



For Lease

AVAILABLE:

±2,790 SF

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Country West Shopping Center NEC Shaw & West Avenues 5040 N. West Avenue | Fresno, CA

Property Features:

- ±2,790 SF available now
- Former Round Table Pizza
- Functional kitchen setup
- Busy W. Shaw Regional Corridor
- Signalized intersection
- Visible From Shaw & West Aves.
- Ample parking front and rear
- Flexible C-M-X zoning
- Ideal for restaurant or service retailer



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Property Summary

Location: Country West Shopping Center
Northeast corner of Shaw and West Avenues, Fresno, CA

Size: End-Cap Restaurant Space - 2,790 SF

Co-Tenants: Angry Chickz, Maria Taco Shop, Dutch Bros.

Zoning: CMX - Corridor/Center Mixed Use

Customer Traffic: Approximately 70,000 cars per day in intersection

Customer

Demographics:	Population	Avg. HH Income	Daytime Population
1 Mile:	13,188	\$111,757	5,874
3 Miles:	146,126	\$90,148	61,565
5 Miles:	335,583	\$88,659	124,335
10 Miles:	712,563	\$96,730	250,789
20 Miles:	948,725	\$97,852	304,255

Lease Rate: \$1.85 PSF, plus NNN

Comments: Angry Chickz - #1 visited store in California (source: Placer.ai)

