

AVAILABLE FOR LEASE
NEC OF SHAW & BLYTHE AVENUES

SHAW VIEW SHOPPING CENTER

FRESNO, CA



**Can be Combined for 11,930± SF*



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SHAW VIEW SHOPPING CENTER

FRESNO, CA

PROPERTY

INFORMATION

Availability:

3,930± SF*

8,000± SF*

**Can be Combined for 11,930± SF*

HIGHLIGHTS

Shaw Avenue is Fresno's prime retail corridor. The subject property is directly across the street from a Costco/WinCo anchored shopping center with Dollar Tree, Harbor Freight, Pep Boys, Chipotle, Popeye's Chicken, Post Office, and more.

- Located on Fresno's Main Retail Corridor next to National Retail Traffic Generators
- Close to Fwy 99 On/Off-ramps at Shaw
- 70,234± ADT High Traffic Intersection
- Major Remodel Complete
- High Visibility Pylon Signage Available



Contact Agent

FOR LEASE RATE

SHAW VIEW SHOPPING CENTER

FRESNO, CA

AREA DEMOGRAPHICS

PROPERTY DESCRIPTION

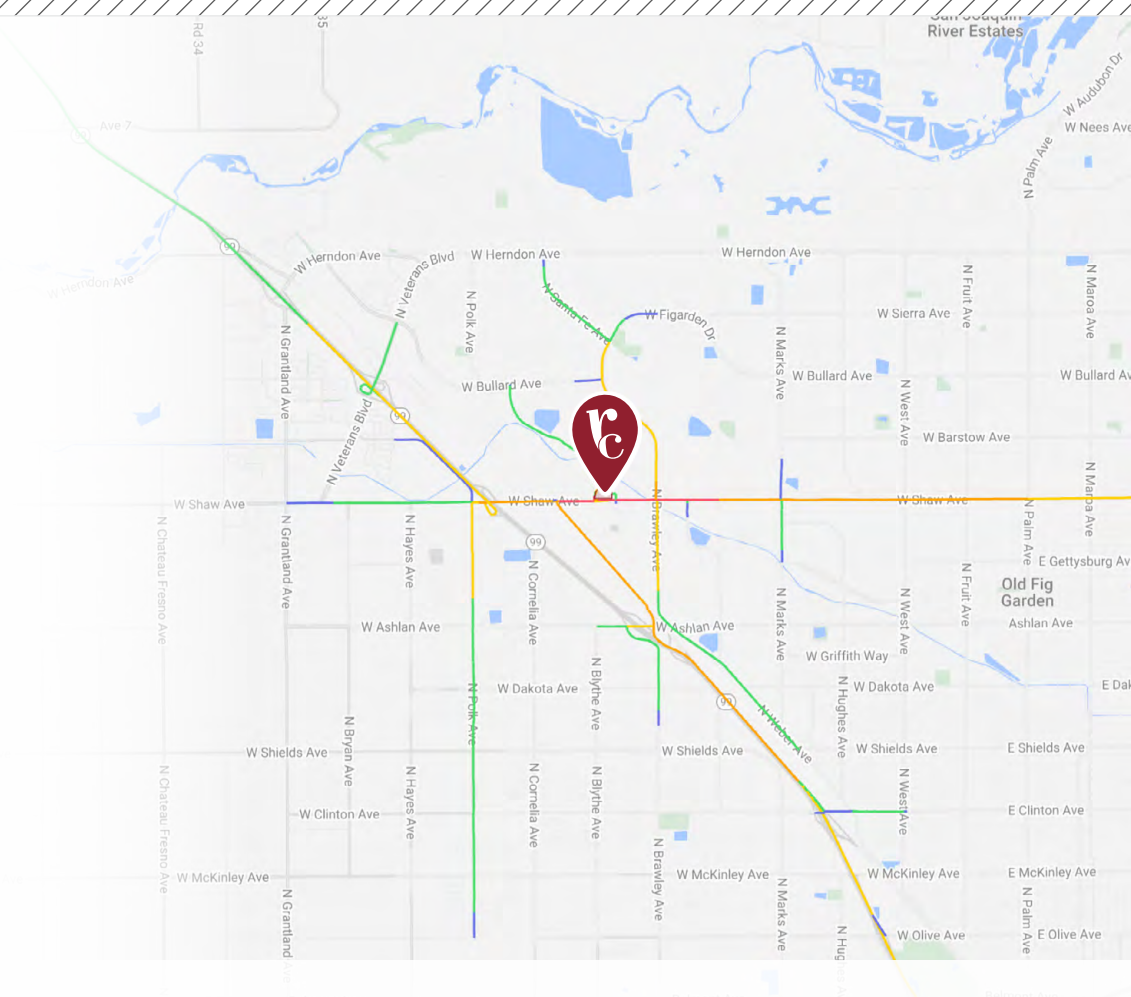
Shaw View Shopping Center is located at the high-traffic, signalized intersection of Shaw & Blythe avenues with exposure to 70,234± cars per day. The center offers street-level access positioned close to Freeway 99 ramps at busy Shaw Avenue. Tenants in the center include Huckleberry's, Bay Leaf Indian Kitchen, DaVita, Discount Tire Centers, T-Mobile, and Crescent View Charter High School. Nearby tenants are Firestone Tires, Wienerschnitzel, and Wendy's.

POPULATION

HOUSEHOLD

DEMOGRAPHICS	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
2030 Projection	15,878	132,205	221,828
2025 Estimate	15,489	130,293	220,603
Growth 2025-2030	2.51%	1.47%	0.56%
Growth 2020-2025	0.55%	4.23%	0.59%
Growth 2010-2020	12.84%	10.22%	8.81%
2030 Projection	5,764	43,410	76,140
2025 Estimate	5,577	42,764	75,645
Growth 2025-2030	3.35%	1.51%	0.65%
Growth 2020-2025	3.61%	3.89%	0.85%
Growth 2010-2020	14.29%	8.18%	6.71%
2025 Est. Average HH Income	\$84,671	\$106,088	\$100,431

Source: Claritas 2025



TRAFFIC COUNTS

70,234± ADT

Source: Kalibrate TrafficMetrix 2025

Shaw Avenue at Blythe Avenue
(Intersection)

VISITOR JOURNEY - 2024 ROUTES

154.1k- 338.2k 59.8k- 154.1k 20.1k- 59.8k 6.8k- 20.1k <6.8k

Source: Placer AI

SHAW VIEW SHOPPING CENTER
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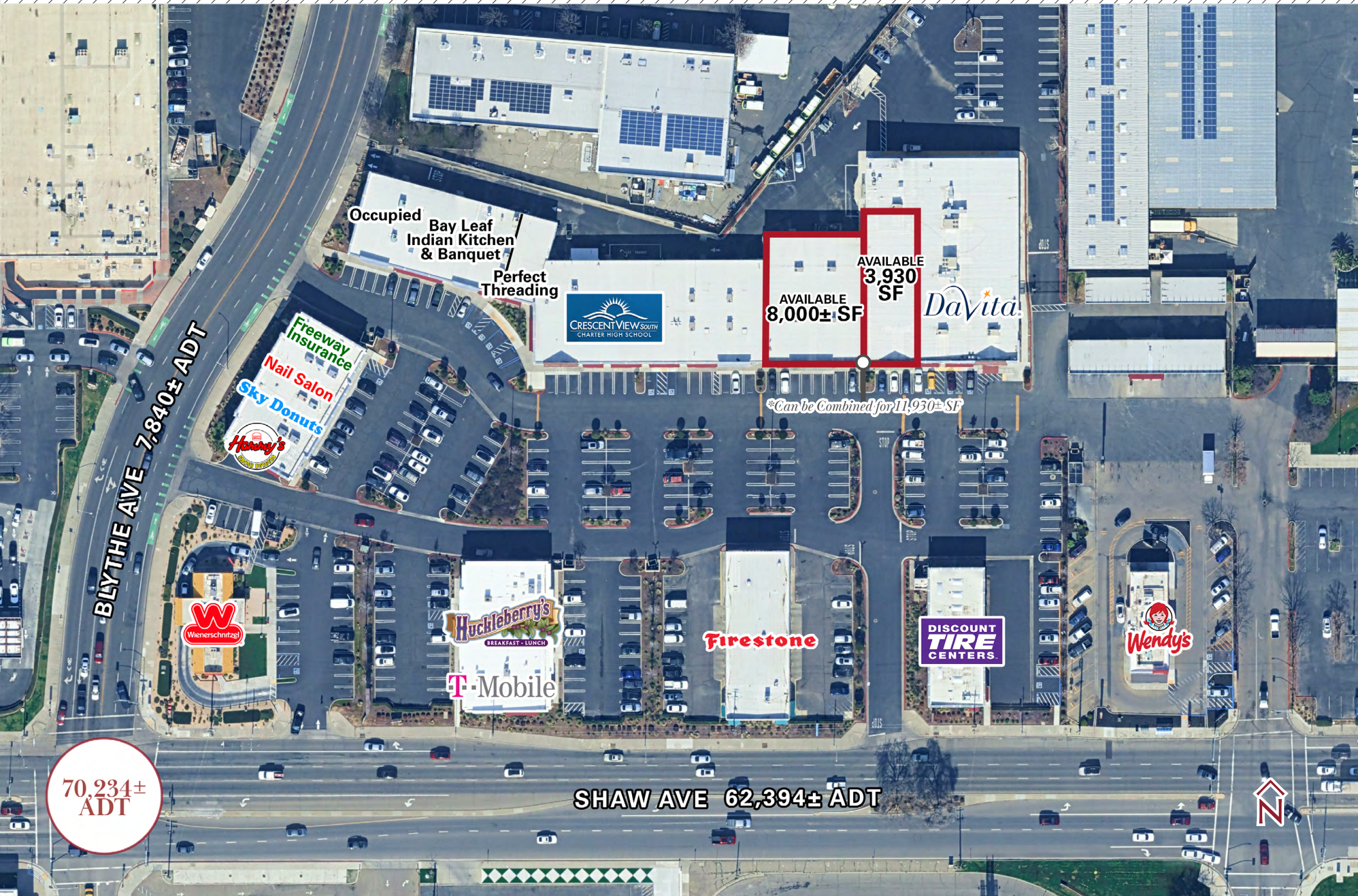


SHAW VIEW SHOPPING CENTER

FRESNO, CA

SITE

MAP



Occupied Bay Leaf Indian Kitchen & Banquet

Perfect Threading



AVAILABLE 3,930 SF

AVAILABLE 8,000± SF

Davita

*Can be Combined for 11,930± SF

BLYTHE AVE 7,840± ADT

Freeway Insurance
Nail Salon
Sky Donuts
Honey's



Huckleberry's
BREAKFAST · LUNCH

T-Mobile

Firestone

DISCOUNT TIRE CENTERS



70,234± ADT

SHAW AVE 62,394± ADT



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AERIAL MAP



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