

AVAILABLE FOR LEASE
PLANNED DRIVE THRU AVAILABLE FOR GROUND LEASE OR BUILD TO SUIT

420 W. SHAW AVENUE

FRESNO, CA



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PROPERTY INFORMATION

Site Size: 15,000± SF
Lease Rate: Contact Agent for Pricing

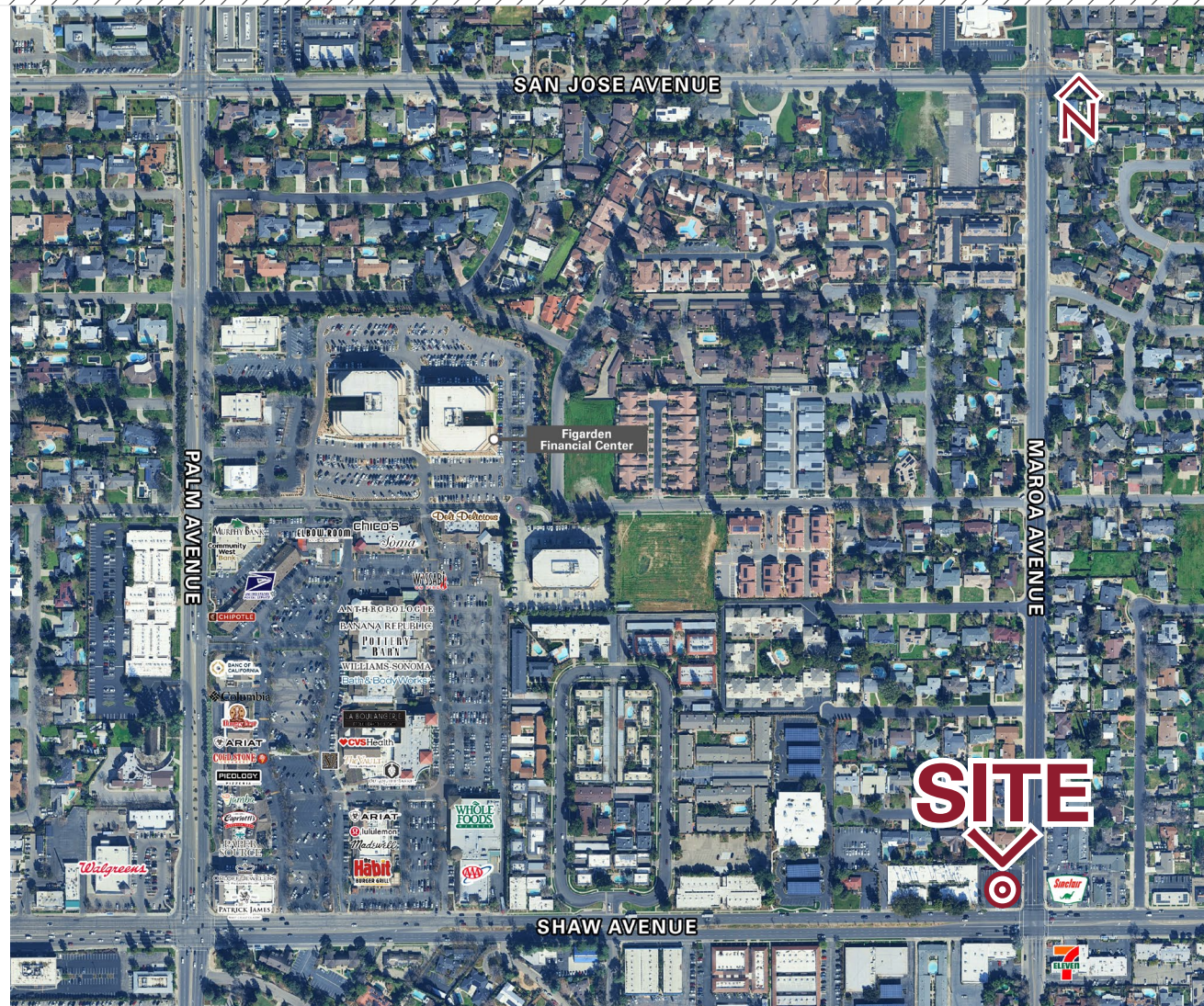
PROPERTY DESCRIPTION

Prime Retail Development Opportunity – Northwest Corner of Shaw & Maroa, Fresno, CA

Position your business in one of Fresno's most desirable retail corridors! This 15,000± SF land parcel offers unmatched visibility and access at the signalized intersection of Shaw & Maroa Avenues. The site benefits from incredible synergy with nearby Fig Garden Village, home to premier tenants such as Whole Foods Market, Pottery Barn, Lululemon, Anthropologie, and more, drawing strong daily traffic from affluent neighborhoods.

HIGHLIGHTS

Just minutes away, Fashion Fair Mall – anchored by Macy's and JCPenney – further boosts the area's retail appeal. The property also enjoys convenient access to Highway 41, providing direct connectivity to the broader Fresno/Clovis trade area.



Contact Agent
FOR LEASE RATE

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AREA DEMOGRAPHICS

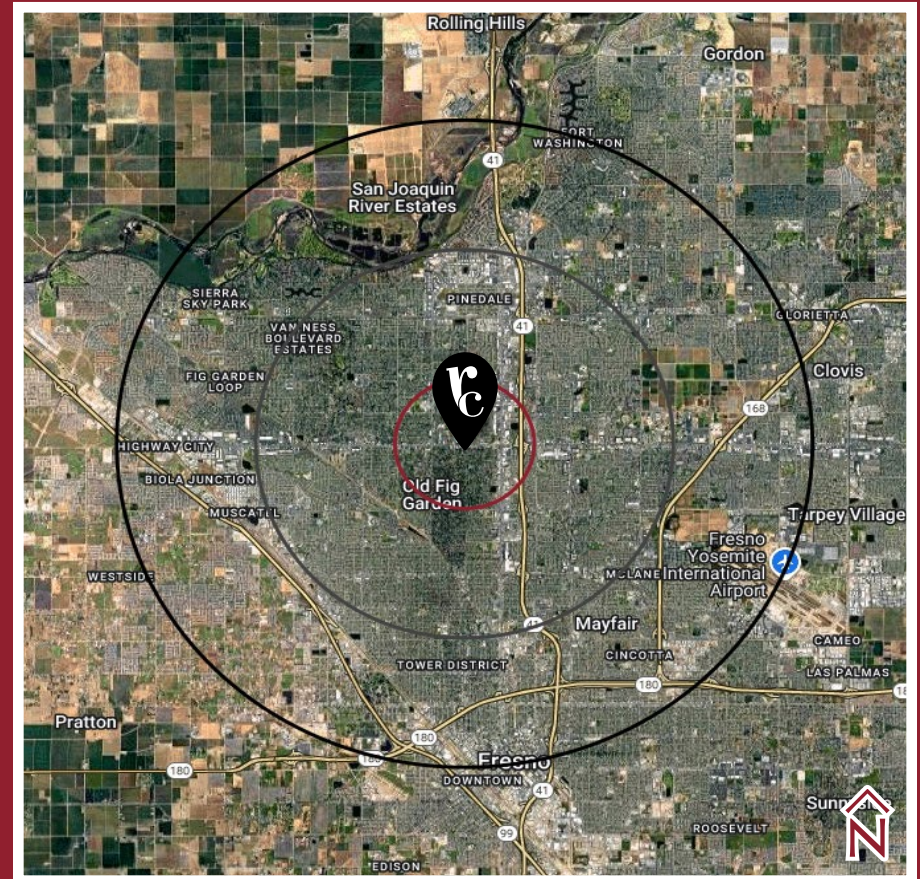
HIGHLIGHTS

- 15,000± SF land parcel for retail development
- Exceptional exposure and frontage on Shaw Avenue
- Surrounded by high-performing national retailers and restaurants
- Minutes to Fig Garden Village, Fashion Fair Mall, and Freeway 41
- Strong demographics and high traffic counts in the immediate area

Capitalize on this rare opportunity to secure a prime retail location in the heart of Fresno's thriving commercial district.

	DEMOGRAPHICS	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
POPULATION	2030 Projection	11,079	158,131	380,519
	2025 Estimate	11,002	159,524	382,381
	Growth 2025-2030	0.70%	-0.87%	-0.49%
	Growth 2020-2025	-13.15%	0.69%	0.26%
	Growth 2010-2020	33.33%	2.50%	3.33%
HOUSEHOLD	2030 Projection	4,474	57,254	134,796
	2025 Estimate	4,443	57,642	134,993
	Growth 2025-2030	0.69%	-0.67%	-0.15%
	Growth 2020-2025	-15.19%	0.38%	0.67%
	Growth 2010-2020	23.60%	1.88%	4.16%
	2025 Est. Average HH Income	\$113,858	\$87,253	\$88,960

Source: Claritas 2025



TRAFFIC COUNTS

(Within a One Mile Radius)

96,100± ADT

Shaw Avenue at Maroa Avenue
(Intersection)

Source: Kalibrate TrafficMetrix 2025

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