

TIMES SQUARE SHOPPING CENTER RETAIL SPACE FOR LEASE

3025-3173 W Shaw Ave · Fresno, CA 93711 · SWC Shaw & Marks



RETAIL CALIFORNIA CRE

A division of Pearson Realty

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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, Planet Fitness, UA Broadway Faire Cinemas, and Starbucks.

Available Space: 1,360± SF up to 4,481± SF (see site plan on next page)

Lease Rate: Please contact agent for more information.

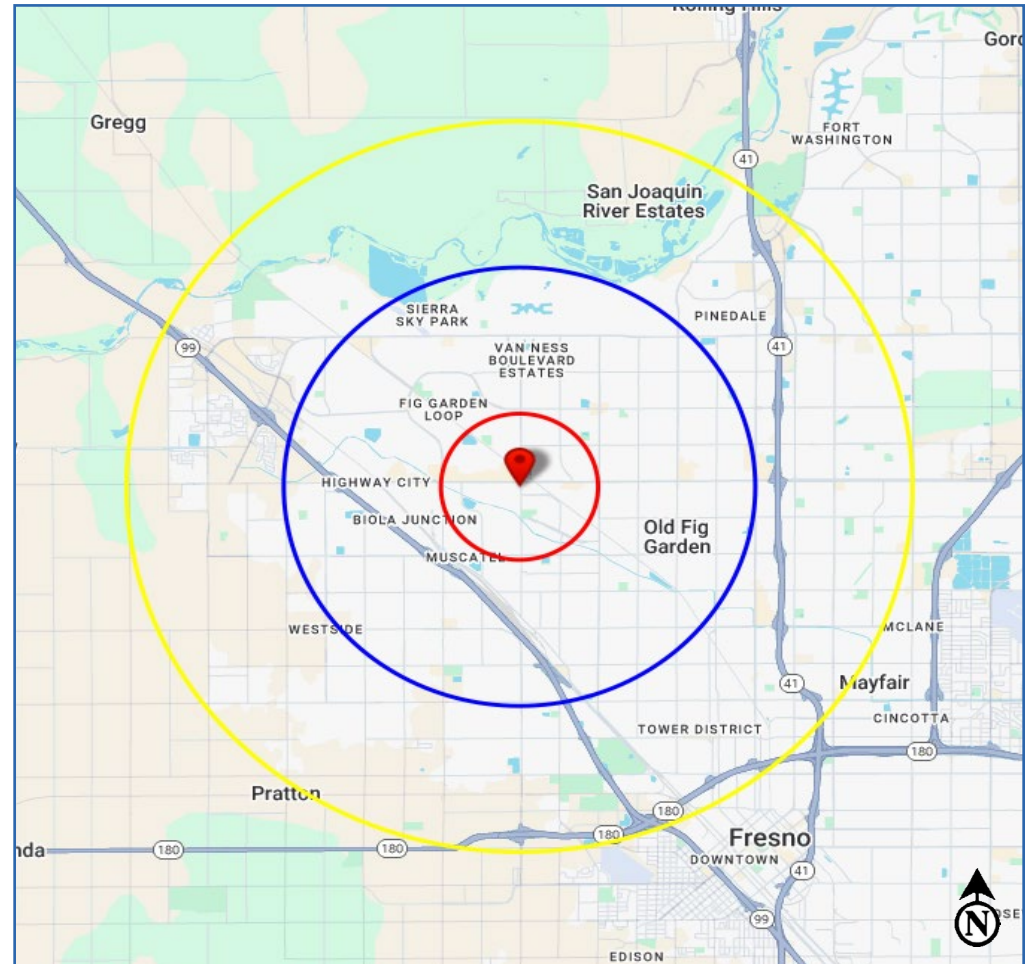
2025 Demographics:

	<u>1 Mile</u>	<u>3 Miles</u>	<u>5 Miles</u>
Total Population:	19,317	67,327	150,647
Total Households:	7,131	50,774	102,755
Avg. HH Income:	\$91,023	\$100,291	\$93,533
Total Daytime Pop:	17,363	127,191	329,201

2025 Traffic Counts:

Shaw Avenue (E/W):	79,316± ADT
Marks Avenue (N/S):	31,389± ADT
TOTAL:	110,705± Avg Daily Traffic

Data Sources: Claritas, LLC; Kalibrate TrafficMetrix



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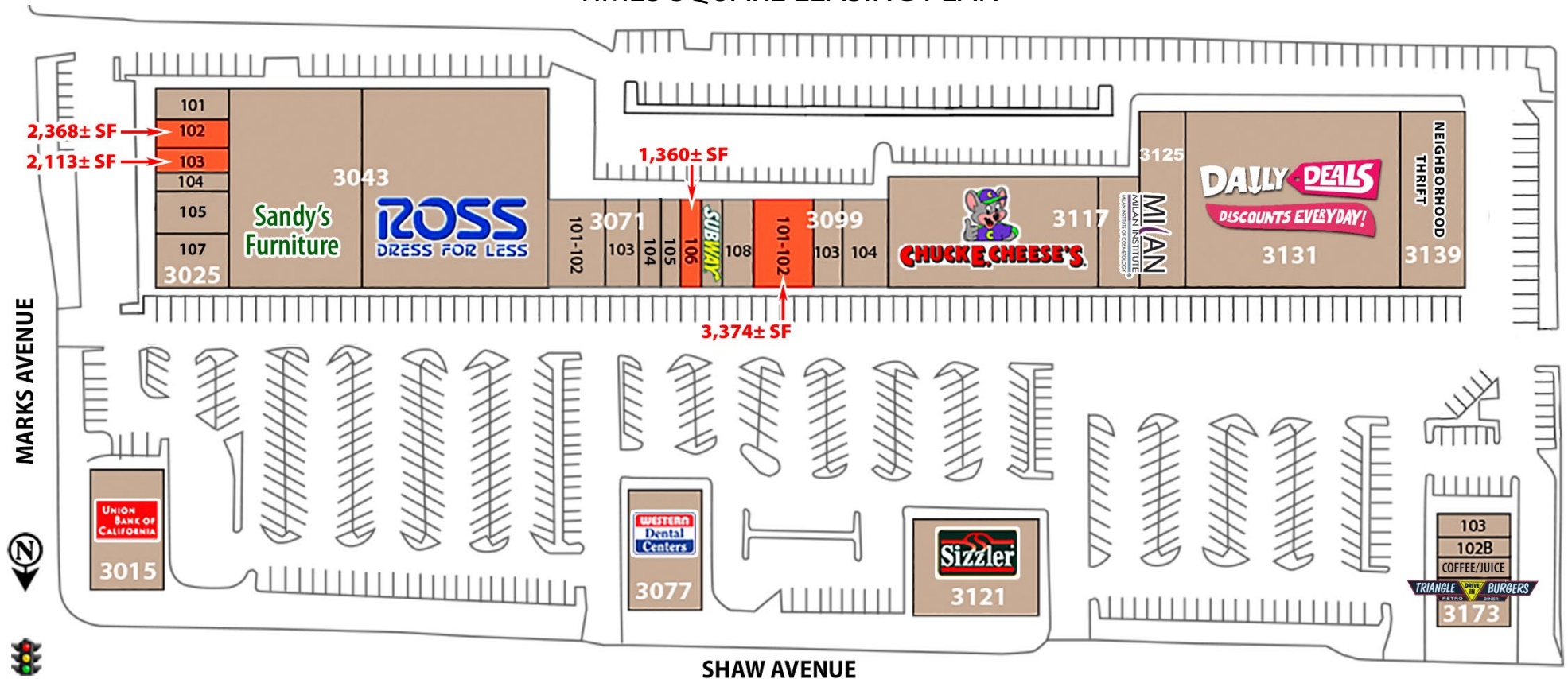
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TIMES SQUARE LEASING PLAN



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 Nails Club II..... 3,440 SF
 103 Thai Day Spa 1,360 SF
 104 Sunrise Health 1,560 SF
 105 Threading..... 1,080 SF
 106 AVAILABLE 1,360 SF

3071 W. SHAW (cont.)

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 Deals29,540 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 Cashing1,719 SF

SHAW AVE PADS (cont.)

3121 W. SHAW
 Sizzler Steakhouse5,700 SF

3173 W. SHAW

101 Triangle Burger2,400 SF
 102 Coffee/Juice 945 SF
 102B Real Estate Office...1,308 SF
 103 Curry Pizza Co. 1,415 SF

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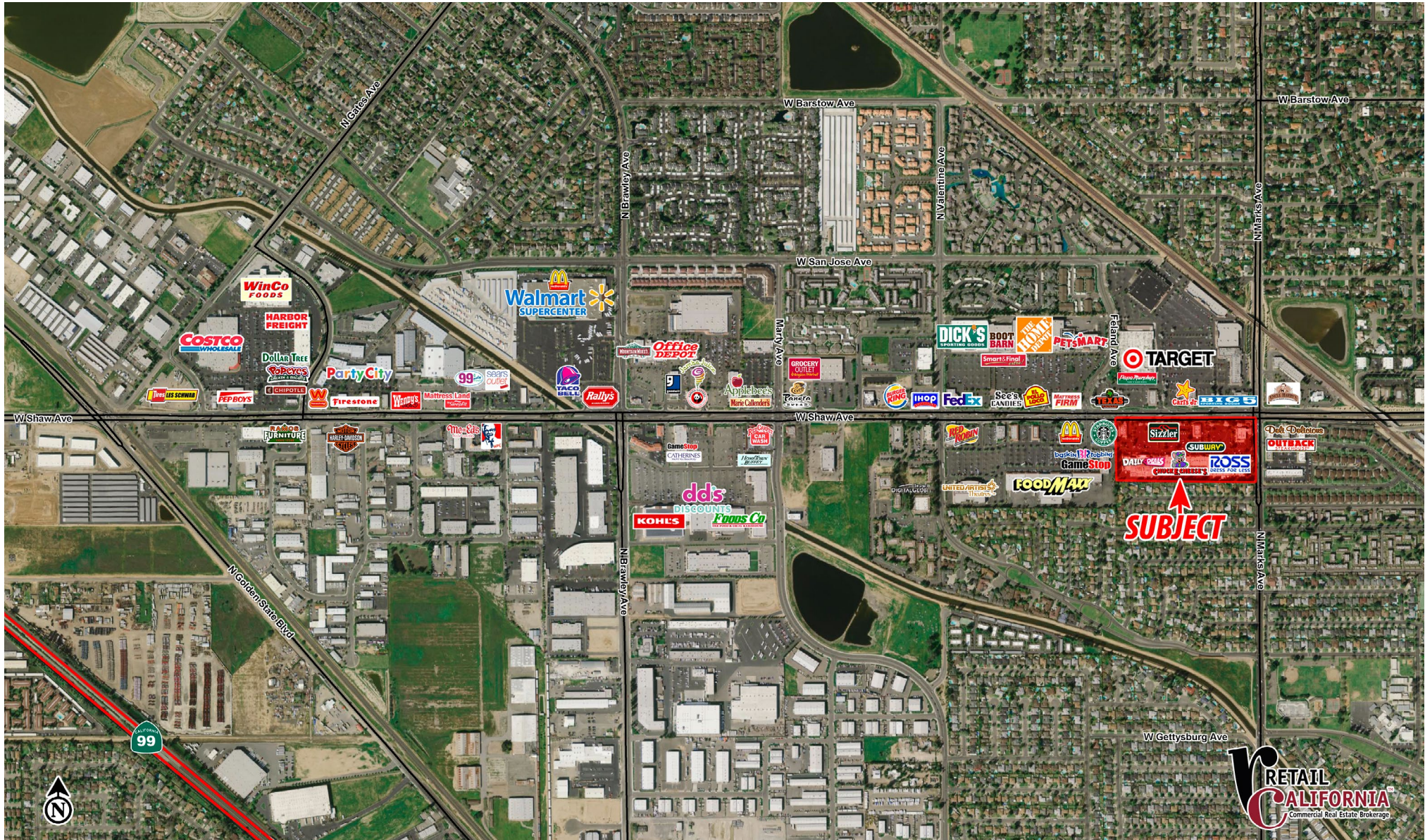


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3025-3173 W Shaw Ave · Fresno, CA 93711 · SWC Shaw & Marks

West Shaw Avenue Major Retail, Fresno, CA



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