

# Shaw View Shopping Center For Lease

## NEC Shaw & Blythe Avenues - Fresno CA

**3,930± SF  
AVAILABLE**

**ONLY  
ONE SPACE  
REMAINING**

## Prime Shaw Avenue Retail Space Now Available!

- Located on Fresno's Main Retail Corridor next to National Retail Traffic Generators
- Close to Fwy 99 On/Off-ramps at Shaw
- 84,288± ADT High Traffic Intersection
- Major Remodel Complete
- High Visibility Pylon Signage Available

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### Property Description:

Shaw View Shopping Center is located at the high-traffic, signalized intersection of Shaw & Blythe avenues with exposure to 84,288± cars per day. The center offers street-level access positioned close to Freeway 99 ramps at busy Shaw Avenue. Tenants in the center include Party City, Huckleberry's, Bay Leaf Indian Kitchen, DaVita, Discount Tire Centers, T-Mobile, and Crescent View Charter High School. Nearby tenants are Firestone Tires, Wienerschnitzel, and Wendy's.

### Area Highlights:

Shaw avenue is Fresno's prime retail corridor. The subject property is directly across the street from a Costco/WinCo anchored shopping center with Dollar Tree, Harbor Freight, Pep Boys, Chipotle, Popeye's Chicken, Post Office, and more.

**Available Space:** 3,930± SF

### 2023 Demographics:

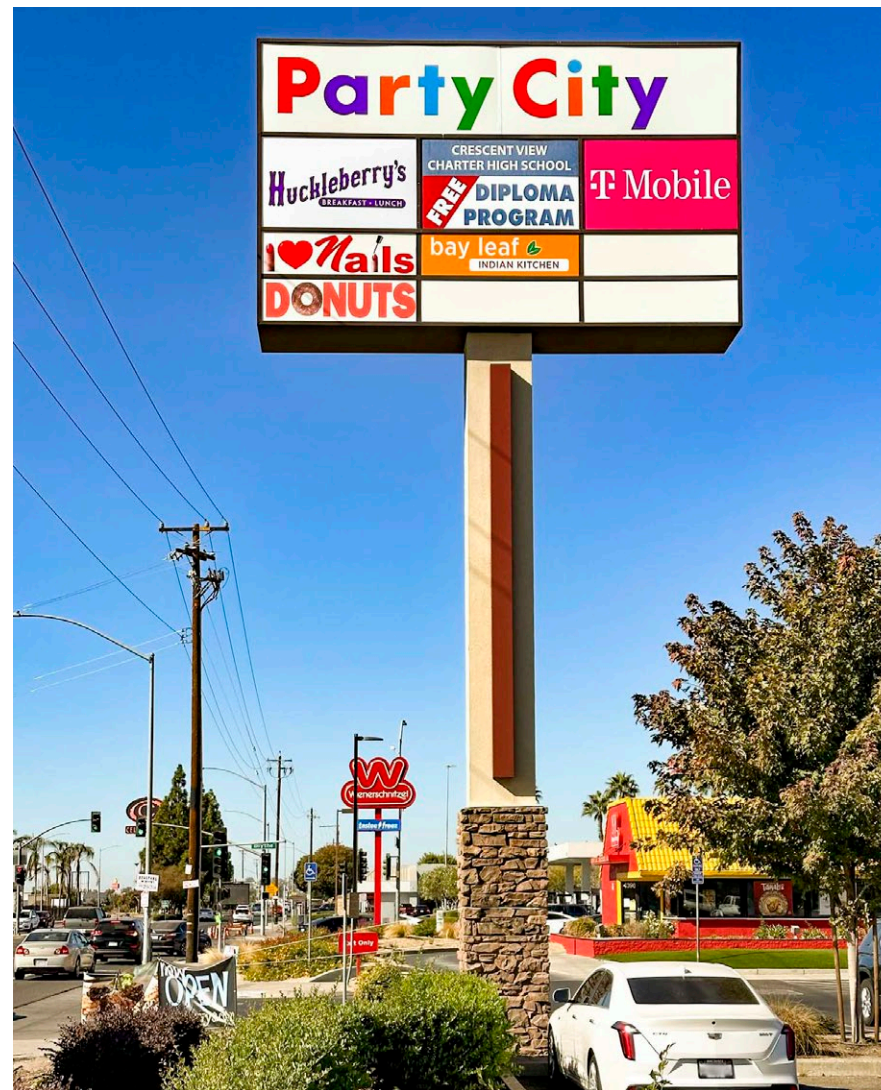
	<u>1 Mile</u>	<u>2 Miles</u>	<u>3 Miles</u>
Total Population	16,416	66,448	127,769
Total Households	5,421	21,707	41,599
Avg HH Income	\$76,205	\$84,442	\$91,903
Total Daytime Pop	18,157	54,356	98,418

Source: Claritas, LLC

### 2023 Traffic Count:

Shaw Ave. @ Blythe Ave.:	72,134 ADT
Blythe Ave. @ Shaw Ave.:	<u>12,084 ADT</u>
Total:	84,288 Avg Daily Traffic

Source: Kalibrate TrafficMetrix



**SHAW AVENUE PYLON SIGNAGE**



## Shaw View Shopping Center Photos

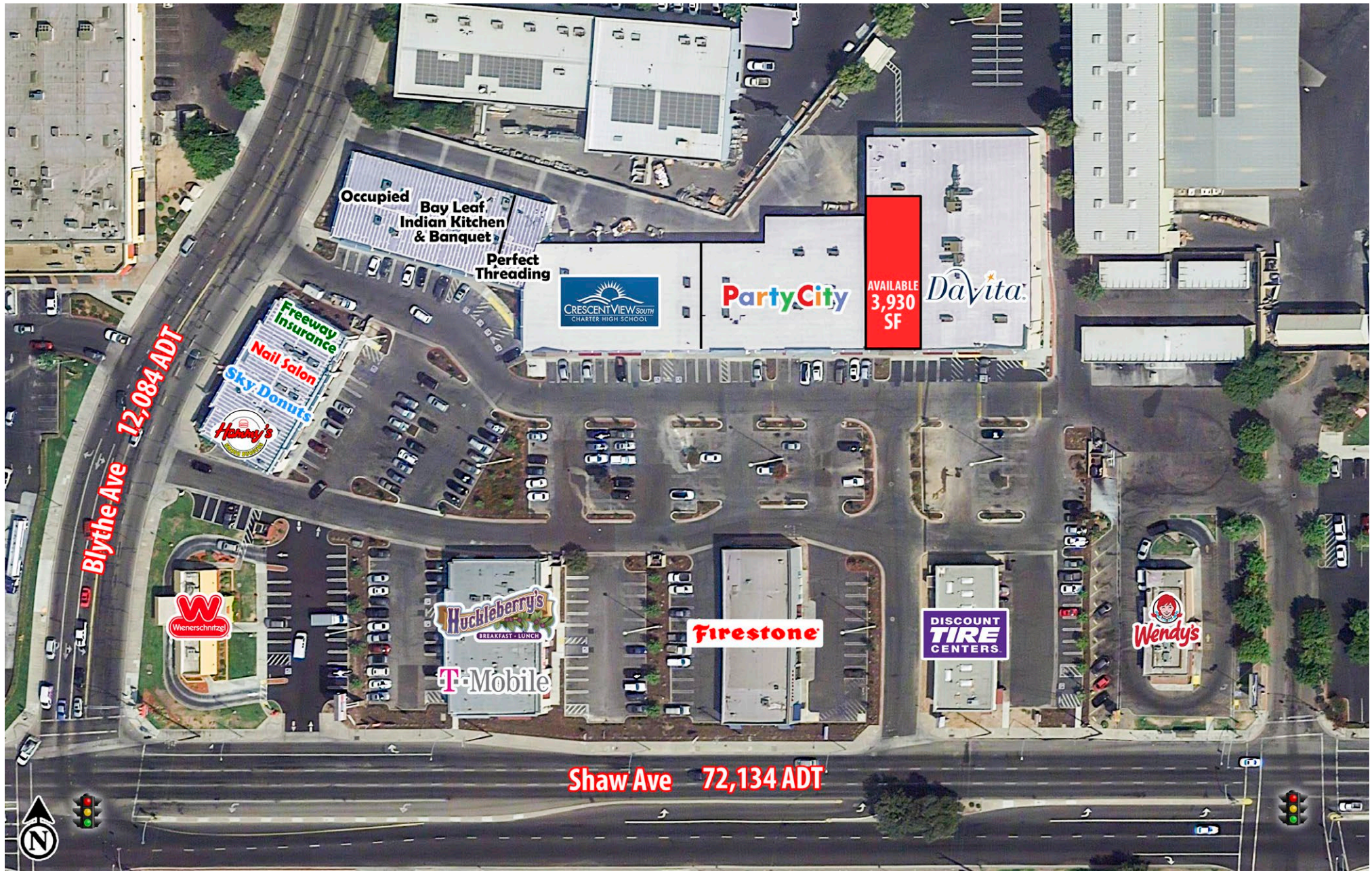


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# Shaw View Leasing Plan - NEC Shaw & Blythe, Fresno, CA



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# Proximity Aerial - NEC Shaw & Blythe, Fresno, CA 93722



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## Major Retail along the West Shaw Avenue Retail Corridor • Fresno, CA

