

TIMES SQUARE SHOPPING CENTER RETAIL SPACE FOR LEASE

3025-3173 W Shaw Ave · Fresno, CA 93711 · SWC Shaw & Marks



RETAIL CALIFORNIA CRE
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Property Description:

Anchor and shop space is available for lease in Times Square Shopping Center located at the southwest corner of Shaw and Marks avenues in Fresno, CA. The center has exceptional visibility and signage available with very high traffic counts of 132,180± cars per day at the signalized intersection. National tenants in the center include Ross Dress for Less, Chuck E. Cheese's, Sizzler, Subway, Union Bank, and Western Dental.

Property Highlights:

The property is directly across the street from Target, and adjacent to FoodMaxx. There are many major national retailers in the immediate area including Home Depot, Dick's Sporting Goods, PetsMart, Big 5, Smart & Final Extra!, Grocery Outlet, Planet Fitness, UA Broadway Faire Cinemas, and Starbucks.

Available Space: 2,113± SF up to 3,440± SF (see site plan on next page)

Lease Rate: Please contact agent for more information.

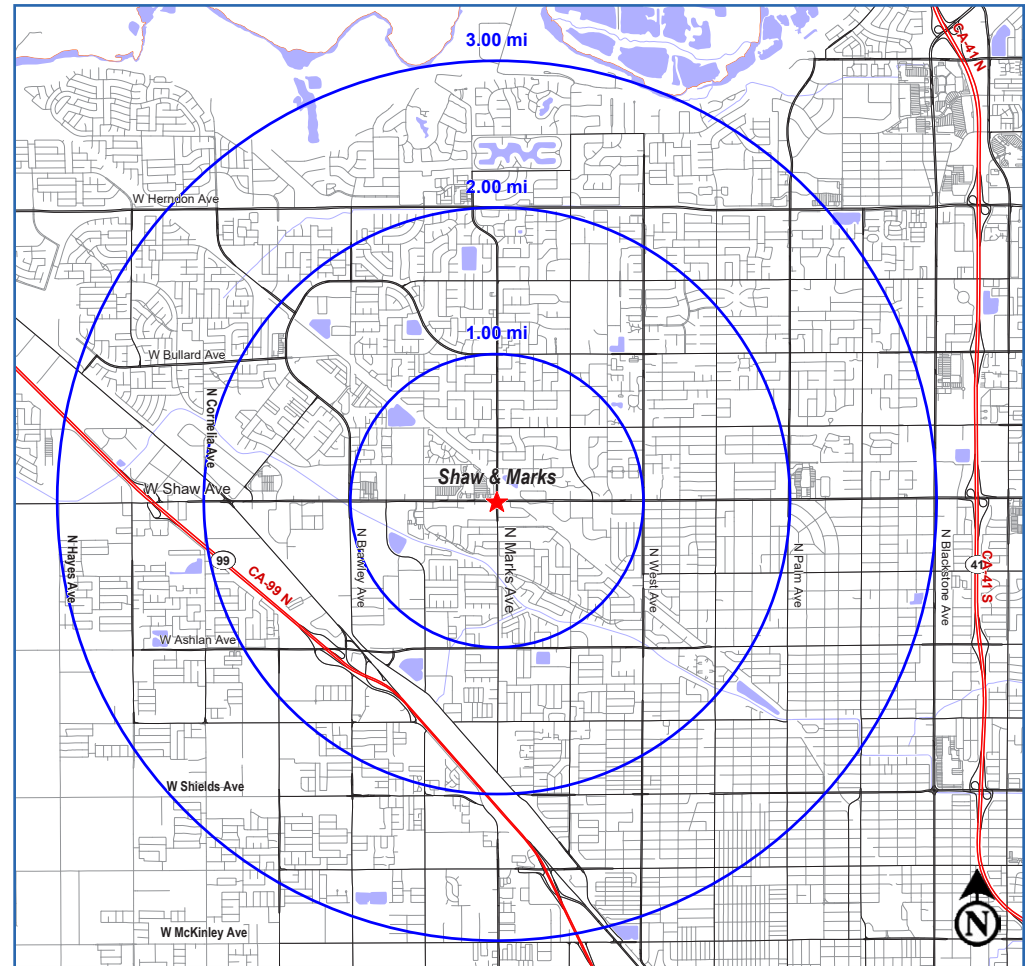
2024 Demographics:

	<u>1 Mile</u>	<u>2 Miles</u>	<u>3 Miles</u>
Total Population:	19,043	67,327	150,647
Total Households:	7,067	23,481	50,853
Avg. HH Income:	\$75,756	\$83,462	\$87,818
Total Daytime Pop:	15,464	64,875	128,292

2024 Traffic Counts:

Shaw Avenue (E/W):	89,703 ADT
Marks Avenue (N/S):	42,477 ADT
TOTAL:	132,180 Avg Daily Traffic

Data Sources: Claritas, LLC; Kalibrate TrafficMetrix



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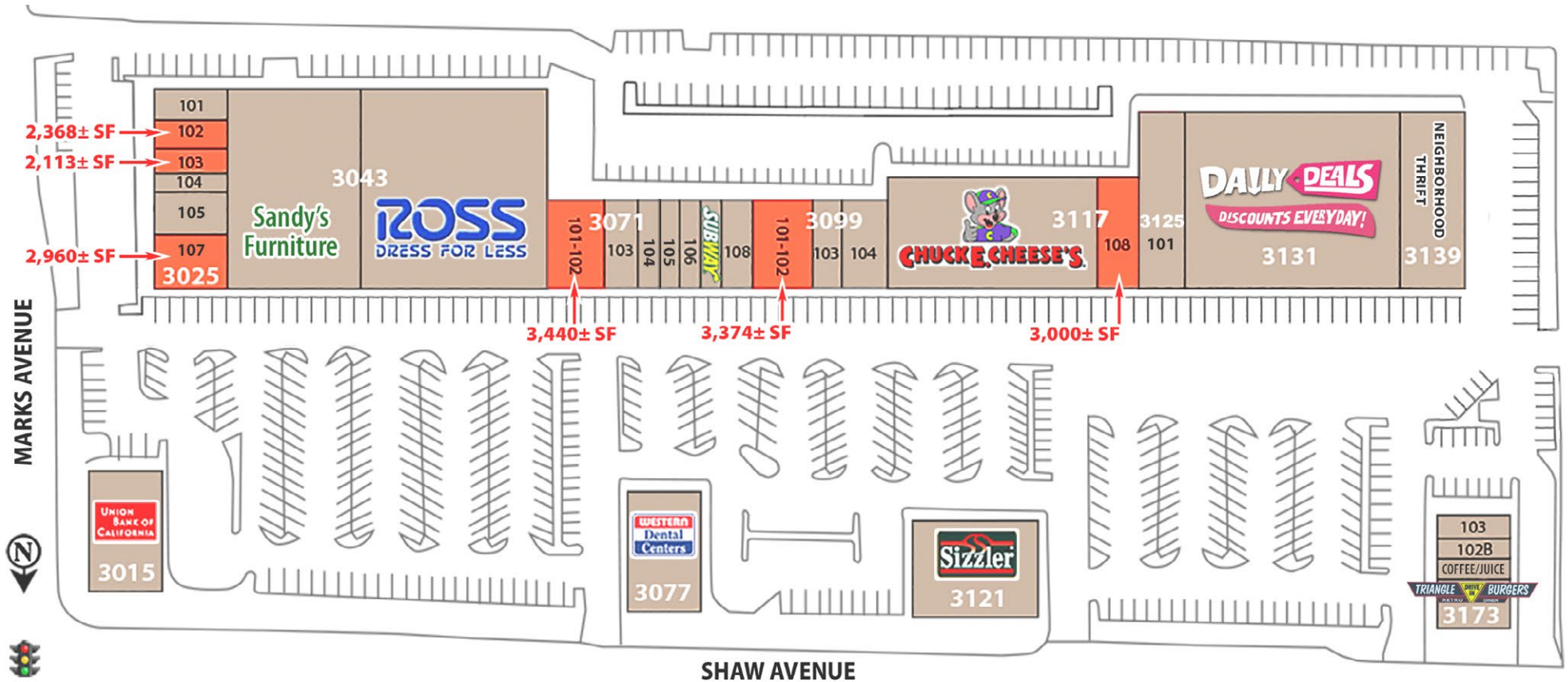
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TIMES SQUARE LEASING PLAN



3025 W. SHAW	3043 W. SHAW	3071 W. SHAW (cont.)	3117 W. SHAW	3139 W. SHAW	SHAW AVE PADS (cont.)
101 Chinese Food 1,810 SF	Sandy's Furniture..... 11,400 SF	107 SUBWAY..... 1,400 SF	107 CHUCK E. CHEESE'S.. 12,000 SF	NEIGHBORHOOD THRIFT ... 6,960 SF	3121 W. SHAW
102 AVAILABLE 2,368 SF	ROSS DRESS FOR LESS 25,400 SF	108 Sterling Cleaners..... 2,000 SF	108 AVAILABLE 3,000 SF		Sizzler Steakhouse.....5,700 SF
103 AVAILABLE 2,113 SF				SHAW AVE PADS	3173 W. SHAW
104 JK Cigarettes..... 1,110 SF	3071 W SHAW	3099 W. SHAW	3125 W. SHAW	3015 W. SHAW	101 Triangle Burger.....2,400 SF
105 Barber 1,500 SF	101 AVAILABLE 3,440 SF	101-2 AVAILABLE..... 3,374 SF	101 FEDERICO BEAUTY 7,545 SF	Union Bank..... 6,500 SF	102 Coffee/Juice..... 945 SF
107 AVAILABLE 2,960 SF	103 Thai Day Spa 1,360 SF	103 Barber College 1,680 SF	3131 W. SHAW	3077 W. SHAW	102B Real Estate Office...1,308 SF
	104 Sunrise Health 1,560 SF	104 Barber College 3,040 SF	Daily Deals29,540 SF	Western Dental.....4,281 SF	103 Curry Pizza Co. 1,415 SF
	105 Threading..... 1,080 SF			CA Check Cashing1,719 SF	
	106 Chic Hair & Nails 1,360 SF				

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Times Square Shopping Center
SWC Shaw & Marks Avenues, Fresno, CA

UNION BANK OF CALIFORNIA

89,703 ADT

SHAW AVENUE

42,477 ADT

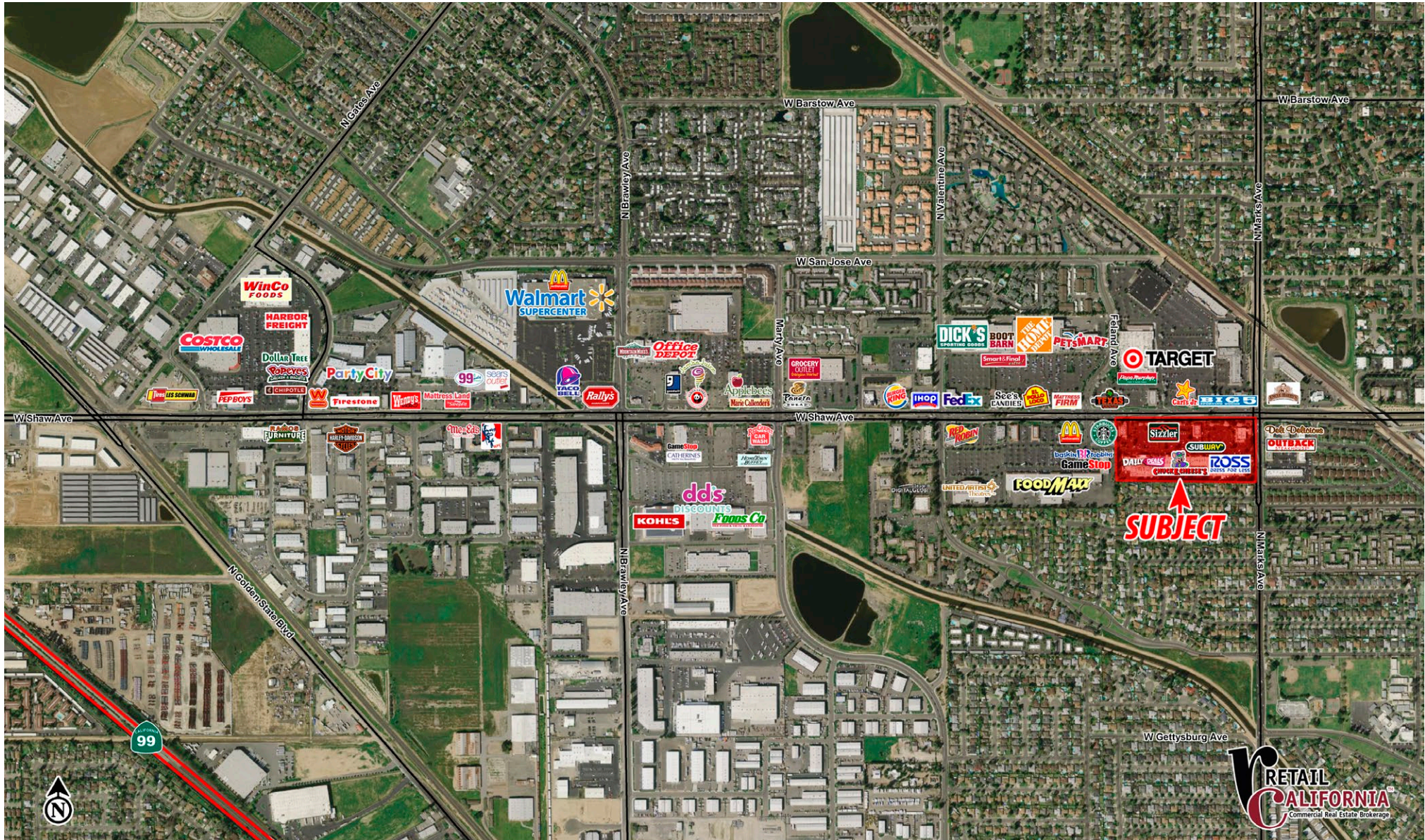
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3025-3173 W Shaw Ave · Fresno, CA 93711 · SWC Shaw & Marks

West Shaw Avenue Major Retail, Fresno, CA



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