



NEARBY TENANTS INCLUDE: **FoodsCo** **Walmart*** **KOHL'S** **GameStop** **FAMOUS footwear**

SHAW & BRAWLEY PLAZA - AVAILABLE FOR LEASE

3763 W. Shaw Avenue Fresno, California

PROPERTY DETAILS

Available Space:	1,200± SF
Lease Rate:	Contact Agents
Lease Type:	NNN
Lot Size:	1.08± acres
Submarket:	West Fresno
Property Subtype:	Strip Center
Zoning:	RMX
APN:	424-021-03
Tenancy:	Multiple
Year Built:	1989

HIGHLIGHTS

- Signalized Intersection
- Excellent Signage
- Across the Street from Walmart
- Great Visibility

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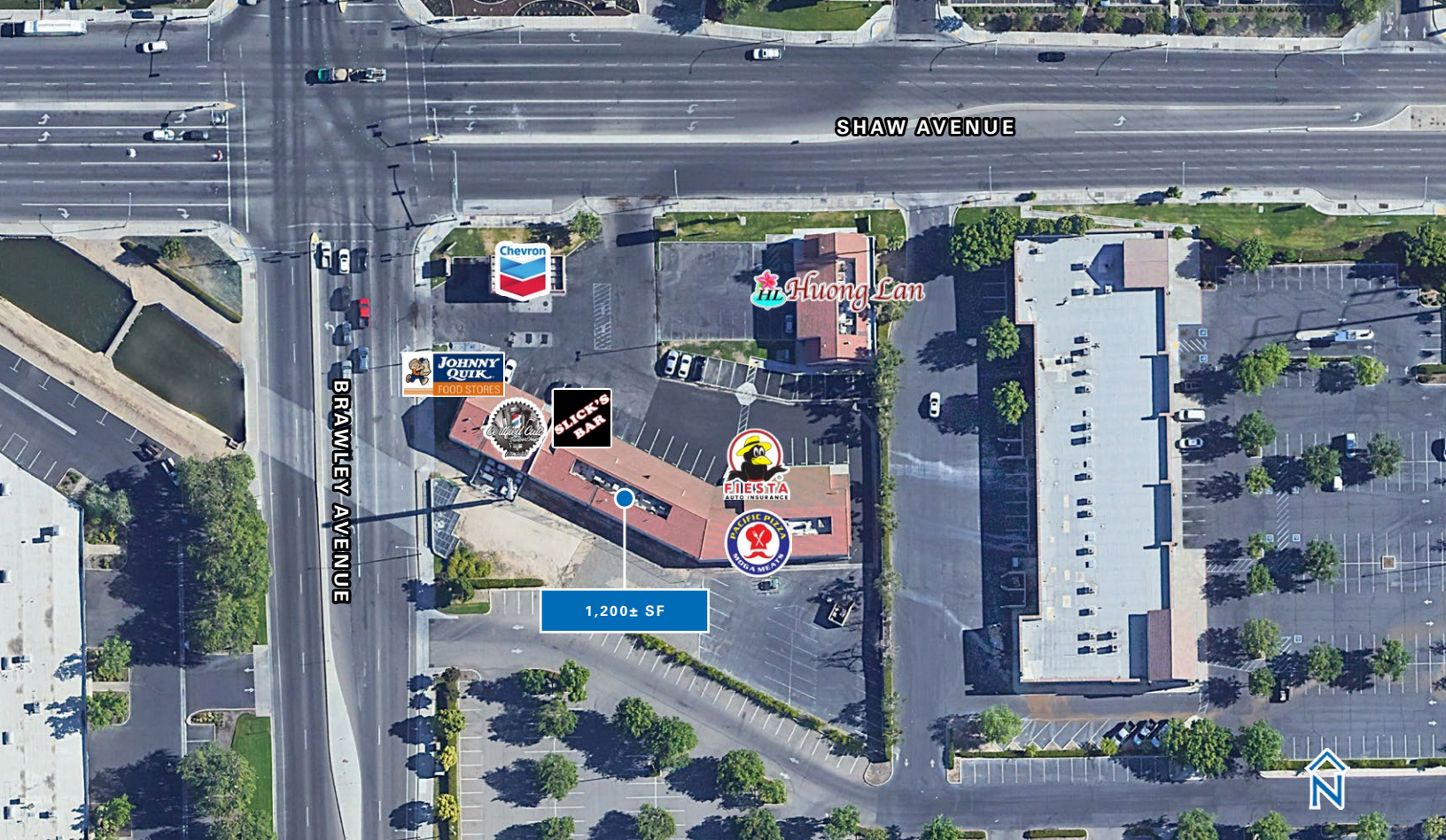
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Independently Owned and Operated
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SHAW & BRAWLEY PLAZA - FRESNO, CA

LOCATION DESCRIPTION

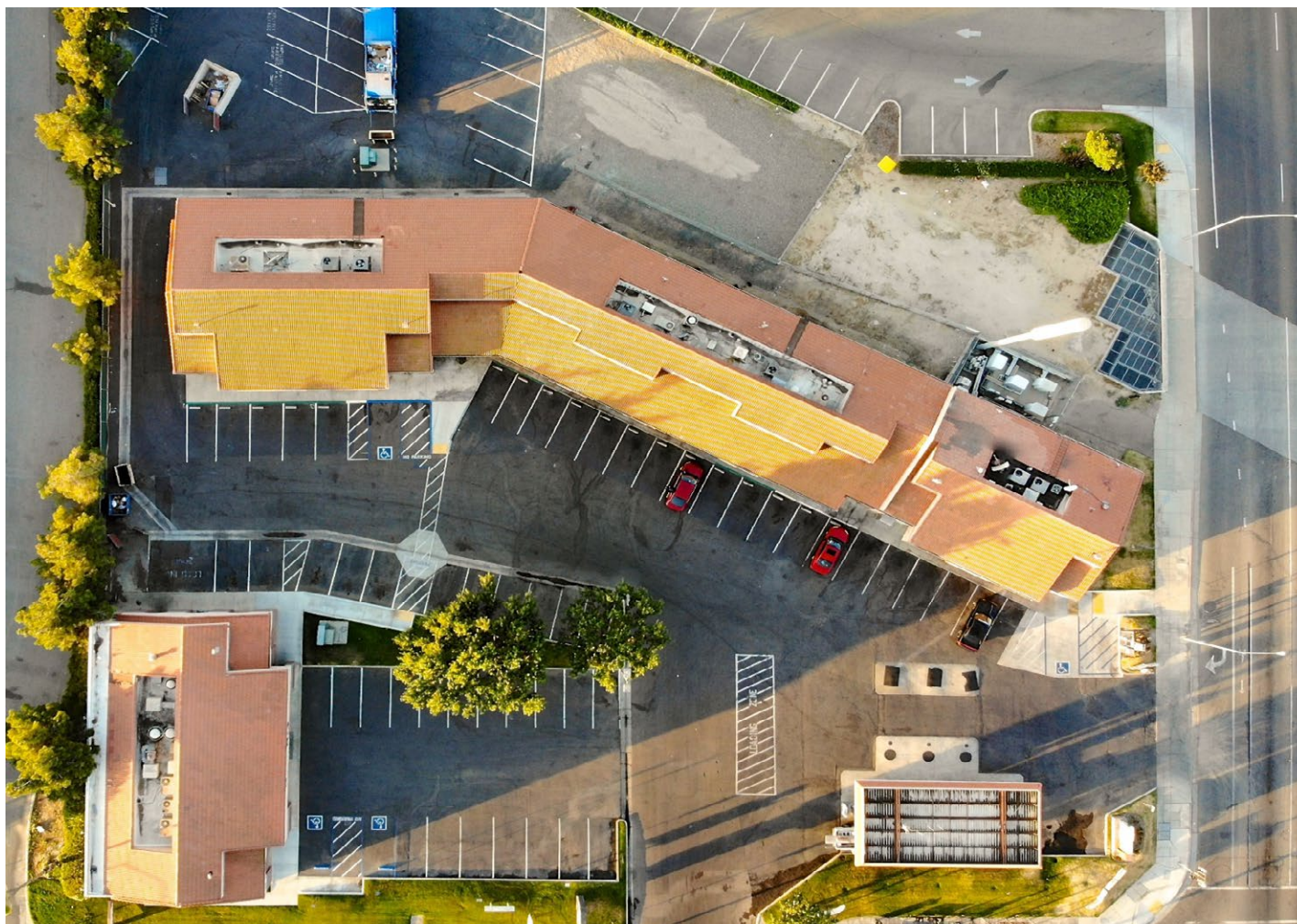
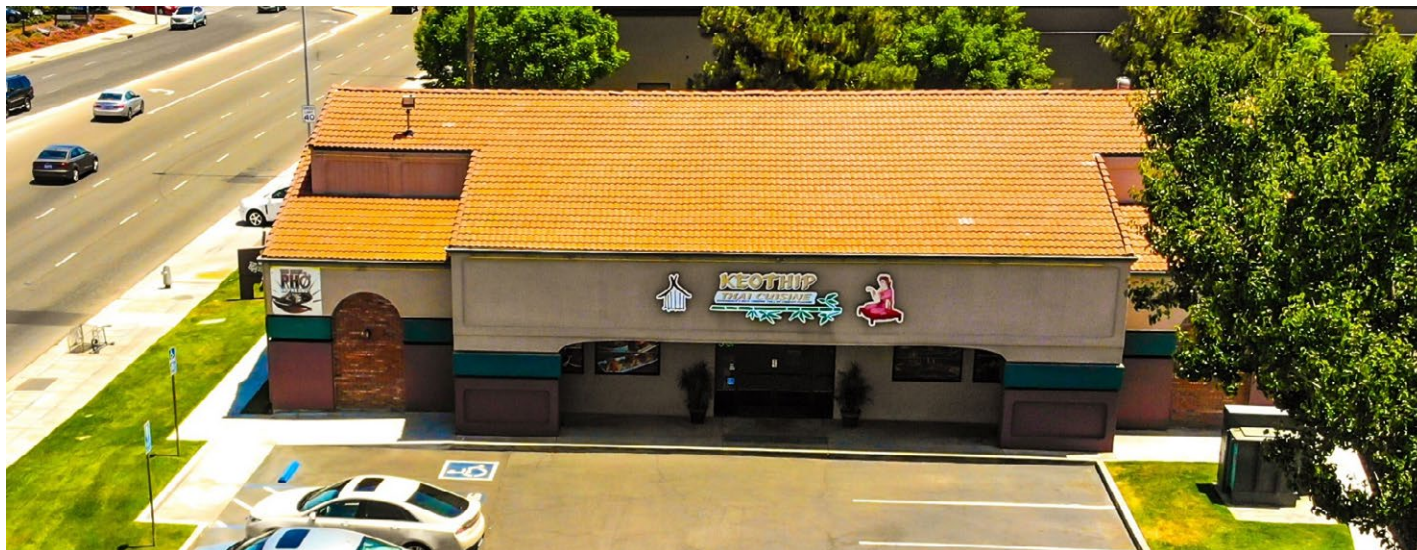
The Shaw & Brawley Plaza multi-tenant retail center is conveniently located at the southeast corner of Shaw & Brawley Avenues in Fresno. The property boasts high visibility and traffic counts and draws visitors in daily due to Chevron being located on the hard corner, Johnny Quick and a mix of retailers in the center.

CO-TENANTS

- Chevron
- Johnny Quick
- Certified Cuts Barbershop
- Slicks Bar
- Smokes R US
- Pacific Pizza | Moga Meats
- Fiesta Auto Insurance
- Huong Lan

SHAW & BRAWLEY PLAZA - FRESNO, CA

Property Photos



SHAW & BRAWLEY PLAZA - FRESNO, CA

Property Photos



SHAW & BRAWLEY PLAZA - FRESNO, CA

Demographics

	1 Mile:	2 Mile:	3 Mile:
<i>Population Trend</i>			
2030 Projection:	16,138	69,016	138,234
2025 Estimate:	15,959	68,505	137,119
2020 Census:	17,174	67,702	135,002
2010 Census:	14,350	62,796	123,545
<i>Population Growth</i>			
Growth 2025-2030:	1.12%	0.75%	0.81%
Growth 2020-2025:	-7.07%	1.19%	1.57%
Growth 2010-2020:	19.68%	7.81%	9.27%
<i>Households</i>			
2030 Projection:	6,280	23,772	46,251
2025 Estimate:	6,092	23,506	45,808
2020 Census:	5,534	23,054	45,032
2010 Census:	4,603	21,592	41,620
<i>Household Growth</i>			
Growth 2025-2030:	1.97%	1.13%	0.97%
Growth 2020-2025:	-3.88%	1.96%	1.72%
Growth 2010-2020:	17.04%	6.34%	7.58%
<i>2025 Est. Avg. Household Income:</i>	\$74,279	\$82,070	\$89,589

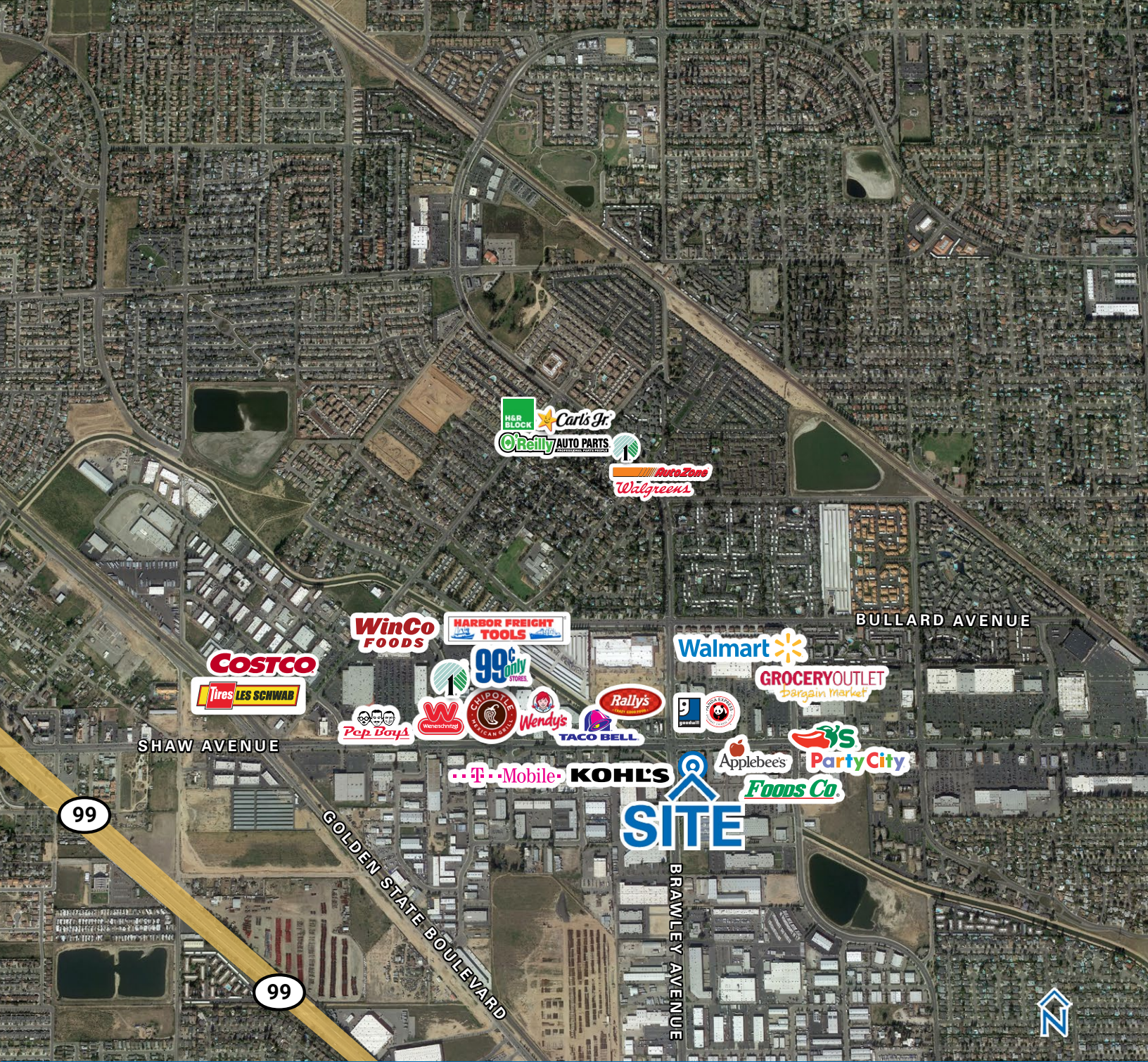
Source: Claritas 2025



Traffic Counts

<i>Brawley at Shaw (Northbound):</i>	4,785± ADT
<i>Brawley at Shaw (Southbound):</i>	20,458± ADT
<i>Shaw at Brawley (Westbound):</i>	37,996± ADT
<i>Shaw at Brawley (Eastbound):</i>	31,954± ADT
Total Visibility:	95,193± ADT

Source: Kalibrate 2025



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