



Accelerating success.



**For Lease**

# West Shaw Retail Space Available

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# 3257 W. Shaw Avenue Fresno, California West Acres Shopping Center

### Property Summary

|                     |  |                       |
|---------------------|--|-----------------------|
| Building Size:      | ±14,765 SF- can be demised   |                       |
| Showroom/Warehouse: | Up to ±7,000 SF warehouse with dock high door                            |                       |
| Lease Rate:         | \$0.95 PSF, blended warehouse and showroom, NNN (NNN approx. \$0.25 psf) |                       |
| Zoning:             | RMX - (Regional Mixed Use)   |                       |
| Traffic Counts:     | 50,000+ cars per day on Shaw   |                       |
| Demographics:       | <u>Population</u>  | <u>Avg. HH Income</u> |
|                     | 1 Mile: 17,719   | \$74,040              |
|                     | 3 Miles: 146,130   | \$91,171              |
|                     | 5 Miles: 274,773   | \$86,754              |

The property was built in 1989 and is located in the Food Maxx Shopping Center, adjacent to the Time Square Shopping Center on the south side of Shaw Avenue between Marks and Valentine. Neighboring tenants include Dick's Sporting Goods, Planet Fitness, Home Depot, Target, Petsmart, America's Tire and Buffalo Wild Wings.

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# Floor Plan

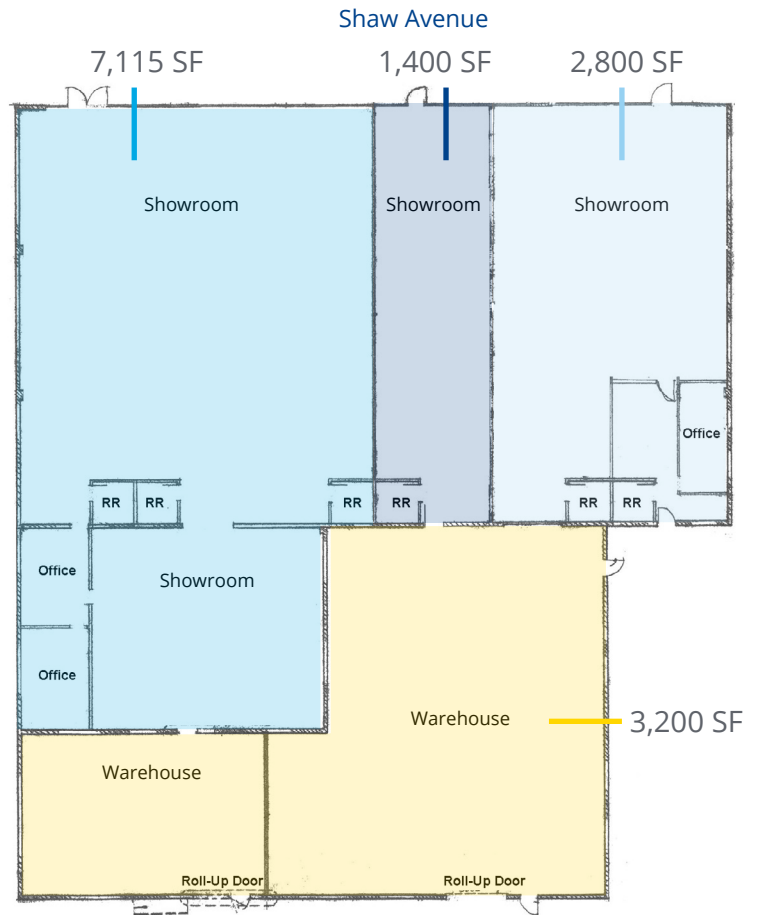
3257 W. Shaw Avenue  
Fresno, California

Space Available:

$\pm 14,765$

square feet

(Can be Demised)



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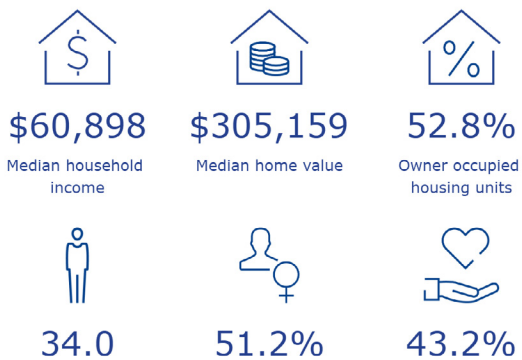




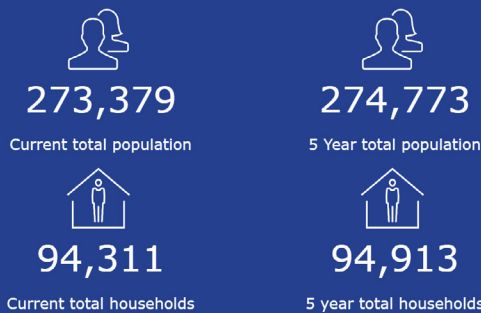
## Surrounding Amenities

## Market Overview within a 5 Mile Radius

### Household & population characteristics



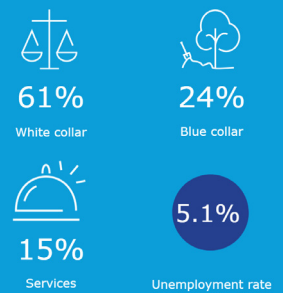
### Households & population



### Business



### Employment



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