

AVAILABLE FOR LEASE
RETAIL SPACES

84 E. SHAW AVENUE
FRESNO, CA



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Independently Owned and Operated | Corporate License #00020875 | retailcalifornia.com

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Availability:	12,895± SF
Tenancy:	Multiple
Property Type:	Retail
Signage:	Top Pylon Sign Available
Zoning:	RMX (<i>Regional Mixed Use</i>)
APN:	418-080-62 (<i>Fresno County</i>)

PROPERTY DESCRIPTION

The subject property is located at one of the highest trafficked intersections in Fresno County which is Blackstone and Shaw which carries an average daily traffic volume of 162,781±. The shopping center sits immediately adjacent to Highway 41 which makes the site easily accessible to a wide range of clientele. This property is conveniently located between Fig Garden Village Shopping Center and Fashion Fair Mall which provides fantastic retail synergy. This site is located centrally in Fresno providing a very dense population base which is within a three mile radius.

HIGHLIGHTS

- Adjacent to Highway 41 for easy accessibility
- Centrally located in Fresno with a dense population
- Positioned between Fig Garden Village and Fashion Fair Mall, enhancing retail synergy
- Located at the high-traffic Blackstone and Shaw intersection



Contact Agent
FOR LEASE RATE

NNN
LEASE TYPE

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AREA DEMOGRAPHICS

POPULATION

DEMOGRAPHICS	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
2030 Projection	14,788	151,626	385,124
2025 Estimate	14,722	152,976	387,626
Growth 2025-2030	0.45%	-0.88%	-0.65%
Growth 2020-2025	-2.91%	-2.02%	-0.59%
Growth 2010-2020	9.36%	4.85%	3.54%
2030 Projection	5,716	55,384	137,432
2025 Estimate	5,692	55,773	137,792
Growth 2025-2030	0.43%	-0.70%	-0.26%
Growth 2020-2025	-3.12%	-1.96%	-0.07%
Growth 2010-2020	8.20%	3.98%	4.57%
2025 Est. Average HH Income	\$93,809	\$85,188	\$88,873

Source: Claritas 2025

HOUSEHOLD



TRAFFIC COUNTS

(Within a One Mile Radius)

147,102± ADT

Highway 41 at Shaw Avenue
(Northbound & Southbound)

162,781± ADT

Blackstone Avenue at Shaw Avenue
(Intersection)

Source: Kalibrate TrafficMetrix 2025



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