

PRIME VISIBILITY IN FRONT OF MACY'S & FASHION FAIR MALL
1,225± SF FREE STANDING PAD FOR LEASE

4974 N. FRESNO ST · FRESNO, CA 93710



- 1,225± SF Free-standing Pad at Southeast Quadrant of Fresno St and Shaw Avenue
- 148,297 Daytime Pop within 3-Mile Radius
- 79,163 Avg Daily Traffic Intersection
- \$70,168 Avg HH Income in 1-Mile Radius
- Former Sam's Mail Call Location



RETAIL CALIFORNIA CRE

A division of Pearson Realty

7480 North Palm Avenue, Suite 101

Fresno, CA 92711

www.retailcalifornia.com

FOR MORE INFORMATION, PLEASE CONTACT:

MICHAEL ARFSTEN, SR. V.P.

+1 (559) 447-6233

michael@retailcalifornia.com

CA DRE # 01181635

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Property Description:

The subject property is a 1,225±SF free standing pad for lease at the southeast quadrant of Shaw Ave & Fresno St in Fresno, CA. The property is less than a quarter-mile from Freeway 41 ramps at Shaw Ave, central Fresno's primary east-west retail corridor.

Property Highlights:

The subject location has direct access from Fresno St. The property is strategically positioned near the Fresno Streey entrance to Fresno's Fashion Fair Mall, close to the intersection of Fresno & Shaw avenues.

Available Space: Building Size: 1,225± SF

Lease Rate: \$1.75, NNN

2023 Demographics:

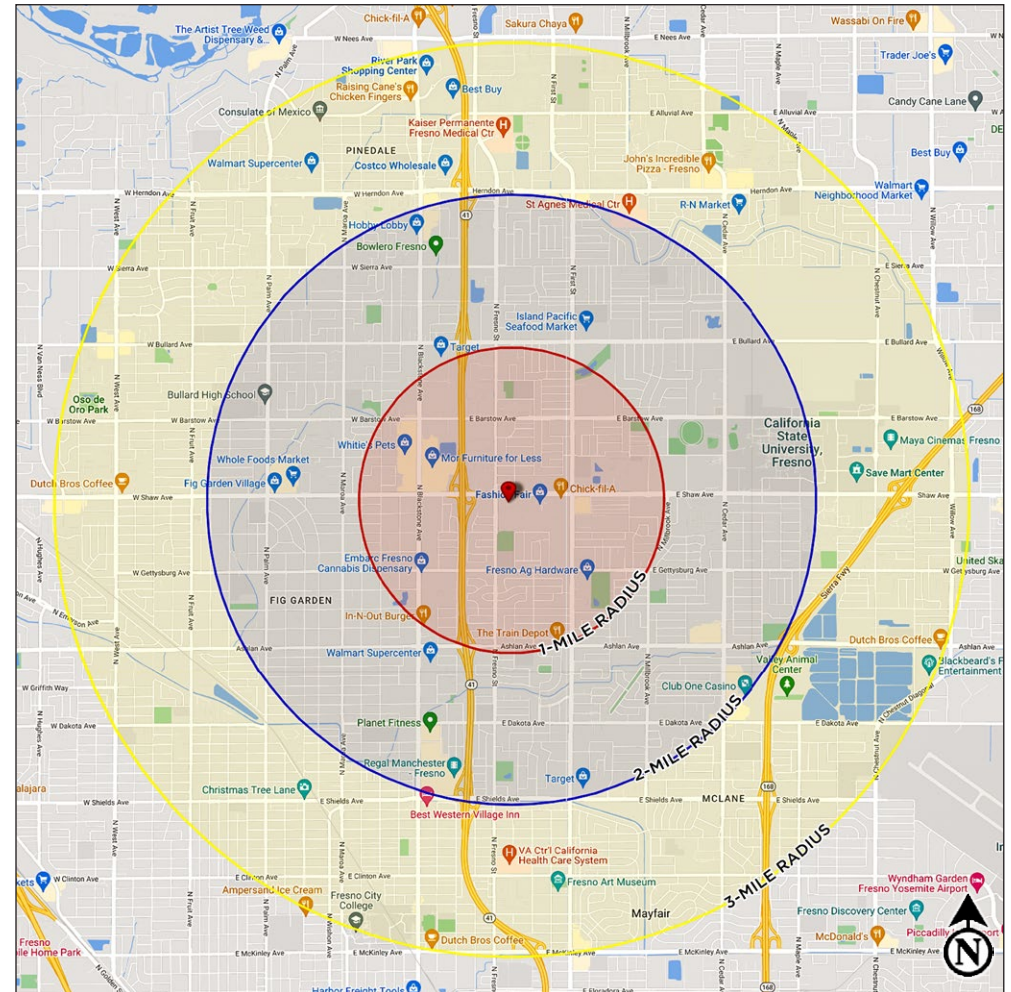
	1 Miles	2 Miles	3 Miles
Total Population:	18,608	69,097	57,844
Total Daytime Pop:	25,169	103,983	148,297
Total Households:	6,689	25,220	54,001
Avg. HH Income:	\$70,869	\$73,327	\$75,519

Source: Claritas, LLC

2023 Traffic Counts:

Shaw Avenue (E/W):	42,058 ADT
Fresno Street (N/S):	37,105 ADT
Total:	79,163 Average Daily Traffic

Source: Kalibrate TrafficMetrix



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Fresno Fashion Fair Shopping Center



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. ©2024 Retail California. All rights reserved.