

AVAILABLE FOR LEASE
335-393 E. SHAW AVENUE & 4965 N. FRESNO STREET

MISSION VILLAGE

FRESNO, CA

For information, please contact:

Kelsey McKenney

Retail California

t 559-447-6218

kelsey@retailcalifornia.com

CA RE Lic. #02217573

Troy McKenney

Newmark Pearson Commercial

t 559-447-6277

tmckenney@pearsonrealty.com

CA RE Lic. #00952671



Independently Owned and Operated | Corporate License #00020875 | retailcalifornia.com | newmarkpearson.com
FRESNO OFFICE: 7480 N. Palm Ave. #101, Fresno, CA 93711, t 559-432-6200

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Total Building Size: 53,323± SF
335-393 E. Shaw Avenue: 48,540± SF
4965 N. Fresno Street: 4,783± SF

Property Type: Retail

Zoning: CR (*Commercial Regional*)

Lease Rate: Contact Agent

Lease Type: NNN

POPULATION	DEMOGRAPHICS	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
	2029 Projection	18,058	153,684	404,849
	2024 Estimate	17,720	151,763	398,550
	Growth 2024-2029	18,299	154,373	397,669
	Growth 2020-2024	1.91%	1.27%	1.58%
	Growth 2010-2020	9.89%	6.74%	4.21%
HOUSEHOLD	2029 Projection	6,472	56,148	144,495
	2024 Estimate	6,342	55,258	141,482
	Growth 2024-2029	6,609	56,032	140,502
	Growth 2020-2024	2.04%	1.61%	2.13%
	Growth 2010-2020	8.84%	5.66%	5.46%
	<i>2024 Est. Average HH Income</i>	\$79,457	\$80,725	\$86,122

Source: Claritas 2024



TRAFFIC COUNTS
147,102± ADT

Highway 41

TRAFFIC COUNTS
69,538± ADT

Fresno Street at Shaw Avenue
(*Southbound & Eastbound*)

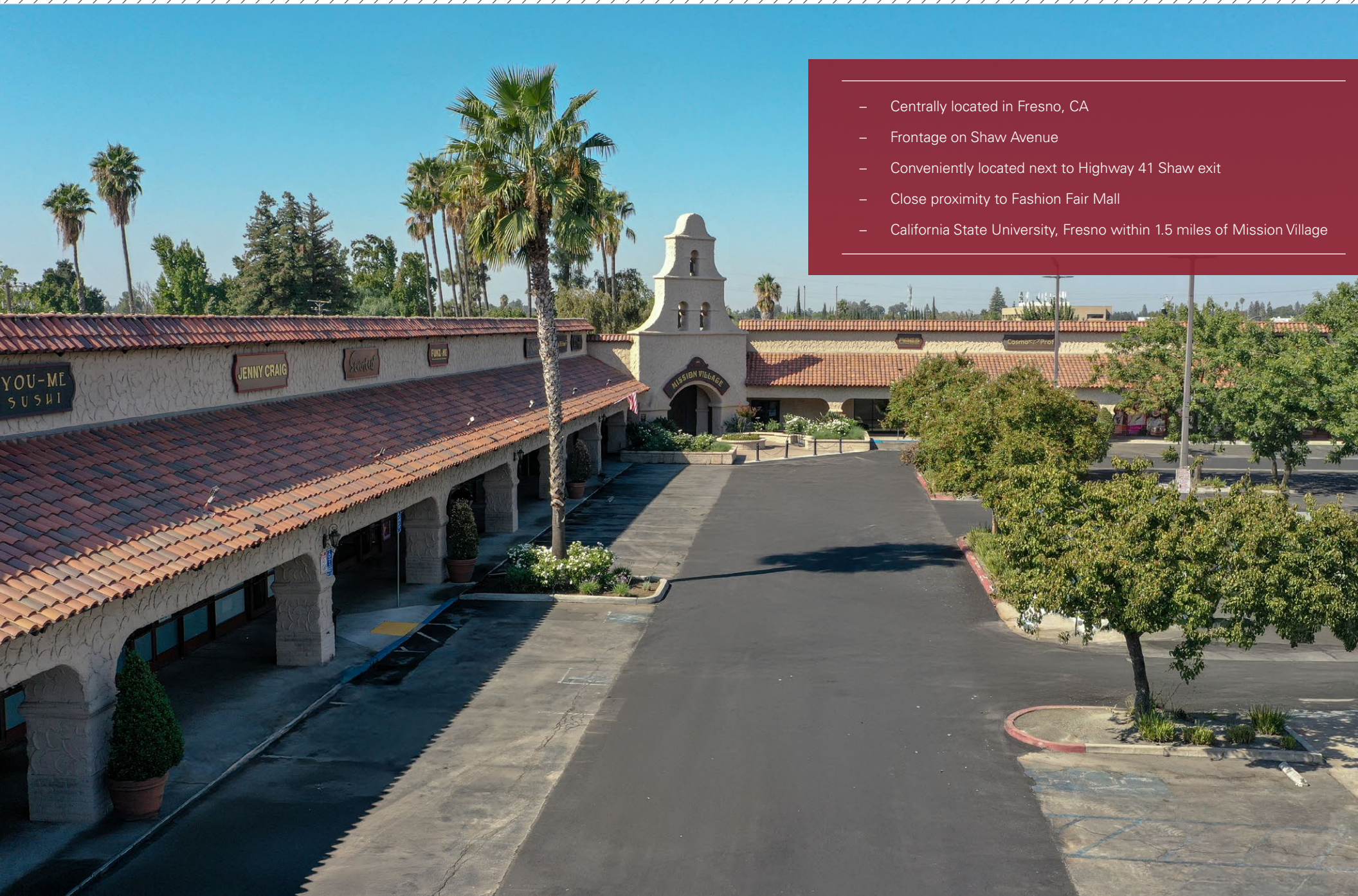
Source: Kalibrate TrafficMetrix 2024

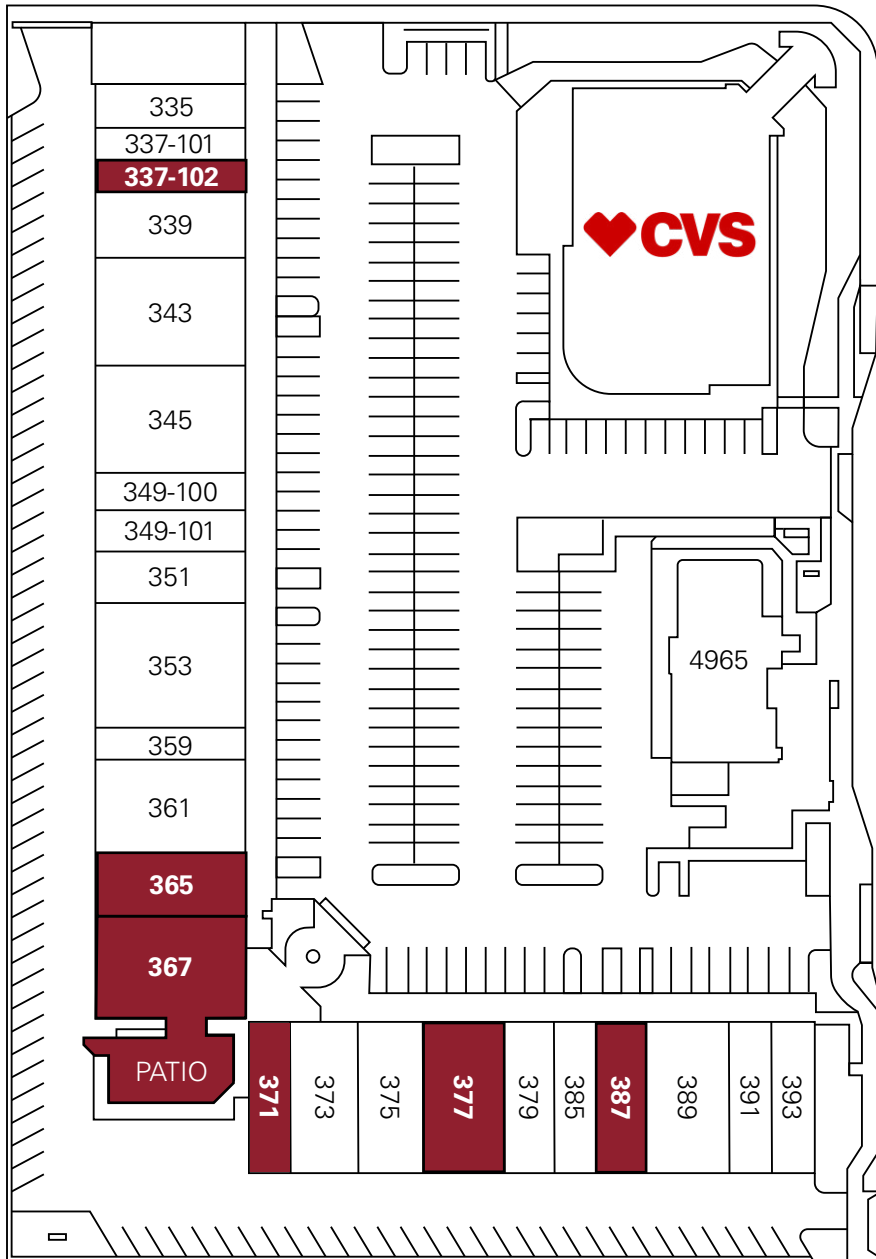
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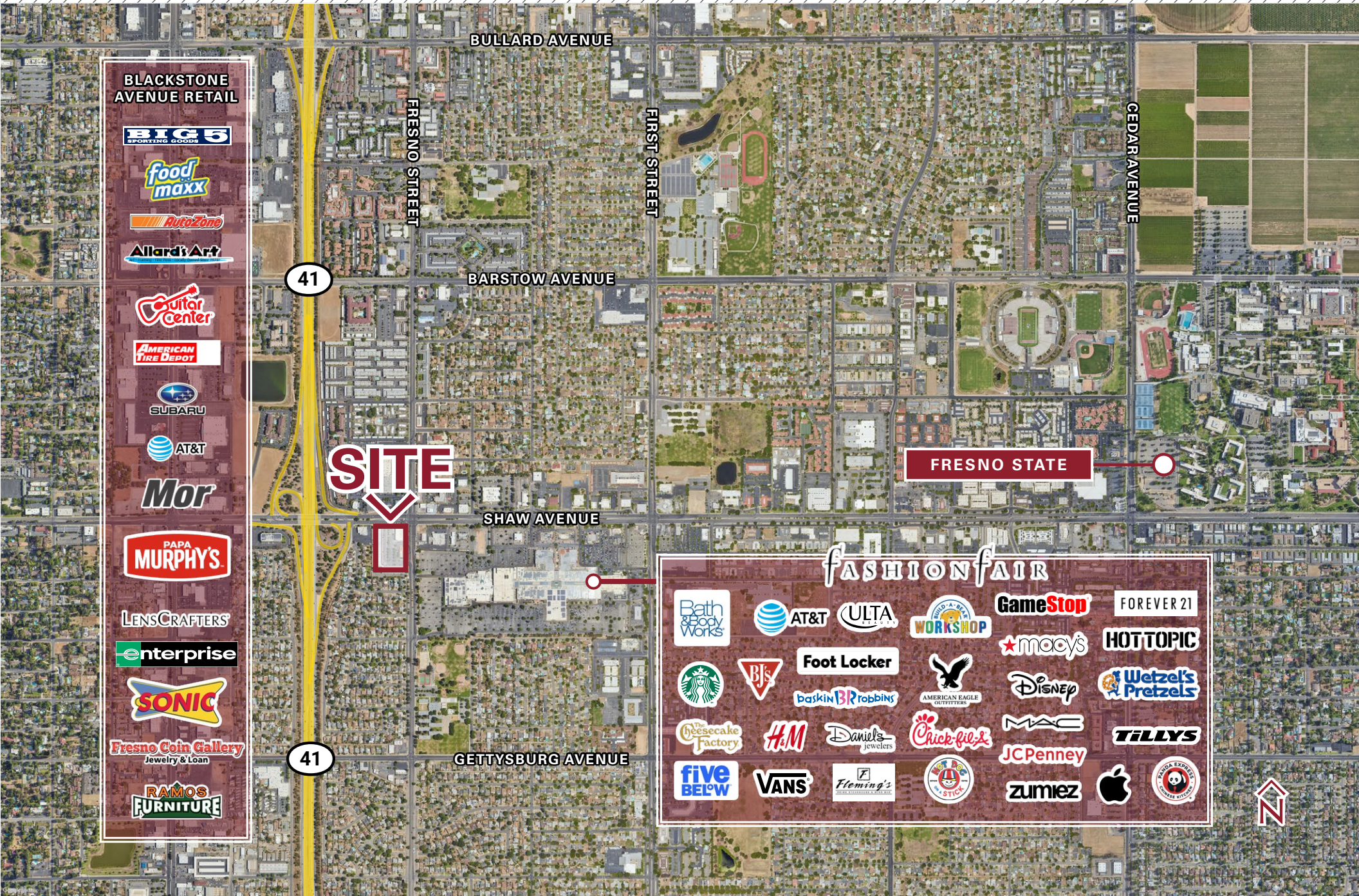
PROPERTY HIGHLIGHTS

- Centrally located in Fresno, CA
- Frontage on Shaw Avenue
- Conveniently located next to Highway 41 Shaw exit
- Close proximity to Fashion Fair Mall
- California State University, Fresno within 1.5 miles of Mission Village





Unit	Tenant	SF
335	Cell Phone Repair	1,400
337-101	Hot Rod Willy's Pizza	980
337-102	Available	980
339	Curves	2,100
343	Scrubs And Beyond	3,500
345	El Diamonte	3,546
349-100	Perfect Threading & Henna	1,120
349-101	Peek-A-Baby	1,400
351	Prestigious Grooming Lounge	1,640
353	Korean Market	4,100
359	Wonderful Massage	1,050
361	Cosmo Prof	3,010
365	Available	1,997
367	Available (Patio Also Available)	3,340
371	Available (Former Pet Groomer)	1,346
373	The UPS Store	2,155
375	Shanty's Tavern	2,100
377	Available	2,730
379	Arcade	1,506
385	Seven Tea	1,400
387	Available (Former Office)	1,540
389	You-Me-Sushi	2,800
391	Pretty Nails	1,400
393	Cinderella Cellar	1,400
4965	Huong Lan Restaurant	4,783



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