

WEST SHAW VILLAGE – RETAIL SPACE FOR LEASE

NEC SHAW & MARKS AVENUES • FRESNO, CA 93711



- Hard Corner Signalized Intersection
- Great Visibility and Easy Access

- Located Adjacent to Target, Ross, FoodMaxx, and Other Major Retailers

- 58,540± Avg Daily Traffic
- Monument Signage Available

RETAIL CALIFORNIA CRE

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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 $58,400 \pm$ 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 $\pm 58,545$ cars per day.

Available Space: Minimum of $1,440 \pm$ SF up to $4,000 \pm$ SF

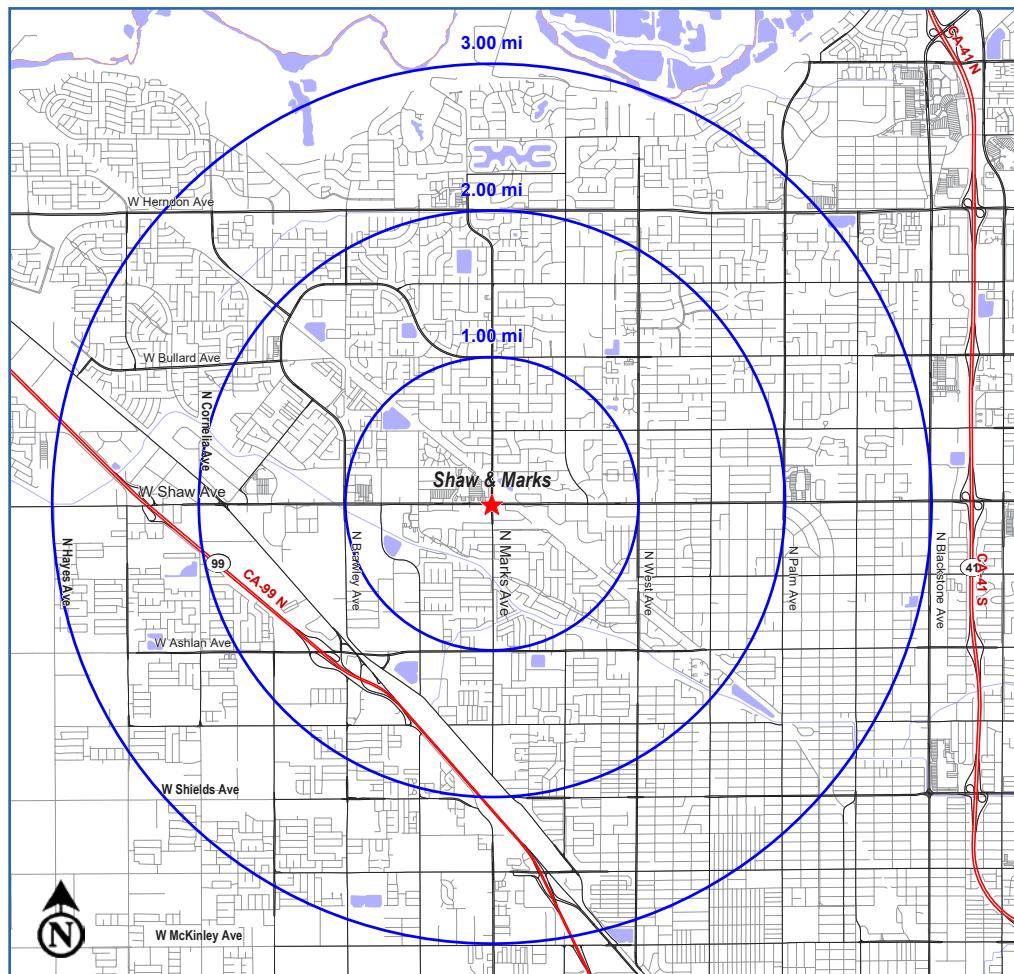
Lease Rate: Please contact agent for more information.

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
Vacant	(Bldg. A)	2748
Vacant	(Bldg. A)	2744
Vacant	(Bldg. A)	2746
Ewell's Bar	(Bldg. A)	2742
Vacant	(Bldg. A)	2740
Pete's Teriyaki	(Bldg. A)	2738
Vacant	(Bldg. A)	2736
Jazzy D Studios	(Bldg. A)	2730
Jazzy D Studios	(Bldg. A)	2732
Vacant	(Bldg. B)	2784
Uncle Harry's Bagelry	(Bldg. B)	2780
All State Insurance	(Bldg. C)	2710
Check 'n Go of California, Inc.	(Bldg. C)	2712
Foster's Donuts	(Bldg. C)	2714
Eyebrow Threading	(Bldg. C)	2718
Management Office	(Bldg. C)	2720
AT & T Wireless	(Bldg. C)	2722
Culichi Town	(Bldg. D)	2700
		6,010

This information is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described herein shall be conducted through this office. The information included here, while not guaranteed, has been secured from sources we believe to be reliable. Each investor is encouraged to have his C.P.A. and/or Financial Advisor make an independent projection. ©2020 Retail California. All rights reserved.

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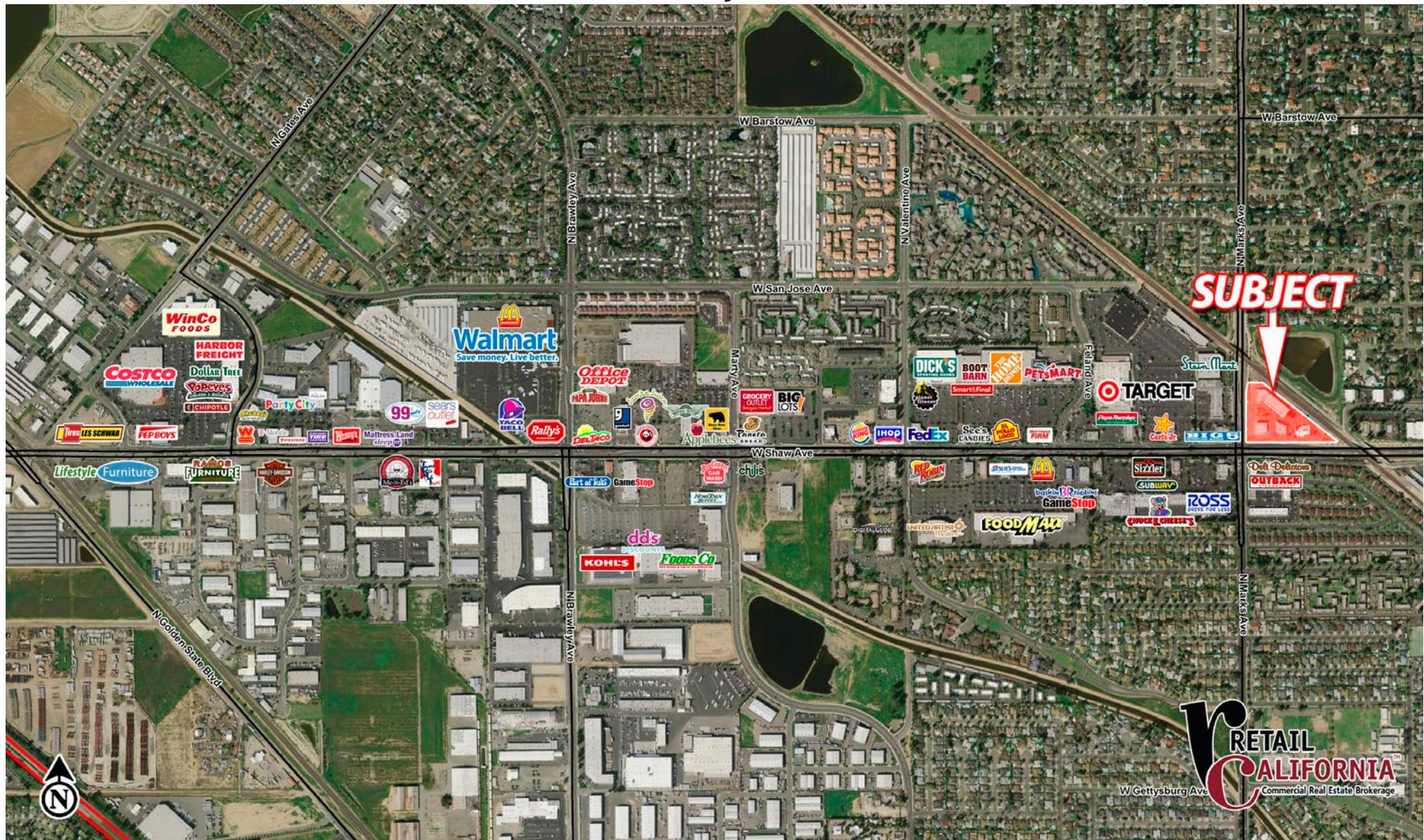


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West Shaw Avenue Major Retail, Fresno, CA



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The logo for VC RETAIL CALIFORNIA. It features a large, stylized 'V' and 'C' in black and red. To the right of the 'C', the word 'RETAIL' is stacked vertically, and 'CALIFORNIA' is written in a large, bold, red font. Below the 'V' and 'C', the words 'Commercial Real Estate Brokerage' are written in a smaller, black font. The background of the logo is a photograph of a city skyline with various buildings and greenery.