

RETAIL FOR LEASE

FREESTANDING RETAIL STOREFRONT BUILDING + PARKING

820 E Shields Ave, Fresno, CA 93704



AVAILABLE SF:	±5,000 SF
LEASE RATE:	\$0.65/SF
LOT SIZE:	1.15 Acres
BUILDING SIZE:	16,280 SF
RENOVATED:	2012
ZONING:	C-5 Commercial
MARKET:	Midtown West Retail
SUB MARKET:	Central Fresno Submarket
CROSS STREETS:	N Maroa Ave
TRAFFIC COUNT:	51,221

PROPERTY FEATURES

- Visible Retail Building with Private Parking Lot
- Busy & Established Retail Corridor w/ ±51,221 Cars Per Day
- ±5,000 SF Total: Open Floor Plan within Freestanding Building
- Close Proximity to Major Traffic Generators & Fwy 41 Ramps
- Great Access & Visibility w/ Unmatched Level of Consumer Traffic
- Near ±763,021 SF Manchester Center - Ample Private Parking
- Well-known Building ~ 231' Frontage on Shields
- 121 Parking Spaces Available | Fully Fenced Rear Storage
- Clean & Quite Location - Semi Access Available

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PROPERTY OVERVIEW

Highly visible ±5,000 SF open retail storefront with rear warehouse/storage and upstairs offices in a highly traveled area. Features a functional floor plan with excellent signage. Space has HVAC throughout, 1 side 12' X 12' rollup door in rear storage room, open warehouse space with 14' clear height, upgraded 400 Amps separately metered power, evaporative cooler, and a rear truck unloading dock. Property benefits from the high foot traffic of the next-door Thrift Center with a convenient, large private parking lot. Easy access to Highway 41 on/off ramps. 121 parking spaces and excellent existing signage. The front of the building is fully fenced and offers easy vehicle access to each unit, plus 10 front parking stalls. Ample 220 power plugs available (previous use had various machines).

LOCATION OVERVIEW

Freestanding building Strategically located off CA-41 and E Shields Ave. Location is at the intersection of E Shields Ave & N Maroa Ave. Just North of E Clinton Ave, East of N Wishon Ave, West of N College Ave and South of E Shields Ave. Centrally located to all major freeways. Many national



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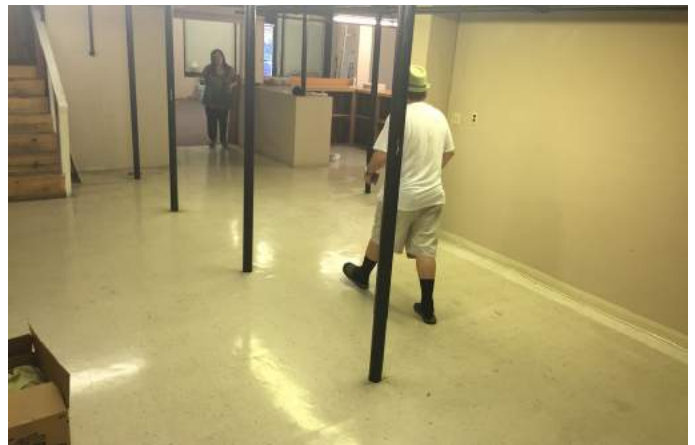
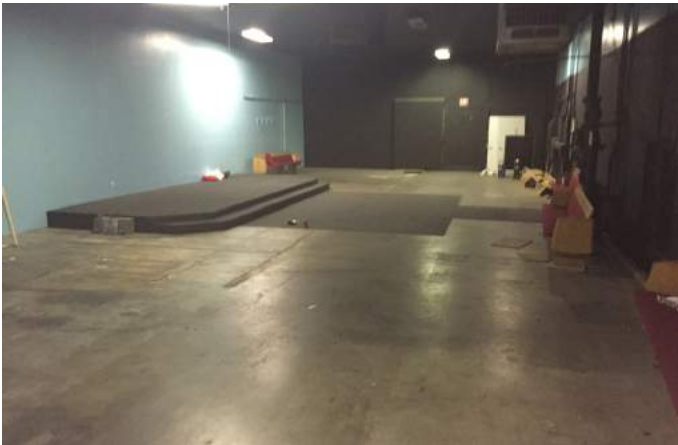
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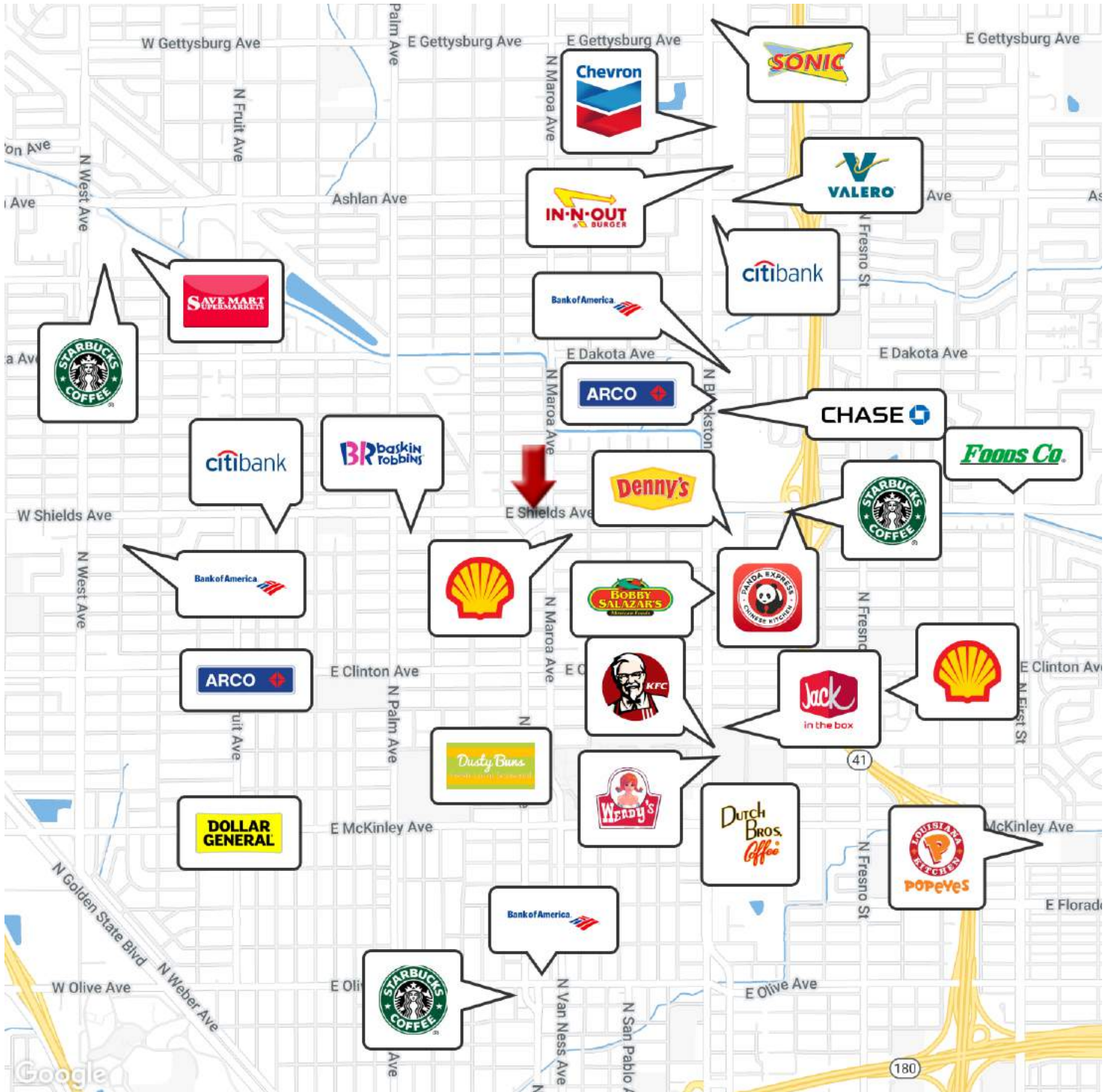
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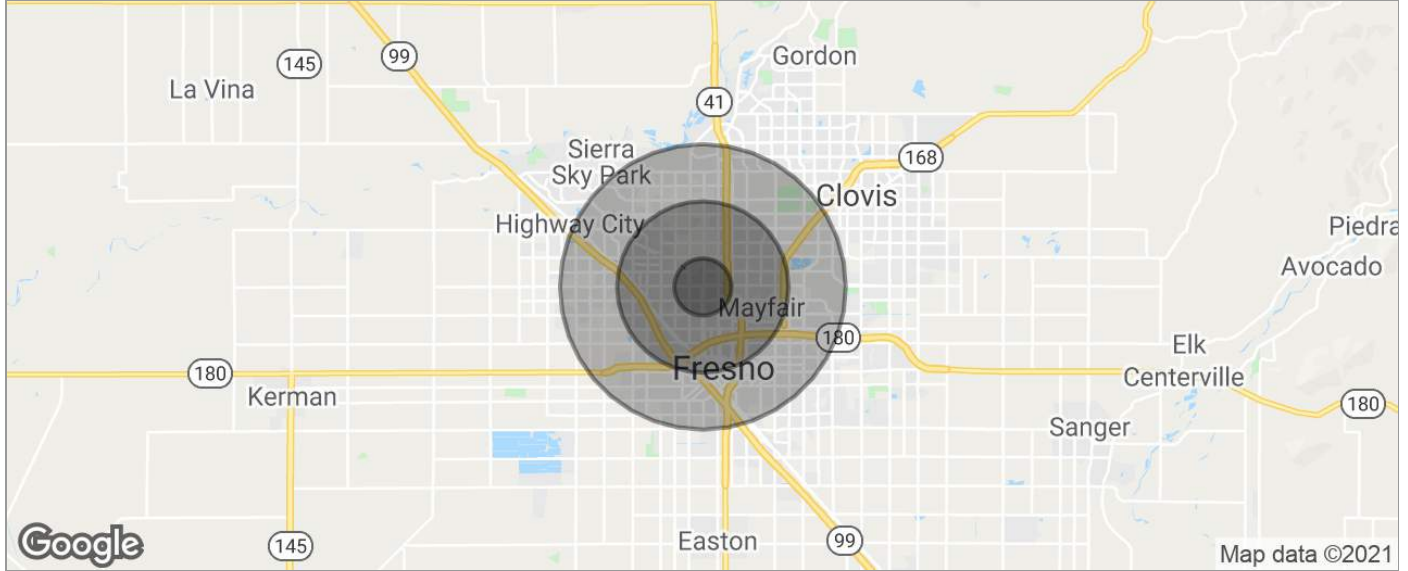
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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	18,905	165,292	397,550
MEDIAN AGE	31.9	31.4	30.3
MEDIAN AGE (MALE)	31.7	30.5	29.2
MEDIAN AGE (FEMALE)	32.4	32.5	31.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	7,062	56,929	129,924
# OF PERSONS PER HH	2.7	2.9	3.1
AVERAGE HH INCOME	\$54,509	\$47,481	\$50,683
AVERAGE HOUSE VALUE	\$262,126	\$244,004	\$261,693
RACE	1 MILE	3 MILES	5 MILES
% WHITE	70.9%	58.5%	55.9%
% BLACK	2.9%	6.6%	7.6%
% ASIAN	5.0%	8.7%	10.0%
% HAWAIIAN	0.1%	0.1%	0.1%
% INDIAN	1.1%	1.0%	1.0%
% OTHER	14.3%	20.5%	21.0%
ETHNICITY	1 MILE	3 MILES	5 MILES
% HISPANIC	49.5%	50.6%	49.9%

* Demographic data derived from 2010 US Census

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