

Build to Suit Opportunity on Shaw Ave.

2.29± AC Available



2.29± ACRES OF LAND ZONED
● FOR COMMERCIAL USE



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Corner of Shaw and
Sunnyside Avenues

For Sale / Lease

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PROPERTY OVERVIEW

Corner of Shaw and Sunnyside Avenues

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Property Overview

This Build to Suit opportunity encompasses approximately 2.29± acres of land and is situated at the intersection of Shaw and Sunnyside Avenues. The property boasts ample space, including a parking lot with 600± parking stalls. It ensures prominent visibility as it sits adjacent to OfficeMax and Hobby Lobby.

Zoned as Commercial, the property serve as a focal point being central to Herndon Ave and the rapidly developing areas of Fowler and Armstrong Avenues.

Lease Offering

PRICE / LEASE RATE: **Contact Broker**

AVAILABLE: **2.29 ± Acres**

ZONING: **PCC I Commercial**

APN: **498-033-18**

COUNTY: **Fresno**

Highlights

- Flat Topography
- Adjacent to major Retailers: OfficeMax, Hobby Lobby, FoodMaxx, etc.
- Situated on notable Shaw Avenue
- Located across from Sierra Vista Mall
- Minutes from Old Town Clovis

Traffic Counts

Shaw Avenue: 59,794± ADT

Clovis Avenue: 47,604± ADT

Traffic Total: Over 107,000± ADT



01 PRIME LOCATION

Minutes from Major Retailer Sierra Vista Mall and notable Old Town Clovis



02 HIGH VISIBILITY

Great visibility along major intersections of Shaw and Sunnyside Avenues



03 EXCELLENT PROXIMITY

Adjacent to major Retailers like Hobby Lobby and Office Max.



04 FREEWAY ACCESS

Minutes from CA-168



05 HIGH TRAFFIC

High volume traffic on major intersections Shaw and Sunnyside Avenues

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LOCATION OVERVIEW

Fresno, CA.

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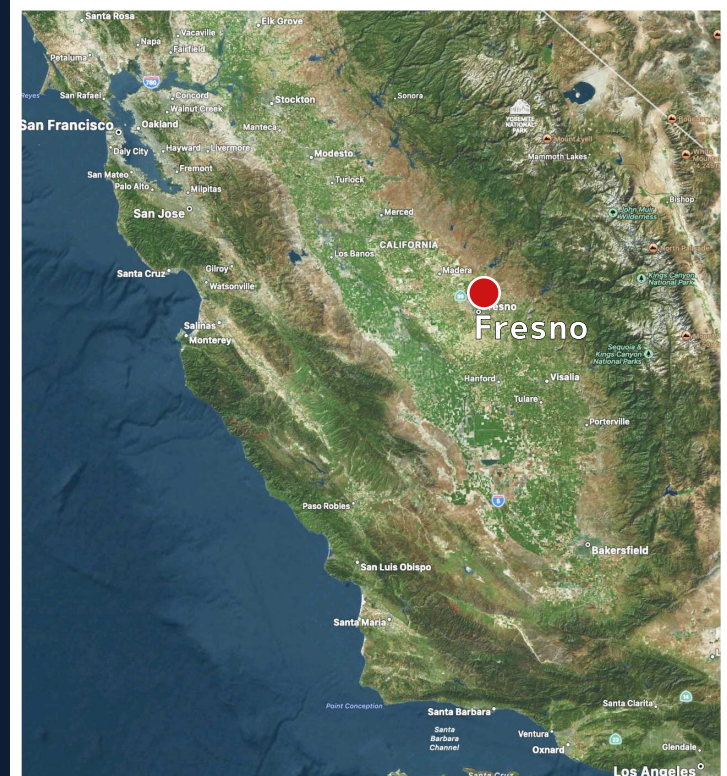
FRESNO, CA.

Located in the fertile Central Valley,

Fresno is the sixth-largest county in land area in the state, encompassing 116± square miles.

Over the last century, Fresno County has transformed into the top-producing county of agriculture in the nation. To the west, Fresno shares its border with San Benito and Monterey counties.

Other neighbors include Merced and Madera to the north, Mono and Inyo to the east, and Kings and Tulare to the south. Fresno County officially surpassed a total population of 1 million in 2018 and is expected to grow at a rate of 17.6% by 2035.



Demographics

93612

MEDIAN INCOME: **\$103,500 ±**

POPULATION: **47,750 ±**

POPULATION GROWTH: **+ 1.39% (2022)**

FRESNO COUNTY

MEDIAN INCOME: **\$30,000 ±**

POPULATION: **1.14 MILLION ±**

POPULATION GROWTH: **+ 1.31% (2022)**

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MEET THE NEIGHBORS

Fresno, CA.

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Neighbors

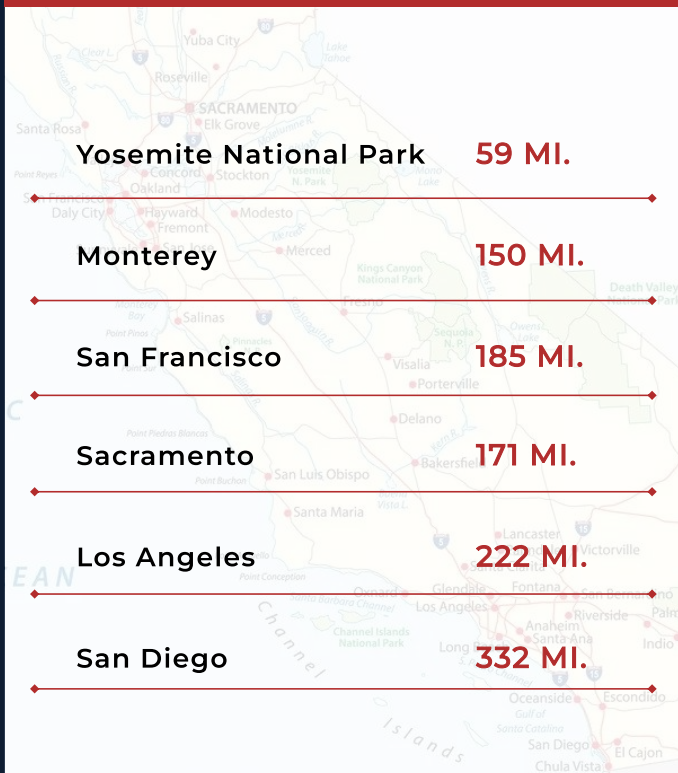
SIERRA VISTA
CLOVIS, CALIFORNIA MALL

COSTCO
WHOLESALE

TARGET

COMMUNITY
MEDICAL CENTERS

Surrounding Cities

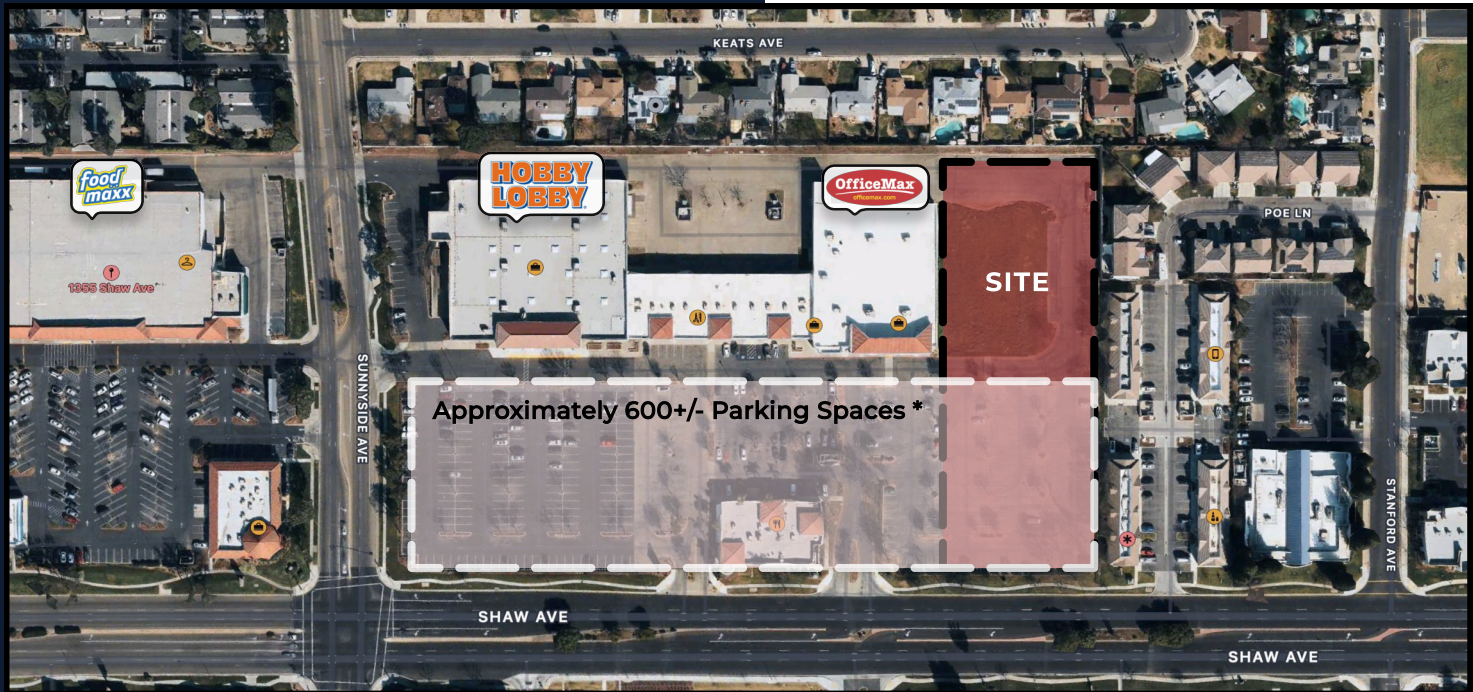


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SITE PLAN

Corner of Shaw and Sunnyside Avenues

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