

FORMER WALMART LOCATION · NEC SHAW & BRAWLEY

# 76,000± SF ANCHOR & PADS FOR LEASE ON 15± ACRES

3680 & 3760 W. SHAW AVENUE · FRESNO, CA 95348



- Immediate Proximity to new Walmart Supercenter
- Located at Signalized Intersection with Full Ingress/Egress
- Demisable Space Sizing Configuration is Available
- Pad Leasing Options with Brawley Avenue Frontage
- Approved for auto repair use, auto sales allowed with CUP
- 92,390± Avg Daily Traffic with Direct Street Level Access
- Ample parking available on 15 acres
- 114,395 Daytime Population within a 3-Mile Radius

**FOR MORE INFORMATION, CONTACT:**

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#### Property Description:

The subject available property for lease is 76,000 square feet on 15 acres. This property is located at the northeast corner of Shaw and Brawley benefiting from significant traffic on both corridors and Shaw Avenue's significant retail synergy. Shaw is one of Fresno's primary east/west corridors providing a wide array of shopping experiences.

#### Property Highlights:

The property provides a variety of leasing options as it can be demised to your client's desired size. The property also has pad leasing options with Brawley Avenue frontage facing the new Walmart Supercenter. The property is approved for auto repair use, auto sales are allowed with CUP. Nearby retailers in the area include Walmart Supercenter, Target, Kohl's, dd's Discounts, Home Depot, Office Depot, Grocery Outlet, WinCo Foods, FoodMaxx, FoodsCo, WinttttCo, Big Lots!, Wendy's, Red Robin, Panera Bread, Ono Hawaiian BBQ, Panda Express, Sonic Drive-in, IHOP, and many more.

**Available Space:** 76,000± SF Anchor Space (demiseable down to 20K SF)  
Pads 1 & 2: 2.45 acres total

**Lease Rate:** Please contact agent for more information.

#### 2024 Demographics:

	1 Mile	3 Miles	5 Miles
Total Population:	16,167	135,765	240,335
Total Households:	5,866	44,652	82,000
Avg. HH Income:	\$75,535	\$90,251	\$86,513
Total Daytime Pop:	19,127	114,395	254,152

#### 2024 Traffic Counts:

Shaw Avenue:	68,493 ADT
Brawley Ave:	23,897 ADT
Total Traffic:	92,390 Avg Daily Traffic

Data Sources: Claritas, LLC; Kalibrate TrafficMetrix



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N Brawley Ave  
**24,833± ADT**

**N BRAWLEY AVE**

**N MARTY AVE**

N Marty Ave

**3,055± ADT**

W Shaw Ave

**68,493± ADT**

**W SHAW AVE**

W Shaw Ave



This information is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described herein shall be conducted through this office. The information included here, while not guaranteed, has been secured from sources we believe to be reliable. Each investor is encouraged to have a C.P.A. and/or Financial Advisor make an independent projection. ©2025 Retail California. All rights reserved.



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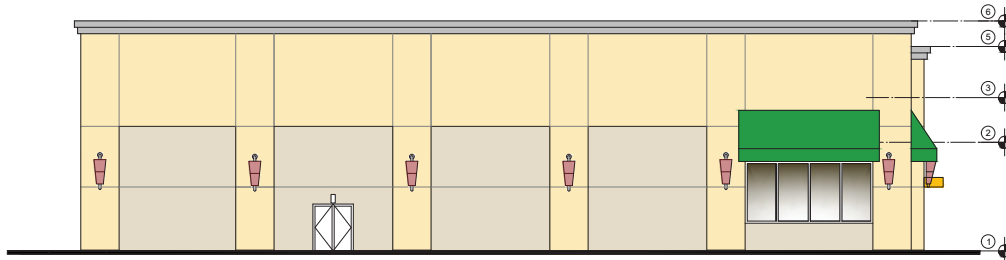
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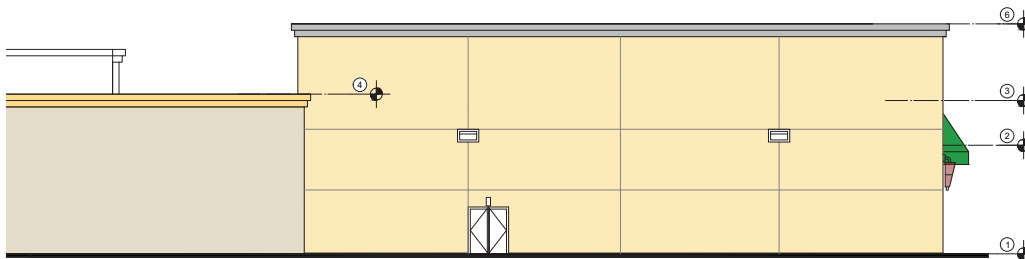
TENANT IMPROVEMENT



SOUTH ELEVATION SCALE: 1/8" = 1'-0"



WEST ELEVATION SCALE: 1/8" = 1'-0"



NORTH ELEVATION SCALE: 1/8" = 1'-0"

KEYNOTES

- FINISHED FLOOR ELEVATION: + 0'-0"
- TOP OF AWNING: + 17'-0"
- BOTTOM OF TRUSS ELEVATION: + 24'-0"
- TOP OF EXISTING PARAPET ELEVATION: + 25'-4"
- TOP OF PARAPET ELEVATION: + 32'-0"
- TOP OF PARAPET ELEVATION: + 36'-0"

TENANT IMPROVEMENT FOR:  
**TENANT IMPROVEMENT**  
 3680 W SHAW AVENUE  
 FRESNO, CALIFORNIA 95348  
 Revisions: \_\_\_\_\_ Date: \_\_\_\_\_


- DESIGN REVIEW
- PLAN CHECK
- BACK CHECK
- PERMITS
- CONSTRUCTION
- AS-BUILT

**TENANT IMPROVEMENTS**  
 3680 W SHAW AVENUE  
 FRESNO, CALIFORNIA 95348

Scale: AS NOTED  
 Project Name: TENANT IMPROVEMENT  
 Project Location: FRESNO, CALIFORNIA  
 Plot Date: 03.26.2024  
 Project Owner:  
 Drawn By: ANEP HARRIGUDA  
 Signature: \_\_\_\_\_

Sheet Number:



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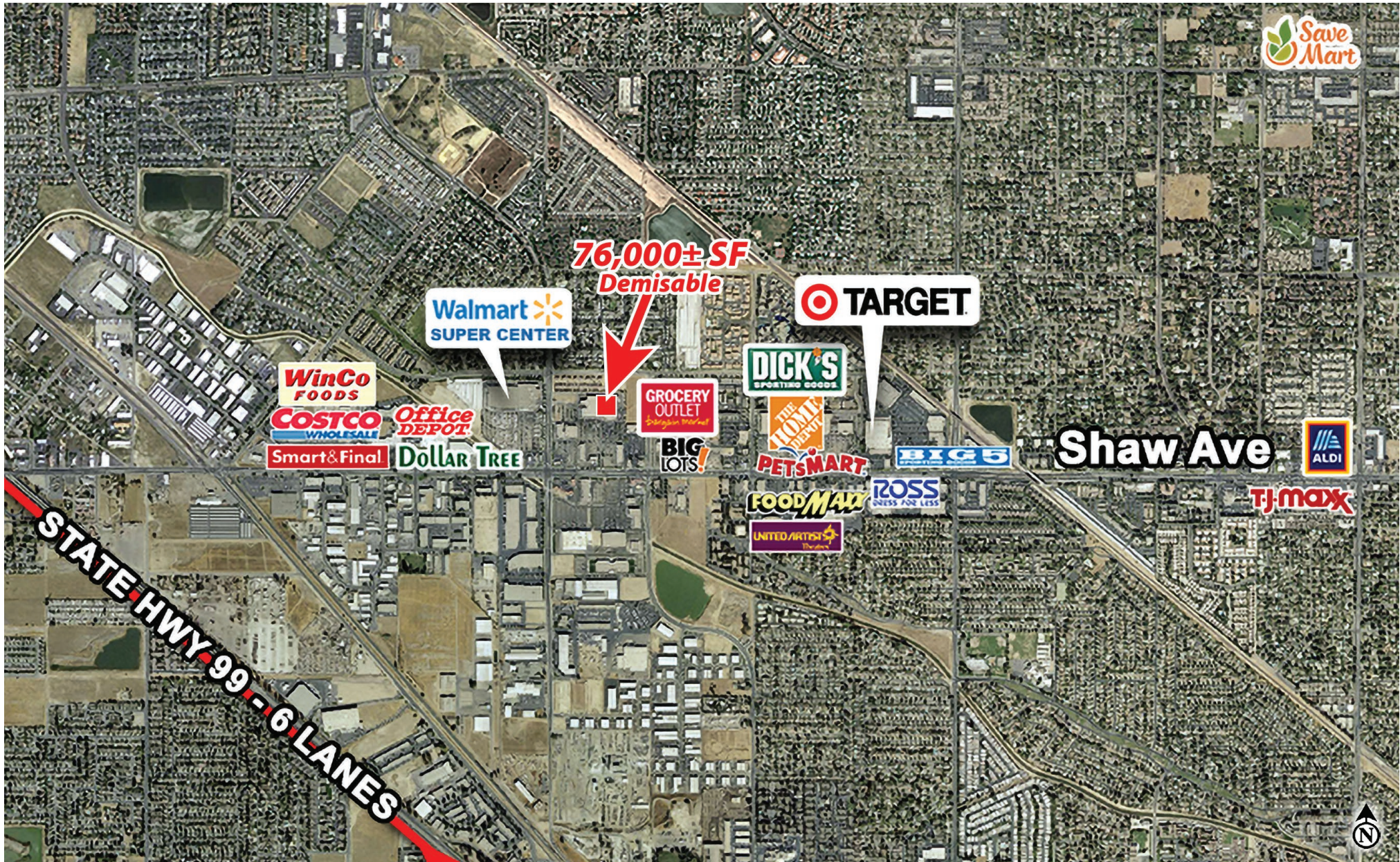
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