

MULTI-TENANT RETAIL BUILDING & ADJACENT VACANT LAND PARCEL FOR SALE



SWC Fruit Ave & Shields Ave | Fresno, CA

Location: 507 W. Shields Avenue, Fresno, CA

Property Summary:

2 parcels located at a major signalized intersection on the SWC of Shields Avenue and Fruit Avenue in Fresno California. Highly visible +/- 2,541 SF freestanding multi-tenant building (Parcel A) and adjacent vacant land parcel included.

BOTH PARCELS COMBINED, CREATE AN IDEAL DEVELOPMENT SITE FOR A VARIETY OF RETAIL AND OFFICE USES.

Property Features:

- Located on a signalized hard corner. Freestanding Building consisting of 3 individual suites.
- Great visibility with excellent traffic counts.

Demographics:	1 Mile	3 Mile	5 Mile
Population	25,424	152,716	371,636
Avg HH Income	\$50,000	\$50,058	\$54,974

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All projections, opinions, assumptions or estimates are supplied for example only and may not represent current or future performance of the property. Any and all information pertaining to location, demographics and the site plan is supplied by sources believed to be reliable. We do not guarantee the accuracy of information and make no warranty or representation thereto. All information is presented here with the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Commercial Retail Associates operates under the corporate Department of Real Estate License #01121565.



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The map shows a grid of lots and streets. The streets are labeled as follows:

- W. SHIELDS AVE.** (Top horizontal street)
- W. SIMPSON AVE.** (Middle horizontal street)
- FRUIT AVE.** (Right vertical street)
- N. PACIFIC AVE.** (Diagonal street running from top-left to bottom-center)
- DELINO AVE.** (Diagonal street running from bottom-center to right)

The map is divided into several blocks, each identified by a circled number:

- Block 031:** Located in the upper left, containing lots 1 through 11.
- Block 032:** Located in the center, containing lots 1 through 48. Lot 1 is highlighted in blue.
- Block 033:** Located in the lower right, containing lots 1 through 40.

The map also shows various lot numbers, street names, and distances in feet and miles. A scale bar at the top right indicates a distance of 100 feet. A north arrow is located in the top right corner.