

AVAILABLE FOR LEASE
WEST SHAW VILLAGE

2700-2784 W. SHAW AVENUE
FRESNO, CA



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Independently Owned and Operated | Corporate License #00020875

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WEST SHAW VILLAGE - FRESNO, CA

PROPERTY INFORMATION	Availability:	Various		
	Corner Pad:	1.26± Acres (Ground Lease)		
	Suite 2712:	1,000± SF	Total Square Feet:	38,427± Total Square Feet
	Suite 2718:	1,295± SF	APN's:	415-052-49 (Fresno County)
	Suite 2730:	1,719± SF (Pending)	Lot Size:	4.00± Acres
	Suite 2744:	1,440± SF	Year Built:	1983
	Suite 2748:	1,656± SF		
	Lease Rate:	TBD		

NEARBY TENANTS

Tenants include Culichi Town Restaurant, Foster’s Donuts, Pete’s Teriyaki, Ewell’s Place, AT&T Wireless, All State Insurance, Shila Korean BBQ, Uncle Harry’s Bagels and Thai Wok & Cafe. The property is across the street from Target, Ross, Big 5 and many more national & local retailers.

TRAFFIC COUNTS

The center has exceptional visibility and signage available with high traffic counts at the intersection.

Marks Avenue @ Shaw Avenue	48,478 ± ADT (North & Southbound)
Shaw Avenue @ Marks Avenue	76,106 ± ADT (East & Westbound)
Total Visibility:	124,584 ± ADT (All Directions)

Source: Kalibrate TrafficMetrix 2025

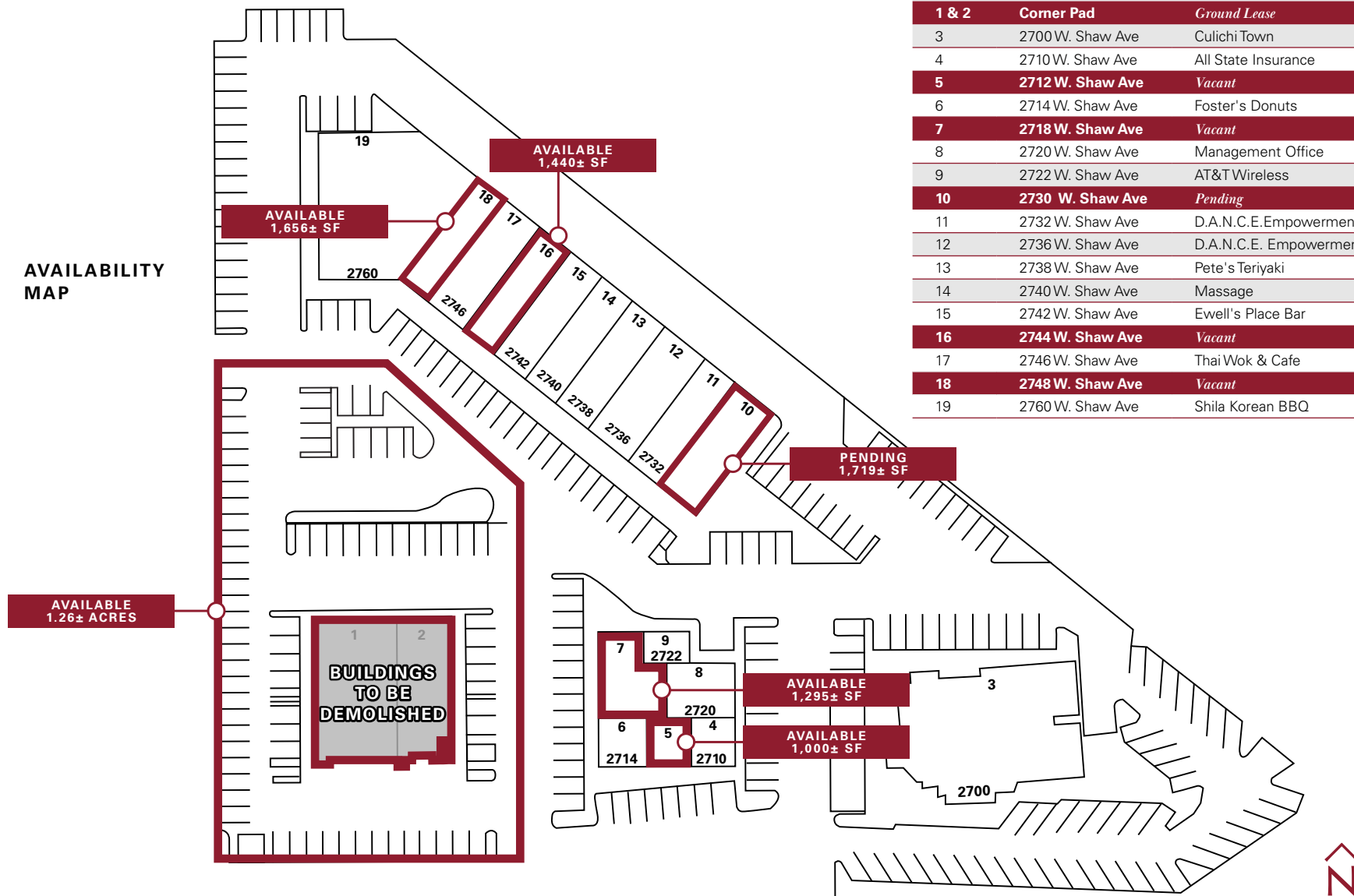
- HIGHLIGHTS
- Great Visibility
 - Easy Access from Shaw Avenue & Marks Avenue
 - Adjacent to Major Retailers
 - Hard Corner Signalized Intersection
 - Signage Available on Monument Sign



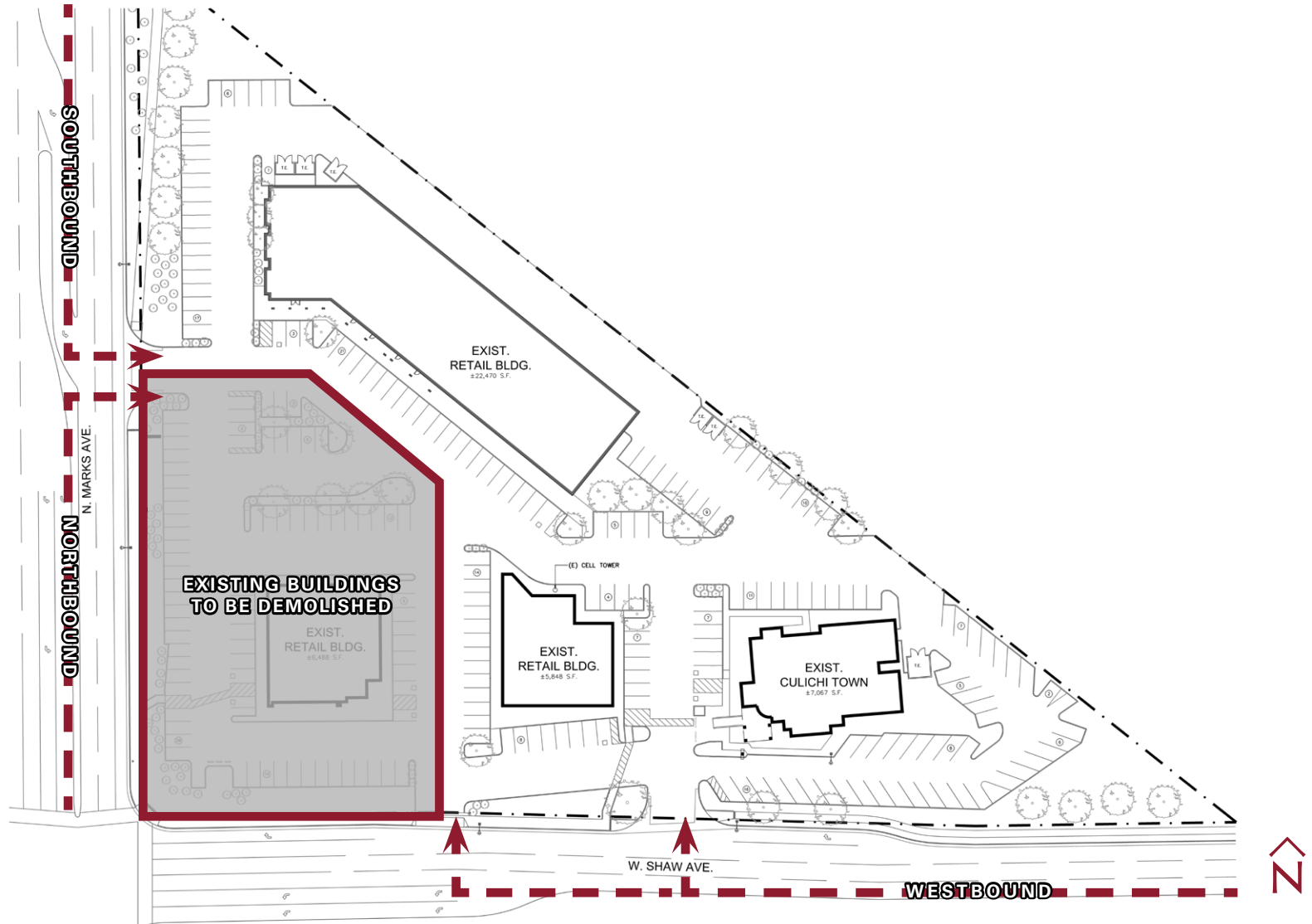
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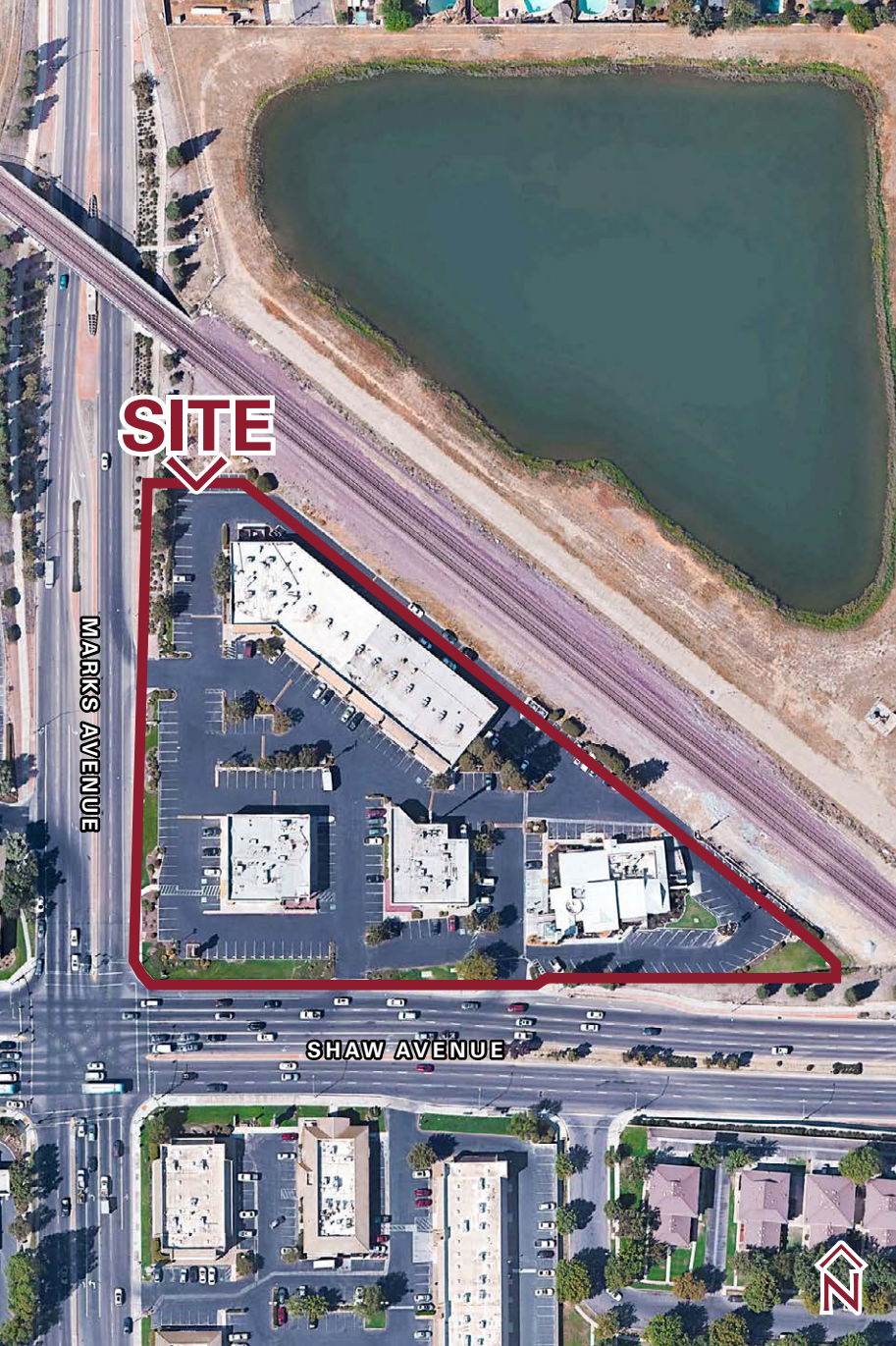
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AVAILABILITY MAP



SITE PLAN
WITH STREET
ENTRY PATHS





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