

# NEC Shaw Avenue & Marks Avenue Fresno, CA

West Shaw Village / For Lease



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**WE ARE  
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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



MEDIAN  
HOUSEHOLD INCOME



DAYTIME  
POPULATION

1 Mile	17,582	\$48,216	17,582
3 Miles	143,931	\$51,956	143,931
5 Miles	290,069	\$46,704	290,069

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Tenant		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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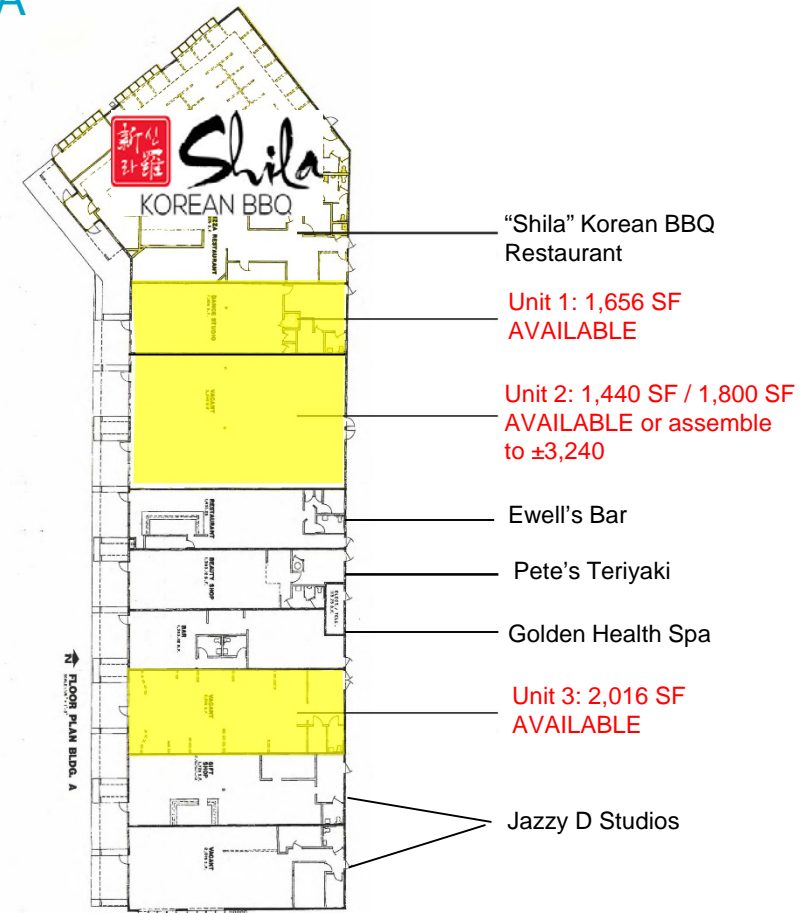


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## Site Plan – Bldg. A



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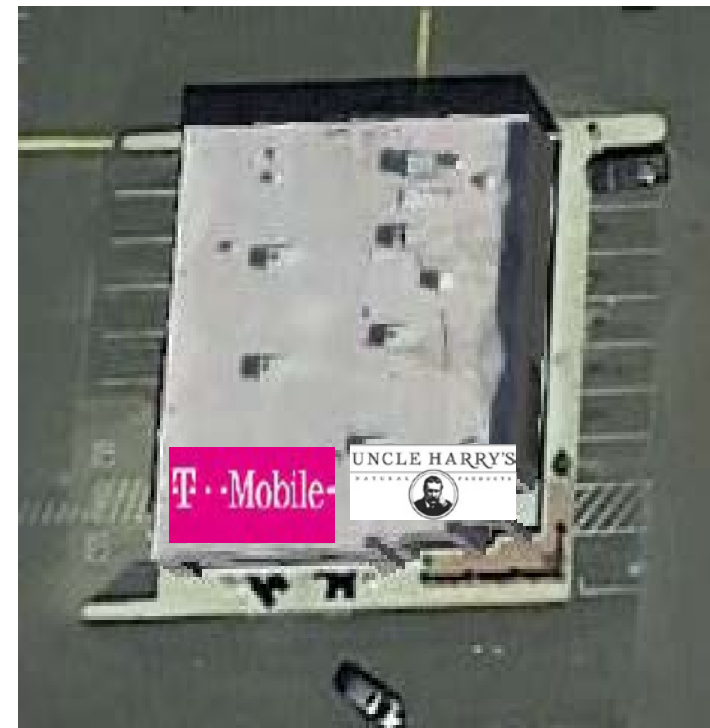


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## Site Plan – Bldg. B



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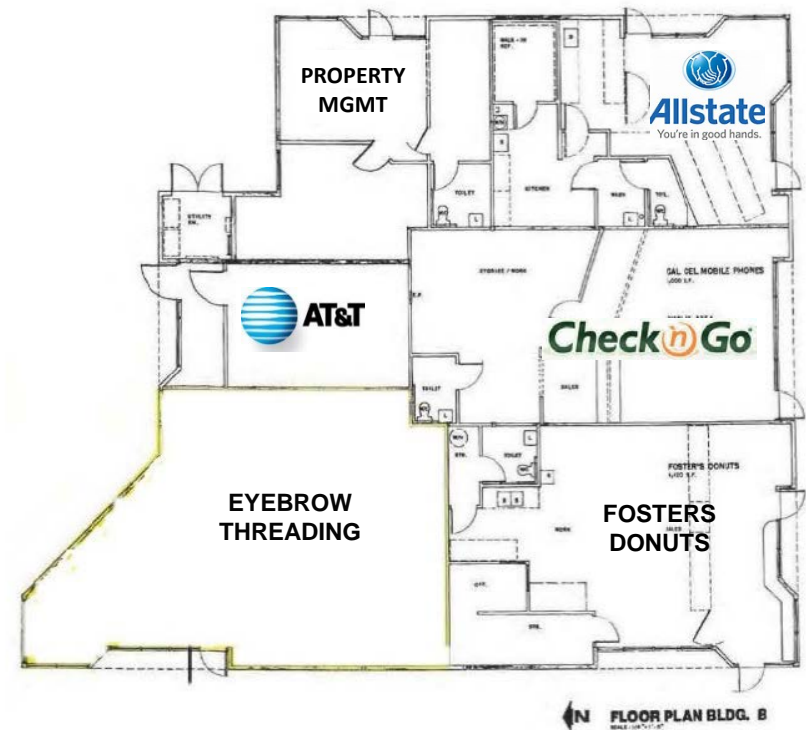


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## Site Plan – Bldg. C



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## Site Plan – Bldg. D



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## NEIGHBORHOOD RETAIL MAP



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