

PICCADILLY SQUARE

DI CICCIO'S RESTAURANT

SUPREME IPHONE REPAIR

ROCK & NOODLES

THE RITZ JEWELRY

FOLIAGE HAIR SALON

AEGEAN MASSAGE SPA

VIKING STAFFING

KINGDOM STYLEZ

FADE AWAY BARBER

GGB INSURANCE

OCEAN MASSAGE

PICCADILLY BARBERSHOP

ZENSHIN FITNESS

PICCADILLY CARWASH

PICCADILLY SQUARE

2221-2261 W. SHAW AVENUE | FRESNO, CA

AVAILABLE FOR LEASE

RETAIL
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PEARSON COMMERCIAL

ABOUT PICCADILLY SQUARE

The Piccadilly Square Shopping Center is a notable commercial strip center that combines both retail and office spaces. Strategically situated along Shaw Avenue, it benefits from significant daytime traffic, making it an attractive location for businesses aiming to capture the attention of both local residents and commuters.

This shopping center plays a crucial role in the economy of the western part of Fresno, serving as a primary retail and service hub for the community. It features a diverse array of shops, restaurants, and services, catering to the varying needs of shoppers and office workers alike.

The center's design typically promotes easy access and visibility, enhancing the shopping experience. With ample parking and a convenient layout, it encourages foot traffic and repeat visits. As a key player in the local commercial landscape, Piccadilly Square not only supports local businesses but also contributes to the vibrancy of the neighborhood, making it a vital destination for both leisure and business activities.

FOR INFORMATION, PLEASE CONTACT:

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PROPERTY INFORMATION

Cross Streets:Shaw Avenue & Van Ness Boulevard

Availability:

3 Suites

2225 W. Shaw Avenue: Suite 101-102 | 1,454± SF (Available With Notice)

2225 W. Shaw Avenue: Suite 103 | 1,284± SF (Available With Notice)

2225 W. Shaw Avenue: Suite 107 | 1,060± SF*

2225 W. Shaw Avenue: Suite 109 | 1,436± SF*

*Can be combined to 2,496± SF

Building Size:24,839± SF

Lot Size:3.08± Acres

Property Subtype:Retail Center

Year Built:1972

Zoning:CMX (Commercial Mixed Use)

APN:424-270-05

AREA DEMOGRAPHICS

POPULATION	1 Mile	3 Miles	5 Miles
2030 Projection	15,319	146,233	327,117
2025 Estimate	15,441	146,958	327,007
HOUSEHOLDS	1 Mile	3 Miles	5 Miles
2030 Projection	5,772	53,348	113,247
2025 Estimate	5,803	53,410	113,059
2025 Est. Average HH Income	\$110,940	\$94,856	\$91,882

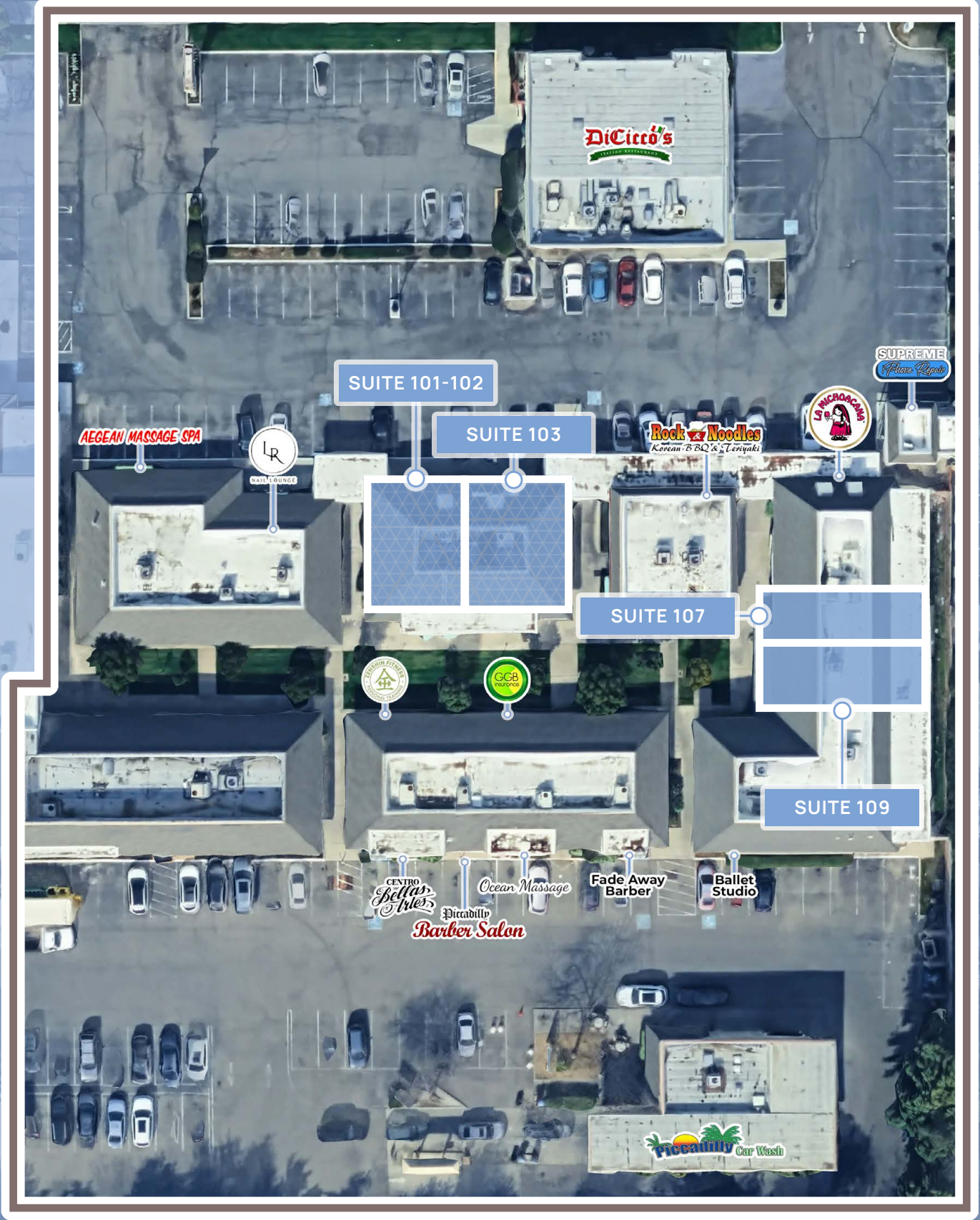
Source: Claritas 2025

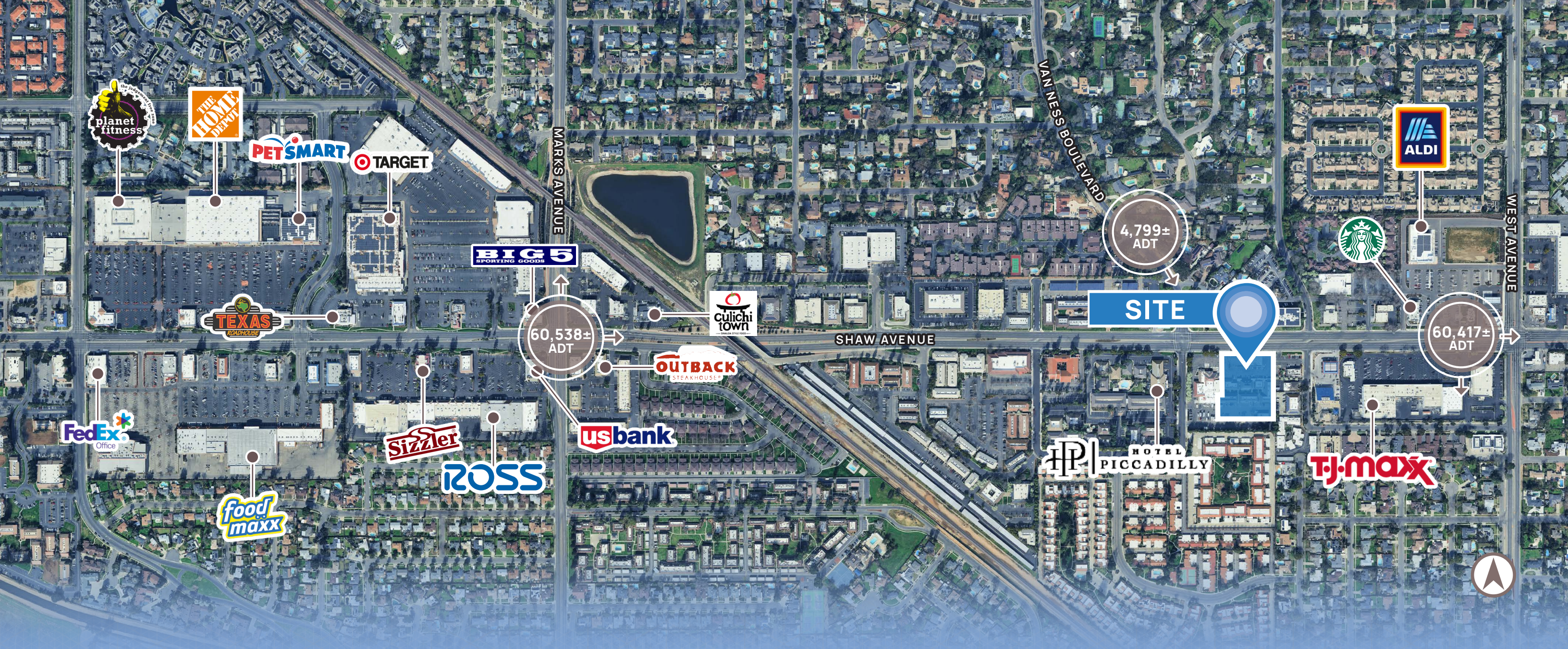


CONTACT LISTING AGENTS
FOR LEASE RATE

AVAILABILITY MAP

ADDRESS	TENANT	SF
2221 W. Shaw Avenue	Dicicco's Resturant	3,000±
2225 W. Shaw Avenue (#100)	Supreme iPhone Repair	260±
2225 W. Shaw Avenue (#101-102)	Available With Notice (Please do not disturb tenant)	1,454±
2225 W. Shaw Avenue (#103)	Available With Notice (Please do not disturb tenant)	1,284±
2225 W. Shaw Avenue (#104)	Rock & Noodles	1321±
2225 W. Shaw Avenue (#106)	La Michoacana	2,463±
2225 W. Shaw Avenue (#107)*	Vacant	1,060±
2225 W. Shaw Avenue (#109)*	Vacant	1,436±
*107 & 109 can be combined to 2,496± SF		
2225 W. Shaw Avenue (#110)	Ballet Studio	1,267±
2225 W. Shaw Avenue (#111)	Fade Away Barber	553±
2225 W. Shaw Avenue (#112A)	Planet Java	300±
2225 W. Shaw Avenue (#112C)	GGB Insurance	600±
2225 W. Shaw Avenue (#113)	Ocean Massage	482±
2225 W. Shaw Avenue (#114)	Picc Barber & Salon	530±
2225 W. Shaw Avenue (#115)	Zenshin Fitness	952±
2225 W. Shaw Avenue (#117)	Pardini's Ent.	2,476±
2225 W. Shaw Avenue (#118)	Las Rodriguez Nail Lounge	996±
2225 W. Shaw Avenue (#119)	Pardini's Ent.	1,636±
2225 W. Shaw Avenue (#120)	Agean Massage	1,800±
2261 W. Shaw Avenue	Piccadilly Car Wash	875±





TRAFFIC COUNTS

	ADT
Shaw Avenue at Marks Avenue (North and Eastbound)	60,538±
Shaw Avenue at Van Ness Boulevard (Southbound)	4,799±
Shaw Avenue at West Avenue (South and Eastbound)	60,417±

KEY HIGHLIGHTS

- Located in the City of Fresno, CA at the southeast corner of Shaw Avenue & Van Ness Boulevard
- 4,799± average daily traffic intersection (Shaw Avenue and Van Ness Boulevard)
- Frontage on Shaw Avenue

FRESNO AREA ADVANTAGES

ABOUT CITY OF FRESNO

Fresno is one of the fastest growing communities in the Nation. It has received favorable reviews in the Los Angeles Times, San Francisco Chronicle, Wall Street Journal, and Forbes Magazine.

Located 158 miles southeast of San Francisco and 252 miles north of Los Angeles, Fresno County is the richest and most productive agricultural region in the United States with annual agricultural sales in excess of \$6 billion for over 250 commodities.

The Fresno Metropolitan area had a population of 500,121 in 2011, and Fresno County had a population of 940,220. Fresno is the 5th largest city in California and the 34th largest city in the United States.

THE CENTRAL VALLEY OF CALIFORNIA

The Central Valley, also known as The Valley, is comprised of several counties: including Tulare & Fresno Counties. The largest city in the state is the state capital Sacramento, followed by Fresno.

There are many colleges in the Central Valley including: University of California Merced, California State University Fresno, California State University Bakersfield, Fresno Pacific University, Bakersfield College, College of Sequoias in Visalia, Fresno City College, Merced College, Porterville College, Reedley College, A.T. Still University in Porterville, San Joaquin College of Law in Clovis, and many more.

CITY STATISTICS



931,847
POPULATION



35.6
MEDIAN AGE



31.8%
COLLEGE GRADUATES



\$75,795
AVG. HH INCOME

Source: Fresno EDC



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