

**FOR SALE**  
**\$2,500,000.00**

\$107 per sq. ft.



## Owner User Opportunity

### *NWC of Shaw and Blythe Avenues*

- Excellent visibility with Shaw Ave. frontage
- Immediate access to Shaw Ave. and easy access to Highway 99
- Approximately 45± parking stalls with a gated entry and excellent signage options.
- Strong Demand \* Shaw Avenue is known for its appealing blend of various commercial spaces, creating a vibrant community for all businesses.
- Prominent Shaw Avenue \* serves as a thoroughfare for Fresno, California State University of Fresno, and Clovis, California. With over 30,000 vehicles per day it is easily one of the most essential streets for students and daily commuters alike. \* California State University of Fresno has a total enrollment of approximately 24,234± (2024).



**SAITO**  
COMPANY

### The Saito Company

Premier Commercial Sales and Leasing

7511 N. Remington Ave, 103. Fresno, CA 93711

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### Patrick Monreal

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DRE 02007579



**EXECUTIVE SUMMARY**

Take advantage of the opportunity to own an owner-user site located on the heavily traveled intersection of W. Shaw and N. Blythe Avenues with exceptional visibility and high traffic flow. This site offers flexible zoning, making it ideal for a wide range of uses, including retail, restaurants, offices, banquet halls, and distribution centers. The property is thoughtfully designed with an enclosed gate, multiple entry doors, and flexible layouts to accommodate co-tenancy, maximizing the potential for varied business operations.

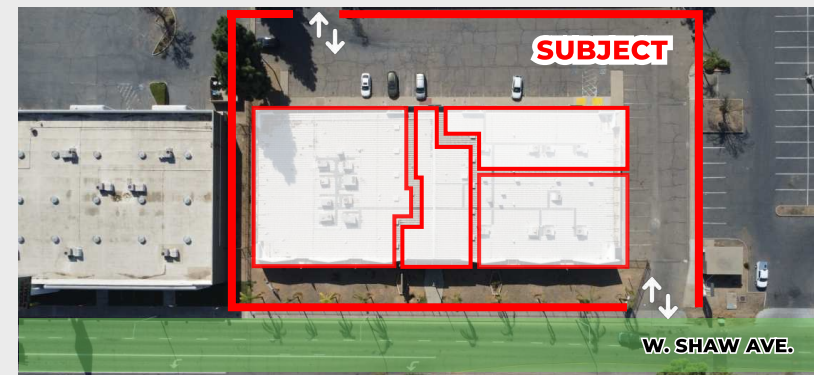
Positioned just one mile from Highway 99, this site offers immediate access to the Shaw Avenue on/off ramp, enhancing connectivity to major transportation routes such as Interstate 5. This makes the property particularly valuable for businesses dependent on logistics, transportation, and easy regional access. Additionally, the expansive parking lot supports various loading and unloading needs, while providing an opportunity for redevelopment to suit future business growth.

*Shaw Avenue is a highly desirable retail corridor, home to prominent national and regional retailers like Costco, Walmart Supercenter, Target, and the Fresno Fashion Fair Mall. This premier location ensures a steady customer base and unrivaled exposure. Moreover, the property is just minutes from the rapidly developing west side of Highway 99, including the newly built El Paseo Shopping Center, further contributing to the area's increasing market demand and expansion potential.*

*This prime location offers businesses a dynamic, high-exposure space in one of Fresno's most vibrant and busy commercial corridors, combining accessibility, flexibility, and visibility to meet a variety of commercial needs.*



<b>Address</b>	4491 West Shaw Avenue Fresno, CA 93722
<b>Sales Price</b>	\$2,500,000.00 \$107 per sq. ft.
<b>Building Size</b>	23,000± sq. ft.
<b>Lot Size</b>	42,312± sq. ft.
<b>Zoning</b>	IL
<b>APN</b>	510-050-48/49/50/51
<b>Parking Ratio</b>	45± parking stalls Approx. 3.33 per 1,000 sq. ft.
<b>Building Access</b>	Contact Listing Broker
<b>Comments</b>	Separate parcels located on one (1) lot, approx. 42,312± sq. ft. lot. Total building size is approx. 23,000± sq. ft.



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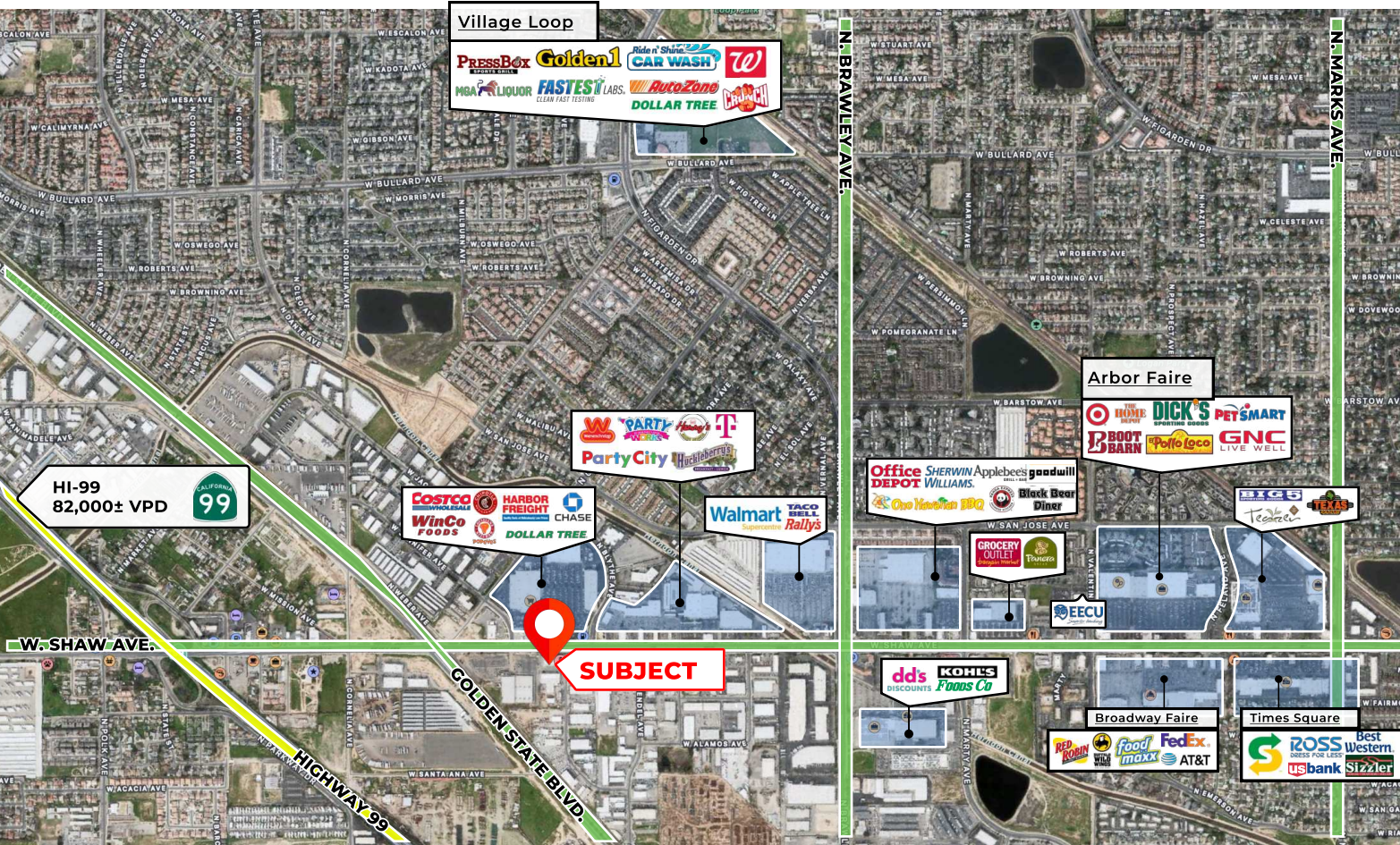
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National Retailers within 5MI Radius \*\*



Surrounding Major Retailers:

Fig Garden Village	3.6MI
Fashion Fair Mall	5.3MI
River Park Shopping Center	7.3MI
Kaiser Permanente Medical	7.9MI
California State University	7.3MI

TRAFFIC COUNTS:

West Shaw Avenue	32,909± VPD
North Blythe	6,632± VPD
<b>Total Traffic Counts</b>	<b>39,541± VPD</b>
Highway 99	82,000± VPD
North Golden State Blvd.	23,837± VPD

Centrally Located from Fresno and Clovis, California. Regional Areas Include:

- 8.2MI Downtown Fresno
- 8.5MI Amtrak Station
- 11.2MI Old Town Clovis 11MI
- 12.5MI Fresno Yosemite International Airport

- Subject
- Freeway
- Major Streets



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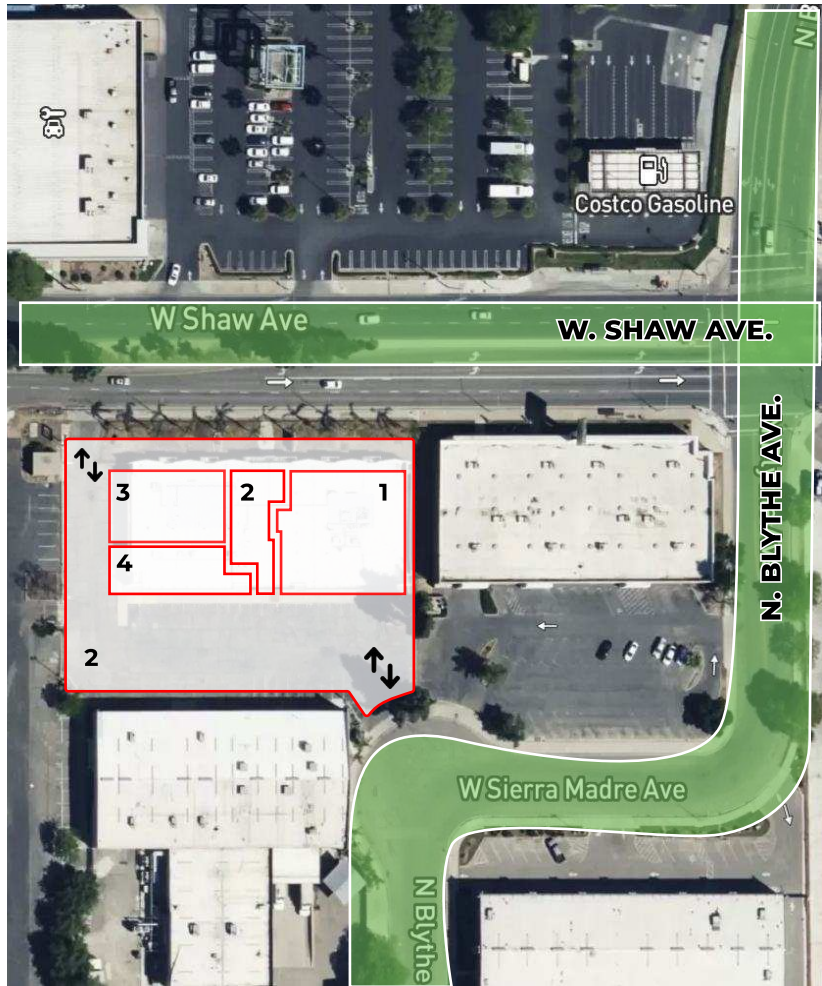
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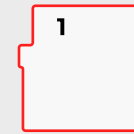
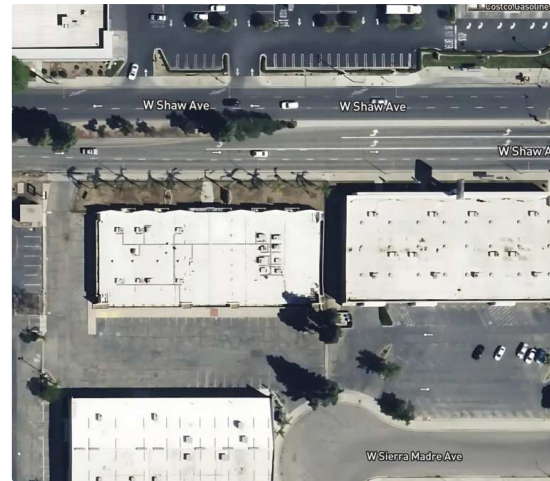
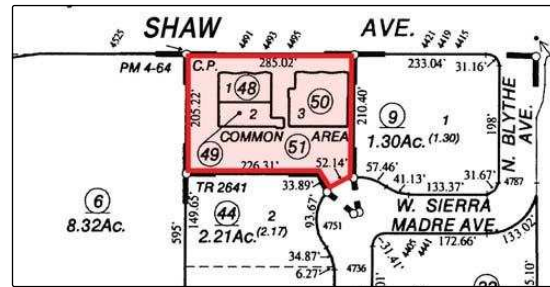
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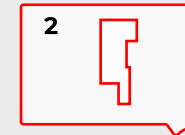


Separate parcels located on one (1) lot, approx. 42,312± sq. ft. lot.  
Total building size is approx. 23,000± sq. ft.



**Parcel One**  
APN 510-050-50  
8939 sq ft.

Summary: Large open space ideal for banquet hall and/or office.



**Parcel Two**  
APN 510-050-51  
42,312± sq ft.

Summary: Space ideal for all office types.



**Parcel Three**  
APN 510-050-48  
4520 sq ft.

Summary: Space ideal for all retail types.



**Parcel Four**  
APN 510-050-49  
4130± sq ft.

Summary: Space ideal for all retail types.



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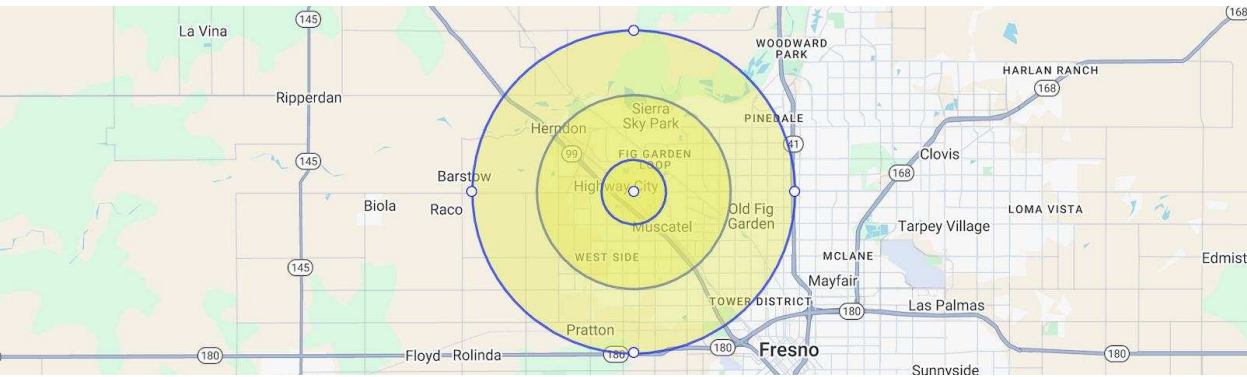
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Major and National Hospitals within 10MI Radius\*\*

FRESNO SUMMARY

Fresno, CA, is a dynamic retail hub in the heart of the Central Valley, benefiting from a growing population and diverse shopping options, including national chains and local businesses. The city's strategic location along major highways like Highway 99 and Interstate 5 enhances accessibility for customers and facilitates logistics for retailers. Additionally, Fresno's proximity to the Port of Oakland allows for efficient supply chain management, making it an attractive spot for businesses. With ongoing urban revitalization and significant investments in infrastructure, Fresno is poised for continued retail growth.

source: visitfresno.com

SHAW AVENUE SUMMARY

Shaw Avenue in Fresno, CA, is a major east-west arterial road running through both Fresno and Clovis, serving as a vital commercial corridor. The development along Shaw Avenue reflects conventional commercial patterns, with large surface parking lots primarily serving single-story buildings and multi-story structures, and hotels. This pattern of development highlights the area's focus on accessibility and convenience for businesses and consumers. Shaw Avenue links various neighborhoods and institutions, including California State University, Fresno (Fresno State), connecting older, established areas in southwestern Clovis with newer developments like Loma Vista on the city's eastern edge. Over the years, the avenue has become one of the busiest roads in the region, with an average of over 30,000 VPD. As Fresno and Clovis expanded, Shaw Avenue's role as a major commercial and transportation artery solidified. Its proximity to landmarks such as Fresno State and the nearby freeway enhances its significance as a hub for business, commuting, and community connectivity.

POPULATION:

1MI	41,500±
3MI	161,000±
5MI	257,000±

POPULATION GROWTH RATE: ±3%

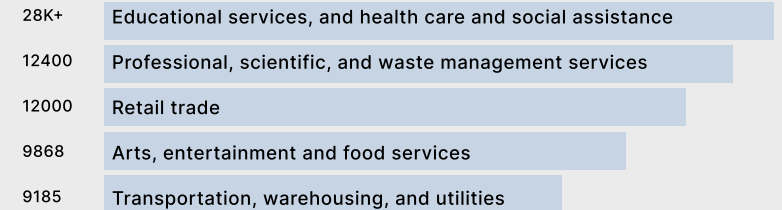
HOUSEHOLD INCOME:

1MI	\$73,200.00±
3MI	\$75,170.00±
5MI	\$69,430.00±

HH INCOME GROWTH RATE: ±3%

Top Employment Categories in 93722

195,000± employees total



source: crexi.com



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*For over 30 years, we have established ourselves as a reliable participant in California's commercial real estate industry, with an emphasis on the Central Valley and its neighboring regions. The wealth of our expertise has resulted in the successful completion of over \$1 Billion in Transactional Sales.*



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