Flexible RMX Zoning**

Year Built: **1996**

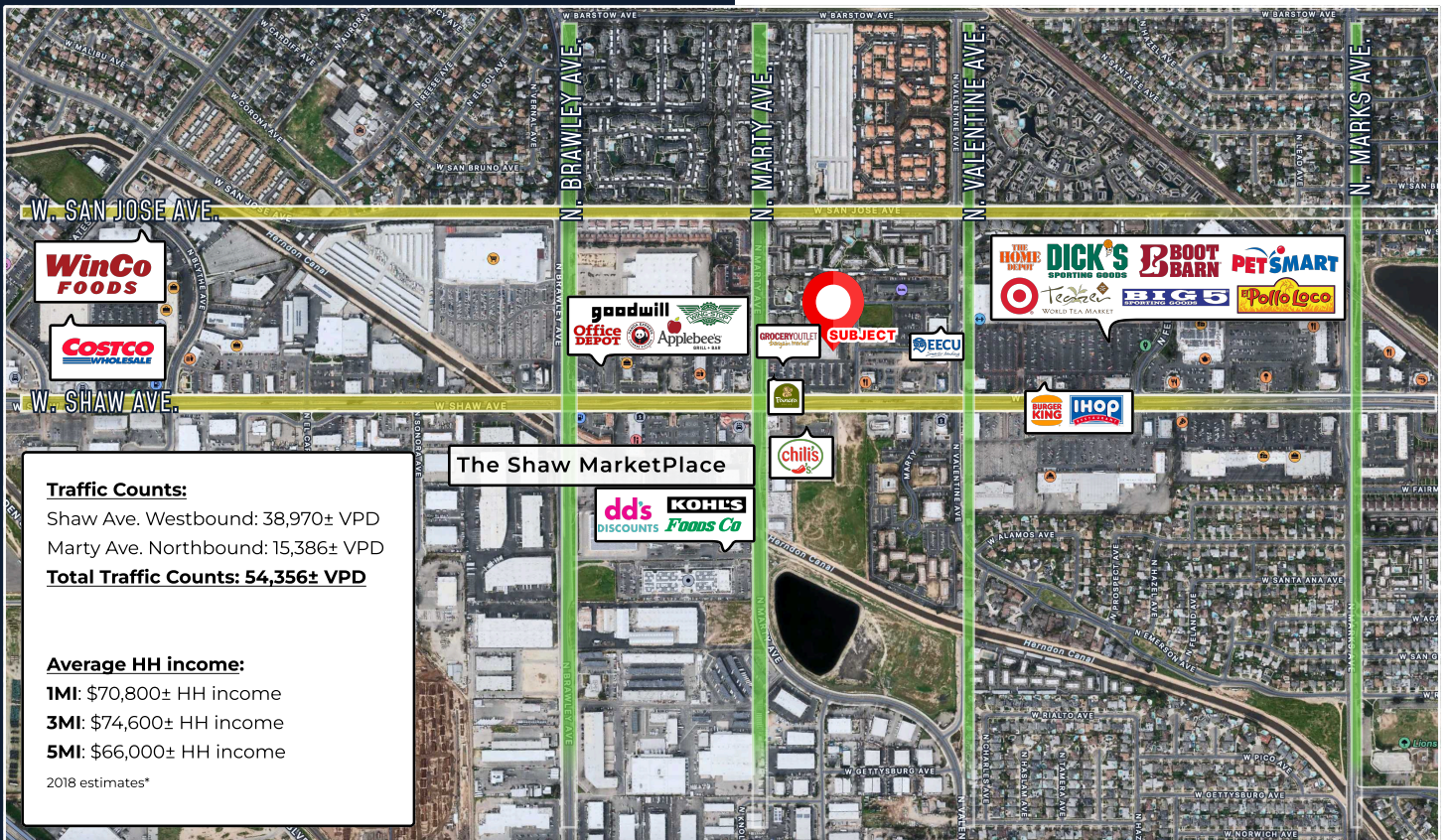
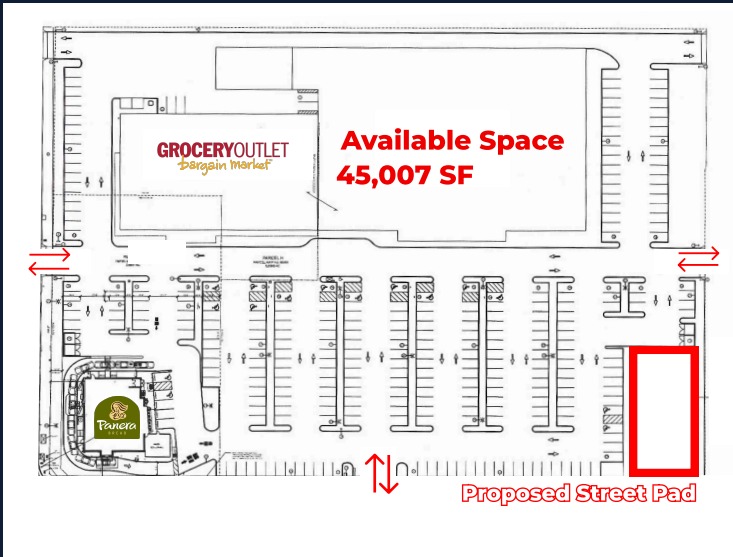
County: **Fresno County**



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SITE PLAN / VICINITY MAP

3520 W. Shaw Ave.



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LOCATION OVERVIEW

Fresno, CA.

Location Overview

Population

Fresno, CA.

A Thriving Retail Hub

As the 6th largest city in California, Fresno is a major player in the commercial sector. Its central location ensures connectivity to major cities like Los Angeles and San Francisco, making it an ideal hub for businesses targeting the Central Valley market.

Fresno's growing population and economic activity drive a thriving market. The attraction to Shaw Avenue and other major intersections around highlights the city's retail appeal.

These hotspots draw significant foot traffic, underscoring Fresno's reputation as a retail destination.

The city's economy, supported by sectors such as agriculture, healthcare, and education, provides a foundation for sustained retail growth.

Successful business ventures in the area highlight this statement: Fresno is well-positioned for retail success now and in the future.

Population of Fresno, CA.

2023 POPULATION	1,032,114
2022 POPULATION	1,015,190
2021 POPULATION	1,014,000



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