



Colliers

Shaw Avenue (±74,603 ADT)

Marks Avenue (±19,990 ADT)

FOR LEASE

Peppertree Plaza

SEC Shaw & Marks Avenues | Fresno, CA

Retail or Office Space Available

CONTACT US

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Peppertree Plaza



Property and Lease Overview

Location: Peppertree Plaza
Shaw and Marks Avenue, Fresno, CA

Availability:

SUITE	SF	RATE (PSF)
2745-110	1,200	\$1.15 PSF, plus NNN
2745-124	1,500	\$1.15 PSF, plus NNN
2745-126	1,740*	\$1.40 PSF, plus NNN
2785-107	2,000	\$1.15 PSF, plus NNN

*Restaurant Space

Property Features:

- Restaurant space available
- Exterior paint refresh
- Excellent visibility and access at high-traffic Shaw/Marks intersection
- Signage on both Shaw and Marks Avenues
- Surrounded by major national retailers

Customer Demographics (Source: Esri, 2025)

	1 Mile	3 Miles	5 Miles
Population	19,163	146,250	298,027
2030 Projected Population	19,042	146,267	298,730
Estimated Households	7,194	51,704	105,203
2030 Projected Households	7,258	52,403	106,764
Average Household Income	\$88,464	\$102,365	\$94,863
2030 Avg. Household Income	\$94,134	\$111,191	\$103,741
Median Age	35.9	35.6	34.9
Daytime Population	21,103	130,329	315,268

Co-Tenants:

OUTBACK
STEAKHOUSE



FASTSIGNS

Peppertree Plaza



Suite	Tenant
2745-103	Ocean Dental Group
2745-110	AVAILABLE 1,200 SF (Barbershop)
2745-111	Loaded Bases
2745-114	Valley Tax Group
2745-116	Gillure Aesthetics
2745-120	Fast Sign's USA
2745-123	Sun City Tan
2745-124	AVAILABLE 1,500 SF
2745-126	AVAILABLE 1,740 SF Restaurant
2765	Outback Steakhouse
2767-106/110	Pijja Paradise
2767-114	Dance Studio
2767-117	Rumi Baklava
2767-120	Artistic Nails & Spa
2767-108	In Love Flower Shop
2767-126	Punjab Jewelers & Fabrics
2767-130	Marian's Mexican Restaurant
2785-101	Yin & Yang Massage
2785-103	Jibe Staffing
2785-107	AVAILABLE 2,000 SF
2787-101	State Bank of India
2787-106	Amini Restoration & Tailoring
2787-110	Deli Delicious



Tenant List

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COSTCO
WHOLESALE

Walmart
Supercenter

**Office
DEPOT**



Smart & Final.

DICK'S
SPORTING GOODS

**BOOT
BARN**



**MATTRESS
FIRM**



**Fresno Police
Department**



Sizzler



ROSS
DRESS FOR LESS

us bank

±72,400 CPD



N MARKS AVE

W SHAW AVE



OUTBACK
STEAKHOUSE®



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