

WEST SHAW VILLAGE – RETAIL SPACE FOR LEASE

NEC SHAW & MARKS AVENUES • FRESNO, CA 93711



- Hard Corner Signalized Intersection
- Located Adjacent to Target, Ross, FoodMaxx, and Other Major Retailers
- 58,540± Avg Daily Traffic
- Great Visibility and Easy Access
- Monument Signage Available

RETAIL CALIFORNIA CRE

A division of Pearson Realty

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Property Description:

The subject space for lease is in West Shaw Village located at the northeast corner of Shaw and Marks avenues in Fresno, CA. The center has exceptional visibility and signage available with high traffic counts of 58,400± cars per day at the intersection. Tenants include Culichi Town Restaurant, Uncle Harry's Bagelry, Shila Korean BBQ, Pete's Teriyaki, Foster's Donuts, Ewell's Bar, AT&T Wireless, All State Insurance, Golden Health Spa, and Jazzy D Studios.

Property Highlights:

The property is across the street from Target, Ross, Big 5, Stein Mart and FoodMaxx. There are many national retailers in the immediate area including Home Depot, Dick's Sporting Goods, PetsMart, Smart & Final Extra!, Grocery Outlet, Planet Fitness, and UA Broadway Faire Cinemas. The intersection draws high traffic volumes of ±58,545 cars per day.

Available Space: Minimum of 1,440± SF up to 4,000± SF

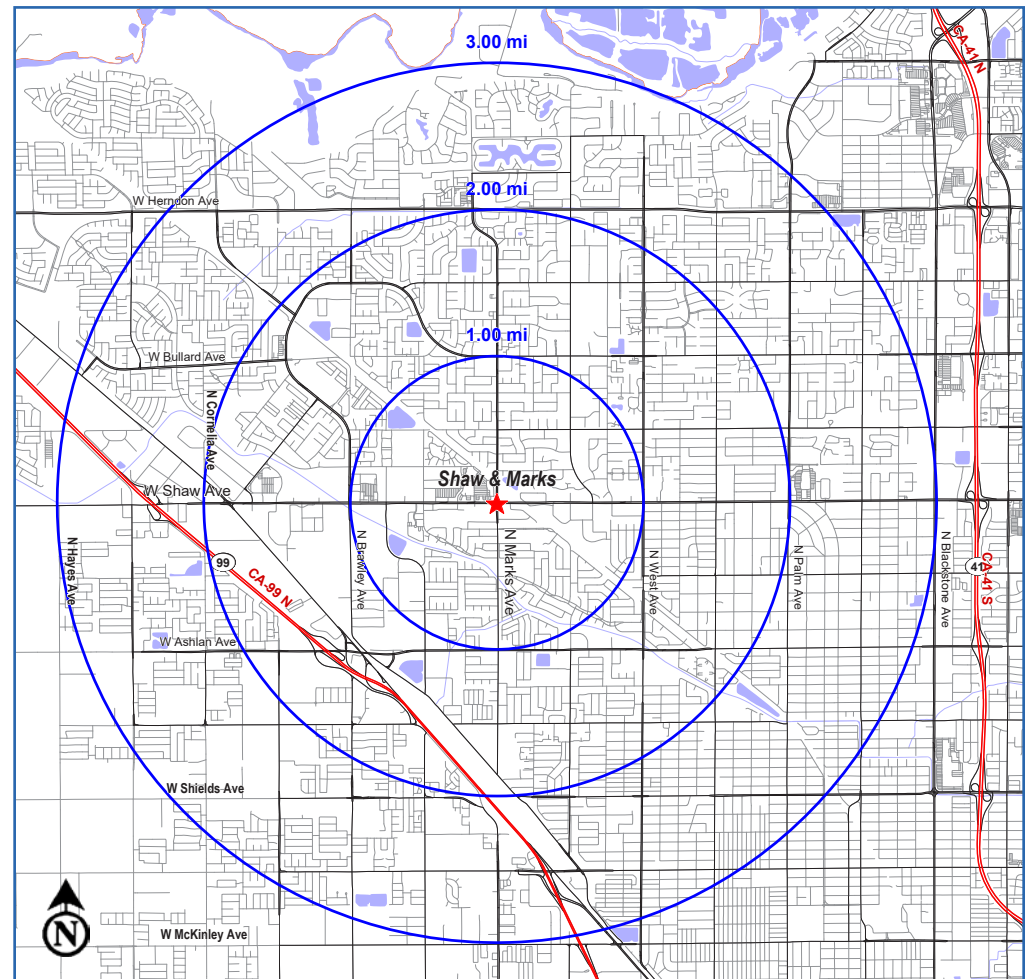
Lease Rate: Please contact agent for more information.

| 2018 Demographics: | 1 Mile | 2 Miles | 3 Miles |
|--------------------|----------|----------|----------|
| Total Population: | 19,218 | 65,357 | 145,432 |
| Total Households: | 6,782 | 22,561 | 48,486 |
| Avg. HH Income: | \$62,013 | \$67,414 | \$72,450 |
| Total Daytime Pop: | 21,308 | 67,802 | 136,857 |

2018 Traffic Counts:

| | |
|----------------|--------------------------|
| Shaw Avenue: | 38,801 ADT |
| Marks Avenue:: | 19,742 ADT |
| TOTAL: | 58,543 Avg Daily Traffic |

Source: AnySite, Kalibrate



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| Tenant | | West Shaw Address | Square Footage |
|---------------------------------|-----------|-------------------|----------------|
| "SHILA" – Korean BBQ Restaurant | (Bldg. A) | 2760 | 6,100 |
| Vacant | (Bldg. A) | 2748 | 1,656 |
| Vacant | (Bldg. A) | 2744 | 1,440 |
| Vacant | (Bldg. A) | 2746 | 1,800 |
| Ewell's Bar | (Bldg. A) | 2742 | 1,440 |
| Vacant | (Bldg. A) | 2740 | 1,377 |
| Pete's Teriyaki | (Bldg. A) | 2738 | 1,380 |
| Vacant | (Bldg. A) | 2736 | 2,016 |
| Jazzy D Studios | (Bldg. A) | 2730 | 2,160 |
| Jazzy D Studios | (Bldg. A) | 2732 | 1,656 |
| Vacant | (Bldg. B) | 2784 | 4,000 |
| Uncle Harry's Bagelry | (Bldg. B) | 2780 | 2,051 |
| All State Insurance | (Bldg. C) | 2710 | 840 |
| Check 'n Go of California, Inc. | (Bldg. C) | 2712 | 1,000 |
| Foster's Donuts | (Bldg. C) | 2714 | 1,120 |
| Eyebrow Threading | (Bldg. C) | 2718 | 1,295 |
| Management Office | (Bldg. C) | 2720 | 643 |
| AT & T Wireless | (Bldg. C) | 2722 | 443 |
| Culichi Town | (Bldg. D) | 2700 | 6,010 |

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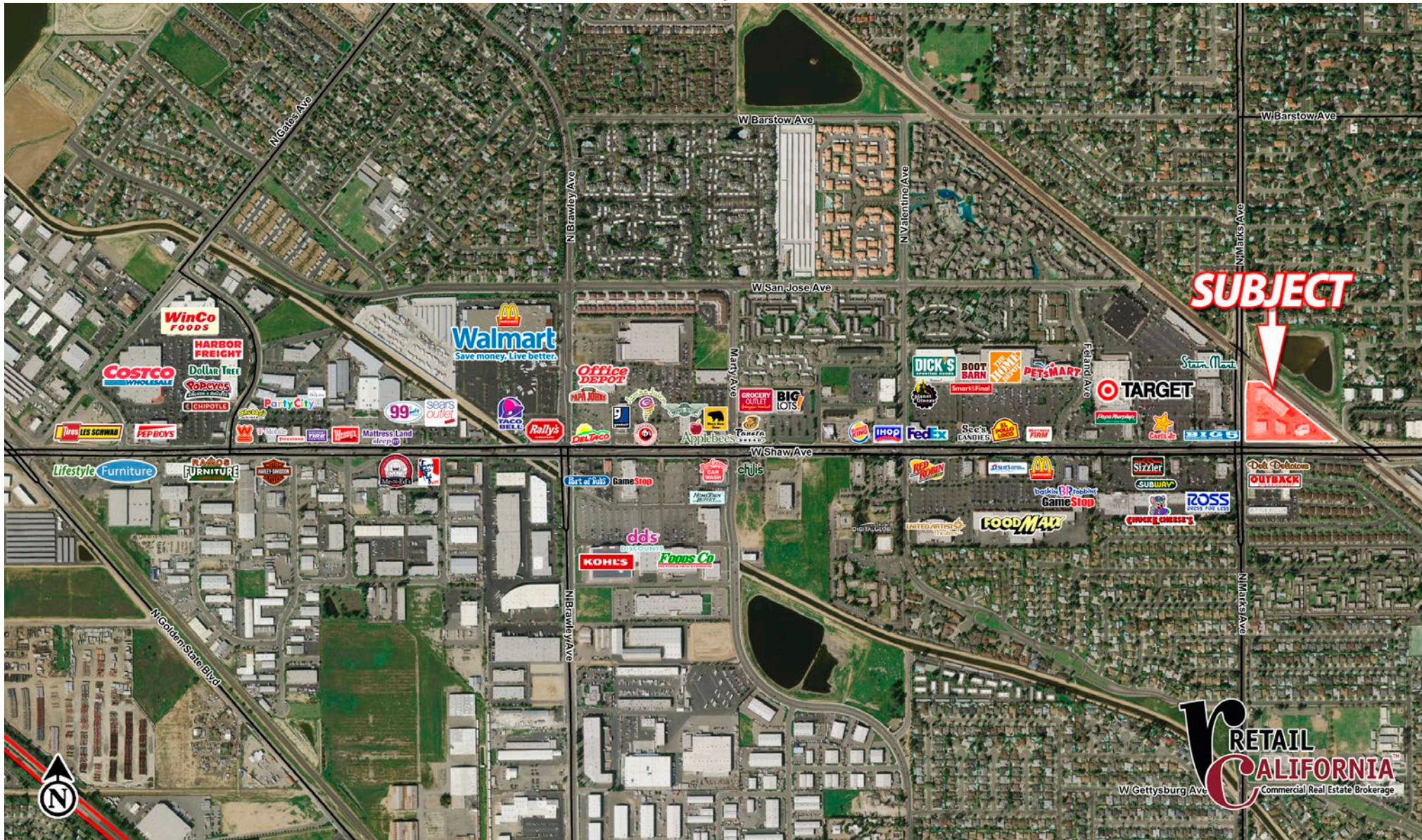
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West Shaw Avenue Major Retail, Fresno, CA



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