

FORMER WALMART LOCATION · NEC SHAW & BRAWLEY

126,765± SF ANCHOR & PADS FOR LEASE ON 15± ACRES

3680 & 3760 W. SHAW AVENUE · FRESNO, CA 95348



- Immediate Proximity to new Walmart Supercenter
- Located at Signalized Intersection with Full Ingress/Egress
- Demisable Space Sizing Configuration is Available
- Pad Leasing Options with Brawley Avenue Frontage
- Approved for auto repair use, auto sales allowed with CUP
- 92,390± Avg Daily Traffic with Direct Street Level Access
- Ample parking available on 15 acres
- 114,395 Daytime Population within a 3-Mile Radius

FOR MORE INFORMATION, CONTACT:

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Property Description:

The subject property is a former Walmart of approximately 126,765 square feet on 15 acres. This property is located at the northeast corner of Shaw and Brawley benefiting from significant traffic on both corridors and Shaw Avenue's significant retail synergy. Shaw Avenue is one of Fresno's primary east/west corridors providing a wide array of shopping experiences.

Property Highlights:

This former Walmart property provides a variety of leasing options as it has the ability to be demised to your client's desired size. The property also has pad leasing options with Brawley Avenue frontage facing the new Walmart Supercenter. The property is approved for auto repair use, auto sales are allowed with CUP. Nearby retailers in the area include Walmart Supercenter, Target, Kohl's, dd's Discounts, Home Depot, Office Depot, Grocery Outlet, WinCo Foods, FoodMaxx, FoodsCo, WintttCo, Big Lots!, Wendy's, Red Robin, Panera Bread, Ono Hawaiian BBQ, Panda Express, Sonic Drive-in, IHOP, and many more.

Available Space: 126,765± SF Anchor Space; (available demised space sizes)
Pads 1 & 2: 2.45 acres total

Lease Rate: Please contact agent for more information.

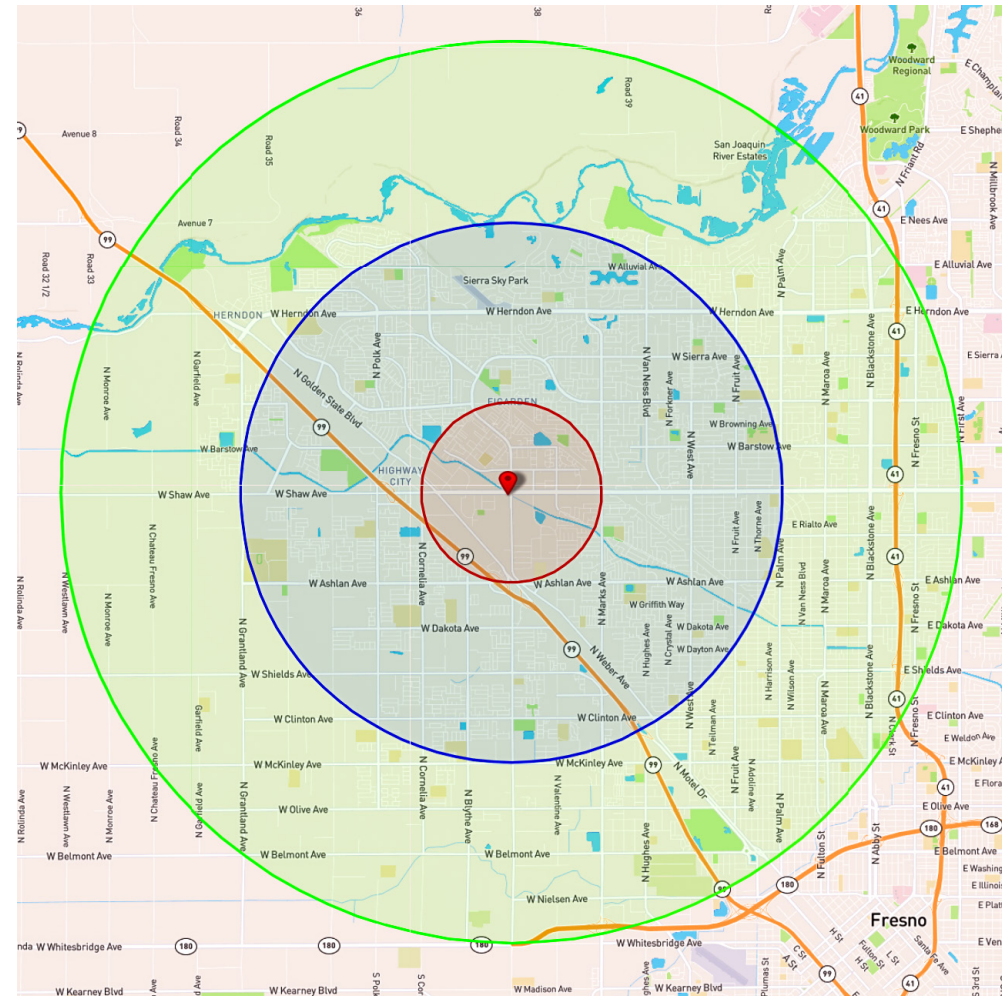
2023 Demographics:

	1 Mile	3 Miles	5 Miles
Total Population:	16,167	135,765	240,335
Total Households:	5,866	44,652	82,000
Avg. HH Income:	\$75,535	\$90,251	\$86,513
Total Daytime Pop:	19,127	114,395	254,152

2023 Traffic Counts:

Shaw Avenue:	68,493 ADT
Brawley Ave:	23,897 ADT
Total Traffic:	92,390 Avg Daily Traffic

Data Sources: Claritas, LLC; Kalibrate TrafficMetrix



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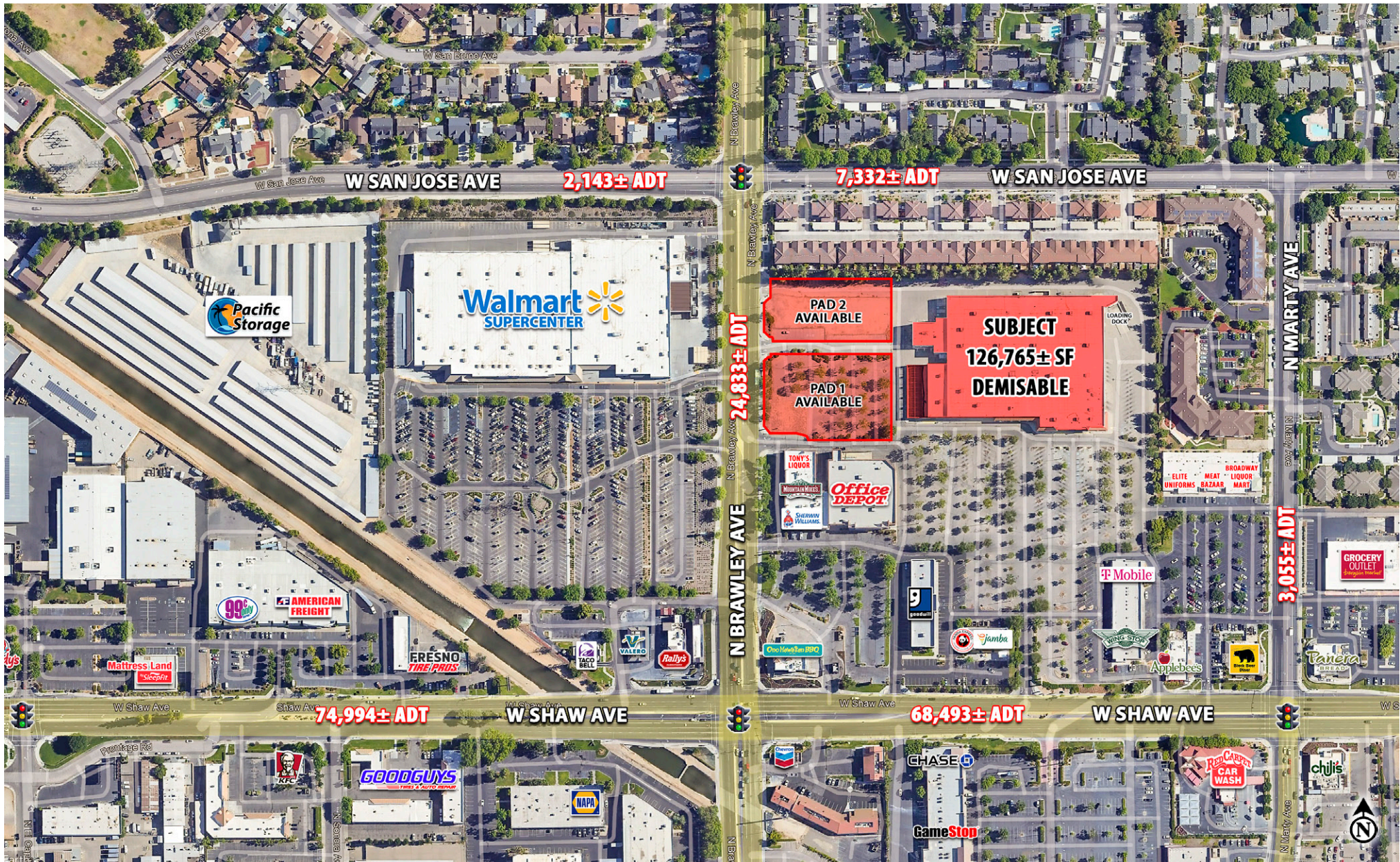
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