

SHAW MARKETPLACE SHOPPING CENTER SEC Shaw Ave. & Brawley in Fresno, CA



- Anchored by National Retailers
Kohls, Foods Co, & dd's Discounts
- 141,980± Avg. Daily Traffic Exposure
- Freestanding Restaurant Available
- High Visibility and Direct Access from
Shaw, Brawley, & Marty Avenues

Jr. Anchor & Shop Space
3675 W. Shaw Avenue
Fresno, CA 93711

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PROPERTY SUMMARY

Shaw Marketplace Shopping Center
3675 W. Shaw Ave. Fresno, CA 93711
SEC W. Shaw Ave. & Brawley Ave.

Location

The subject property is located at the southeast corner of W. Shaw Ave. and Brawley Ave. in northwest Fresno. There are many national retailers in the immediate area including Walmart, Target, Home Depot, Costco, Winco, Food Maxx, Grocery Outlet, Foods Co, Kohls, dd's Discounts, Game Stop, Applebee's, Office Depot, Panera Bread, and Panda Express.

Property Description

The subject property is one of the largest shopping centers on west Shaw Avenue in Fresno, CA.

Available Space:

End cap: 11,088± SF

Lease Rate: \$1.45 per SF for shops

Contact agent for junior anchor space rate

Zoning: C-3, City of Fresno



2023 Demographics:

	1 Mile	2 Miles	3 Miles	4 Miles	5 Miles
Total Population	15,241	71,286	138,642	196,429	245,179
Total Households	5,512	23,736	45,609	66,202	83,623
Avg HH Income	\$71,167	\$80,615	\$88,307	\$90,571	\$85,962
Total Daytime Pop	19,031	66,443	118,800	166,016	264,792

Source: Claritas, LLC

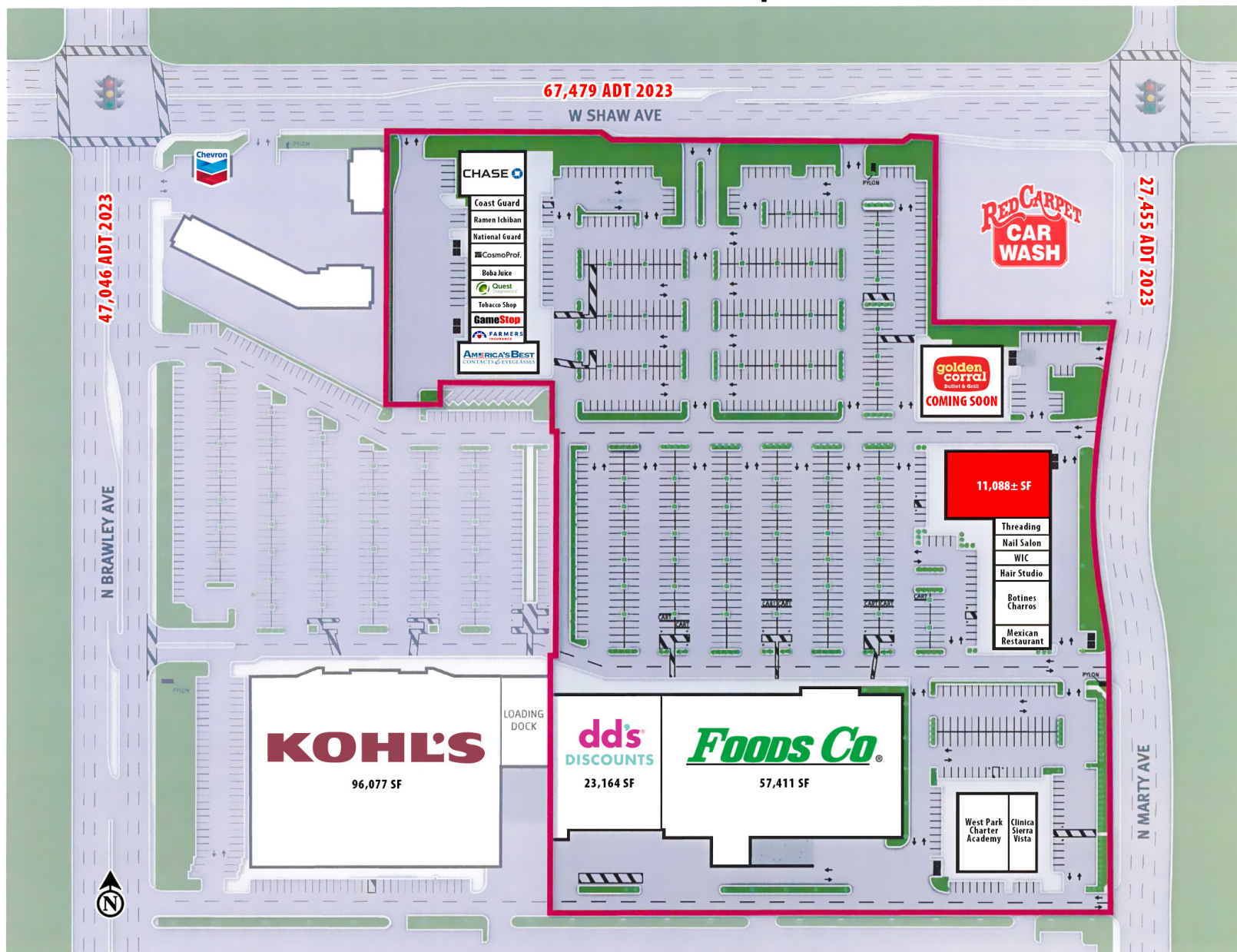
2023 Traffic Counts:

W Shaw Ave:	67,479 ADT (E/W)
N Brawley Ave:	47,046 ADT (N/S)
N Marty Ave:	27,455 ADT (N/S)
Total Traffic Exposure:	141,980 Avg Daily Traffic

Source: Kalibrate TrafficMetrix



Site Plan - Shaw Marketplace



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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.

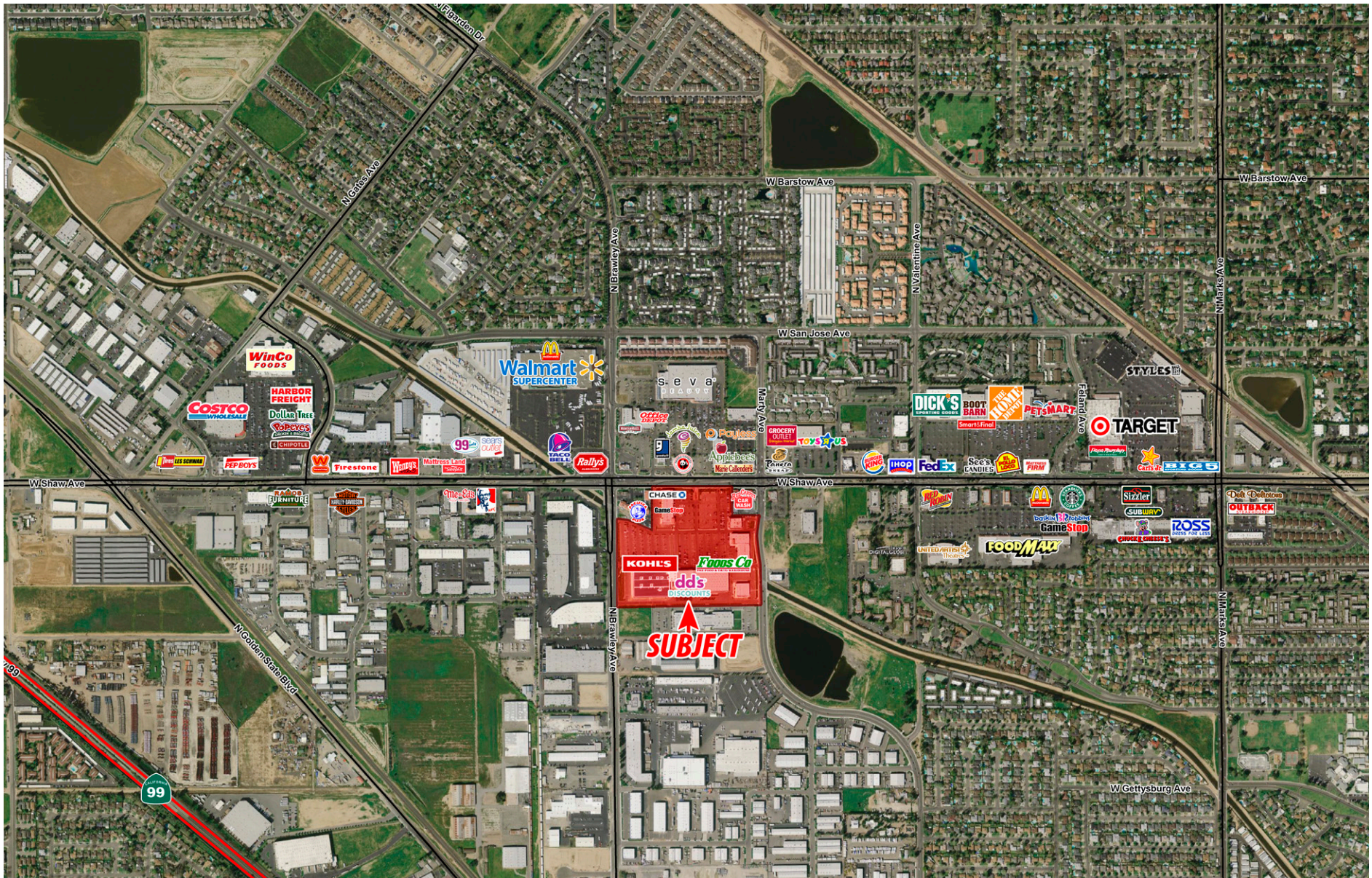




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West Shaw Avenue Major Retail, Fresno, CA



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