

AVAILABLE FOR LEASE
PRIME WEST SHAW AVENUE AUTOMOTIVE SERVICE SPACE

4123 W. SHAW AVENUE
FRESNO, CA



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PROPERTY INFORMATION

Available Space: 4123 W. Shaw
Suite 115: 2,700± SF
Suites 106-108: 2,400± SF
Lease Rate: Please contact agent for more information.

PROPERTY DESCRIPTION

The West Shaw Commerce Center has automotive repair/service business or retail space available for lease. The subject property is located at the southeast corner of W. Shaw and Sonora avenues.

Existing tenants include West Coast Exhaust & Offroad, California Smog Repair, and Good Guys Tire & Auto Repair. High visibility Shaw Avenue pylon signage is available.

HIGHLIGHTS

- Busy West Shaw Retail Corridor
- Located between Walmart, Kohl's, & Costco Shopping Centers
- 68,875± Avg Daily Traffic
- Freeway 99 Ramps Nearby
- Pylon Signage Available



Contact Agent
FOR LEASE RATE

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PROPERTY INFORMATION

HIGHLIGHTS

The subject property is located in the busy West Shaw retail corridor with major national retailers, grocers, and fast food in the immediate vicinity of the site.

Direct access to Sonora Avenue is provided to both west and eastbound Shaw Avenue traffic. Freeway 99 & Shaw Avenue on/off-ramps are located approximately one mile to the west of the subject location.

	DEMOGRAPHICS	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
POPULATION	2030 Projection	16,108	135,742	234,726
	2025 Estimate	15,807	134,175	233,624
	Growth 2025-2030	1.90%	1.17%	0.47%
	Growth 2020-2025	-4.48%	3.21%	0.77%
	Growth 2010-2020	17.66%	9.46%	8.18%
HOUSEHOLD	<i>Daytime Population</i>	16,684	109,652	253,008
	2030 Projection	6,220	44,983	80,856
	2025 Estimate	6,055	44,423	80,390
	Growth 2025-2030	2.72%	1.26%	0.58%
	Growth 2020-2025	-0.73%	3.14%	1.20%
	Growth 2010-2020	16.47%	7.57%	6.24%
	<i>2025 Est. Average HH Income</i>	\$81,189	\$104,383	\$99,249

Source: Claritas 2025



TRAFFIC COUNTS

34,579± ADT

Shaw Avenue at Brawley Avenue (Southbound & Eastbound)

21,820± ADT

Brawley Avenue at Shaw Avenue (Northbound & Southbound)

56,399± ADT

Intersection Total

Source: Kalibrate TrafficMetrix 2024



4123 W. SHAW AVENUE

FRESNO, CA

DEMOGRAPHIC

REPORT

Retail California CRE Updated Summary Report



W Shaw Ave At N Sonora Ave
W Shaw Ave At N Sonora Ave Fresno, CA 93722

23 April 2019

Coordinates Longitude: -119.865965
Latitude: 36.808153

	1 MILE RING 3.14 SQ/MI	2 MILE RING 12.56 SQ/MI	3 MILE RING 28.27 SQ/MI
Population Trend			
2000 Total Population	9,563	50,913	97,695
2010 Total Population	13,194	62,024	119,837
2018 Total Population	14,185	65,412	129,117
2023 Total Population	14,818	67,171	134,181
Households Trend			
2000 Total Households	3,689	17,869	34,116
2010 Total Households	4,852	21,105	40,178
2018 Total Households	5,028	21,492	41,807
2023 Total Households	5,217	21,886	43,016
Population Change Trend			
2000 to 2010 Population Change	38.0%	21.8%	22.7%
2000 to 2018 Population Change	48.3%	28.5%	32.2%
2010 to 2023 Population Change	12.3%	8.3%	12.0%
2018 to 2023 Population Change	4.5%	2.7%	3.9%
Household Change Trend			
2000 to 2010 Household Change	31.5%	18.1%	17.8%
2000 to 2018 Household Change	36.3%	20.3%	22.5%
2010 to 2023 Household Change	7.5%	3.7%	7.1%
2018 to 2023 Household Change	3.8%	1.8%	2.9%
2018 Race			
White alone	60.2%	62.8%	62.8%
Black or African American alone	11.1%	9.6%	8.5%
American Indian and Alaska Native alone	2.4%	2.4%	2.3%
Asian alone	9.4%	9.0%	9.7%
Native Hawaiian and OPI alone	0.2%	0.2%	0.2%
Some Other Race alone	13.1%	12.9%	13.5%
Two or More Races	3.5%	3.2%	3.0%
2018 Income			
Per Capita Income	\$19,838	\$21,709	\$24,306
Household Income: Median	\$43,352	\$50,997	\$53,443
Household Income: Average	\$55,908	\$65,761	\$74,546
Less than \$10,000	6.1%	6.2%	6.6%

Retail California CRE Updated Summary Report



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W Shaw Ave At N Sonora Ave Fresno, CA 93722

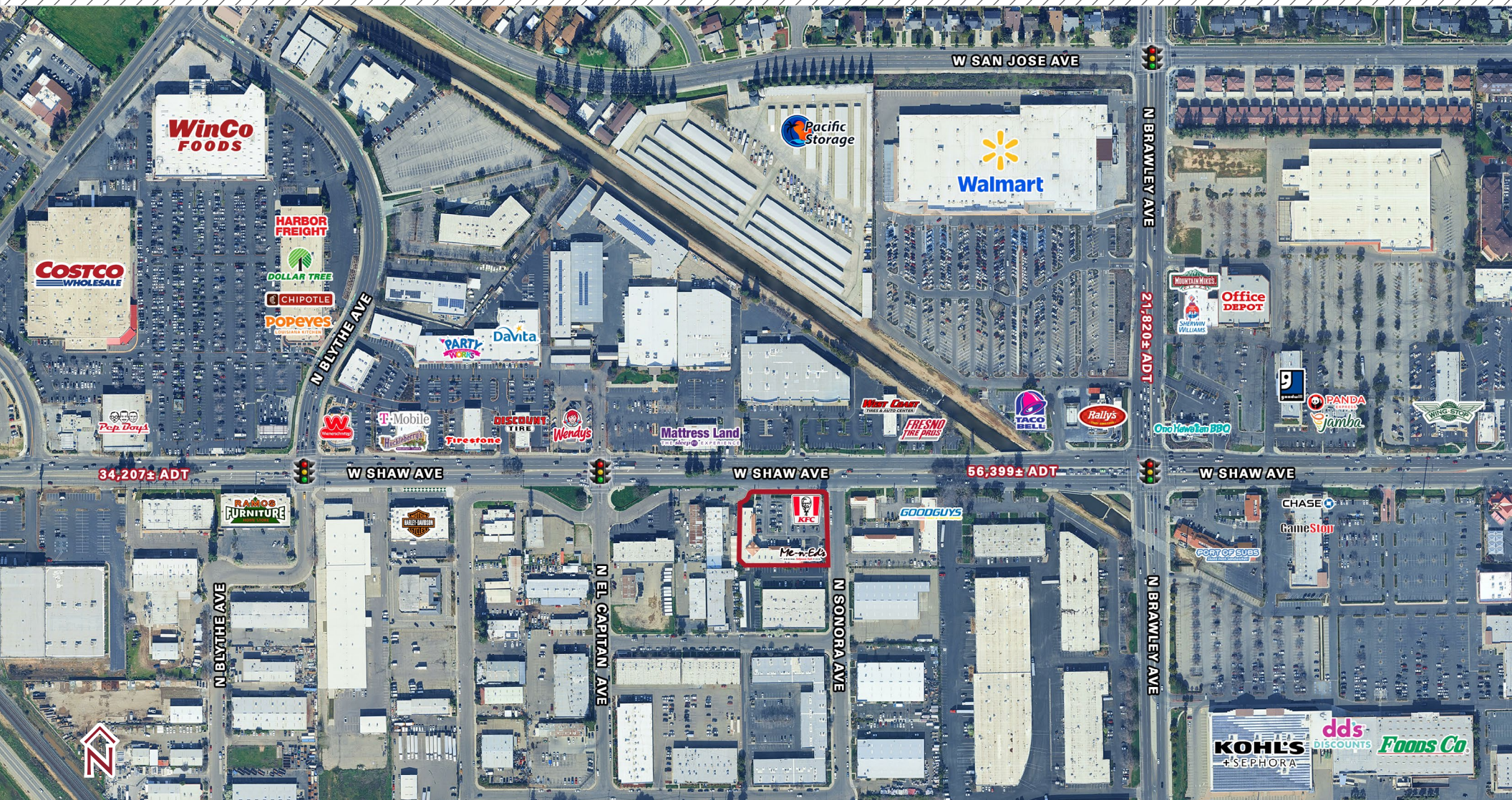
23 April 2019

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	1 MILE RING 3.14 SQ/MI	2 MILE RING 12.56 SQ/MI	3 MILE RING 28.27 SQ/MI
\$10,000 to \$14,999	6.0%	5.6%	5.7%
\$15,000 to \$19,999	6.6%	6.2%	5.4%
\$20,000 to \$24,999	5.9%	5.4%	5.5%
\$25,000 to \$29,999	5.5%	5.4%	5.2%
\$30,000 to \$34,999	5.9%	5.4%	5.1%
\$35,000 to \$39,999	9.8%	5.5%	4.8%
\$40,000 to \$44,999	6.0%	4.1%	4.2%
\$45,000 to \$49,999	7.1%	5.2%	4.5%
\$50,000 to \$59,999	11.1%	10.4%	9.1%
\$60,000 to \$74,999	9.2%	10.4%	10.0%
\$75,000 to \$99,999	10.4%	13.0%	12.6%
\$100,000 to \$124,999	3.5%	7.2%	7.5%
\$125,000 to \$149,999	1.9%	3.3%	4.1%
\$150,000 to \$199,999	3.2%	4.3%	5.0%
\$200,000 or more	1.6%	2.5%	4.8%
Average household size	2.8	3.0	3.1
Total Daytime Population	19,884	61,146	115,782
Total Employee Population	12,054	21,655	35,707
Total Daytime at Home Population	7,830	39,491	80,075
Total Employee Population (% of Daytime Population)	60.6%	35.4%	30.8%
Total Daytime at Home Population (% of Daytime Population)	39.4%	64.6%	69.2%

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AERIAL
MAP



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