

NEC Shaw Avenue & Marks Avenue Fresno, CA

West Shaw Village / For Lease



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WE ARE
THE CENTER
OF RETAIL

PACCRA.COM

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**CUSHMAN &
WAKEFIELD**

PACIFIC
COMMERCIAL REALTY ADVISORS



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RETAIL SPACE

±1,440 SF - ±3,240 SF

LEASE RATE

In line space: \$0.80 - \$1.20 PSF

LOT SIZE

±4 acres

TRAFFIC COUNTS

Shaw Ave 46,476 VPD
Marks Ave 20,769 VPD

NEIGHBORING TENANTS

Culichi Town, T-Mobile, Uncle Harry's Bagelry, All State Insurance, Foster's Donuts, AT&T Wireless, Pete's Teriyaki, Golden Health Spa, Ewell's Bar, Jazzy D Studios, Shila Korean BBQ

COMMENTS

- Located on Signalized Intersection
- Great Visibility and High Traffic Counts
- Monument Signage

NEIGHBORHOOD DEMOGRAPHICS



POPULATION

1 Mile 17,582

3 Miles 143,931

5 Miles 290,069



MEDIAN
HOUSEHOLD INCOME

\$48,216

\$51,956

\$46,704



DAYTIME
POPULATION

17,582

143,931

290,069



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| Tenant | West Shaw Address | West Shaw Address | Square Footage |
|---------------------------------|-------------------|-------------------|----------------|
| "SHILA" – Korean BBQ Restaurant | (Bldg. A) | 2760 | 6,100 |
| Vacant | (Bldg. A) | 2748 | 1,656 |
| Vacant | (Bldg. A) | 2744 | 1,440 |
| Vacant | (Bldg. A) | 2746 | 1,800 |
| Ewell's Bar | (Bldg. A) | 2742 | 1,440 |
| Pete's Teriyaki | (Bldg. A) | 2738 | 1,380 |
| Golden Health Spa | (Bldg. A) | 2740 | 1,377 |
| Vacant | (Bldg. A) | 2736 | 2,016 |
| Jazzy D Studios | (Bldg. A) | 2730 | 2,160 |
| Jazzy D Studios | (Bldg. A) | 2732 | 1,656 |
| T-Mobile | (Bldg. B) | 2784 | 4,000 |
| Uncle Harry's Bagelry | (Bldg. B) | 2780 | 2,051 |
| All State Insurance | (Bldg. C) | 2710 | 840 |
| Check 'n Go of California, Inc. | (Bldg. C) | 2712 | 1,000 |
| Foster's Donuts | (Bldg. C) | 2714 | 1,120 |
| Eyebrow Threading | (Bldg. C) | 2718 | 1,295 |
| Management Office | (Bldg. C) | 2720 | 643 |
| AT & T Wireless | (Bldg. C) | 2722 | 443 |
| Culichi Town | (Bldg. D) | 2700 | 6,010 |

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Site Plan – Bldg. A



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Site Plan – Bldg. B



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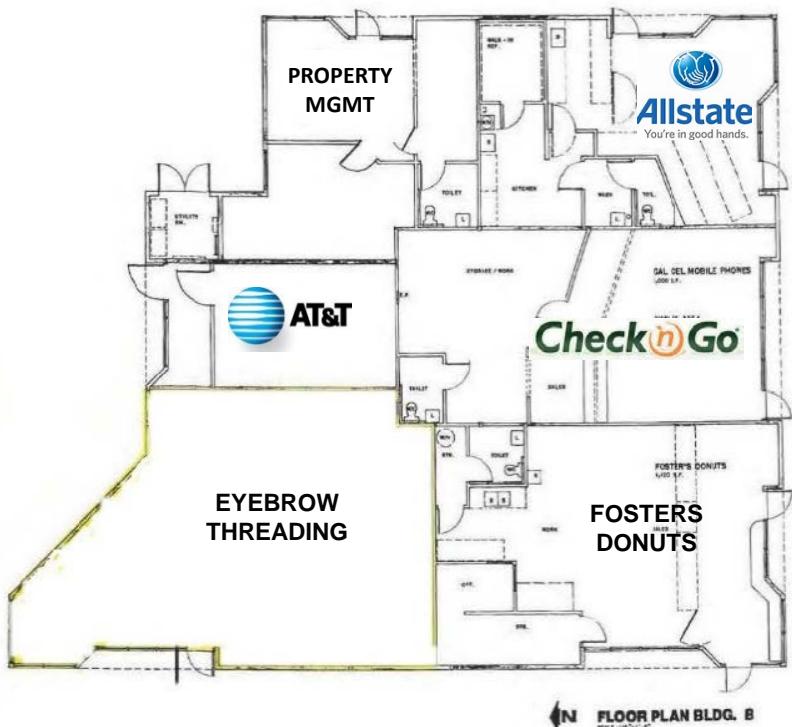
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Site Plan – Bldg. C



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Site Plan – Bldg. D



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NEIGHBORHOOD RETAIL MAP



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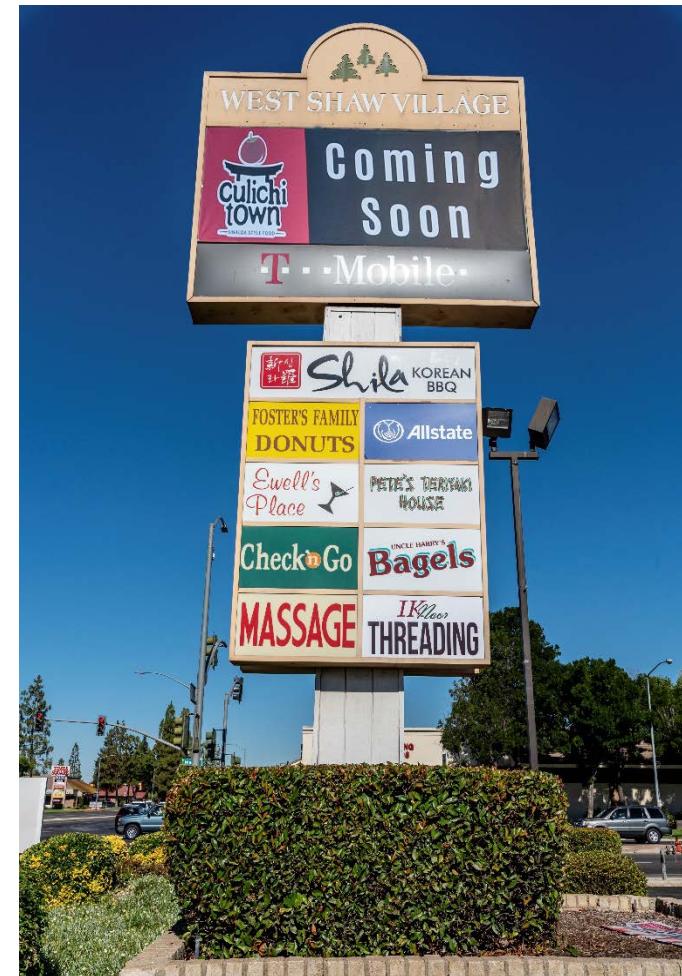
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