

AVAILABLE FOR LEASE
WEST SHAW VILLAGE

2700-2784 W. SHAW AVENUE
FRESNO, CA



For information, please contact:

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WEST SHAW VILLAGE - FRESNO, CA**PROPERTY INFORMATION**

Availability:	Various	Total Square Feet:	38,427± Total Square Feet
<i>Corner Pad:</i>	1.26± Acres (<i>Ground Lease</i>)	APN's:	415-052-49 (<i>Fresno County</i>)
<i>Suite 2712:</i>	1,000± SF	Lot Size:	4.00± Acres
<i>Suite 2718:</i>	1,295± SF		
<i>Suite 2730:</i>	1,719± SF (<i>Pending</i>)	Year Built:	1983
Lease Rate:	TBD		

NEARBY TENANTS

Tenants include Culichi Town Restaurant, Foster's Donuts, Pete's Teriyaki, Ewell's Place, AT&T Wireless, All State Insurance, Shila Korean BBQ, Uncle Harry's Bagels and Dash of Glam Nail Salon. The property is across the street from Target, Ross, Big 5 and many more national & local retailers.

TRAFFIC COUNTS

The center has exceptional visibility and signage available with high traffic counts at the intersection.

Marks Avenue @ Shaw Avenue - 21,017 ADT (*northbound*)
Shaw Avenue @ Marks Avenue - 40,446 ADT (*westbound*)

Source: Kalibrate TrafficMetric 2021

HIGHLIGHTS

- Great Visibility
- Easy Access from Shaw Avenue & Marks Avenue
- Adjacent to Major Retailers
- Hard Corner Signalized Intersection
- Signage Available on Monument Sign

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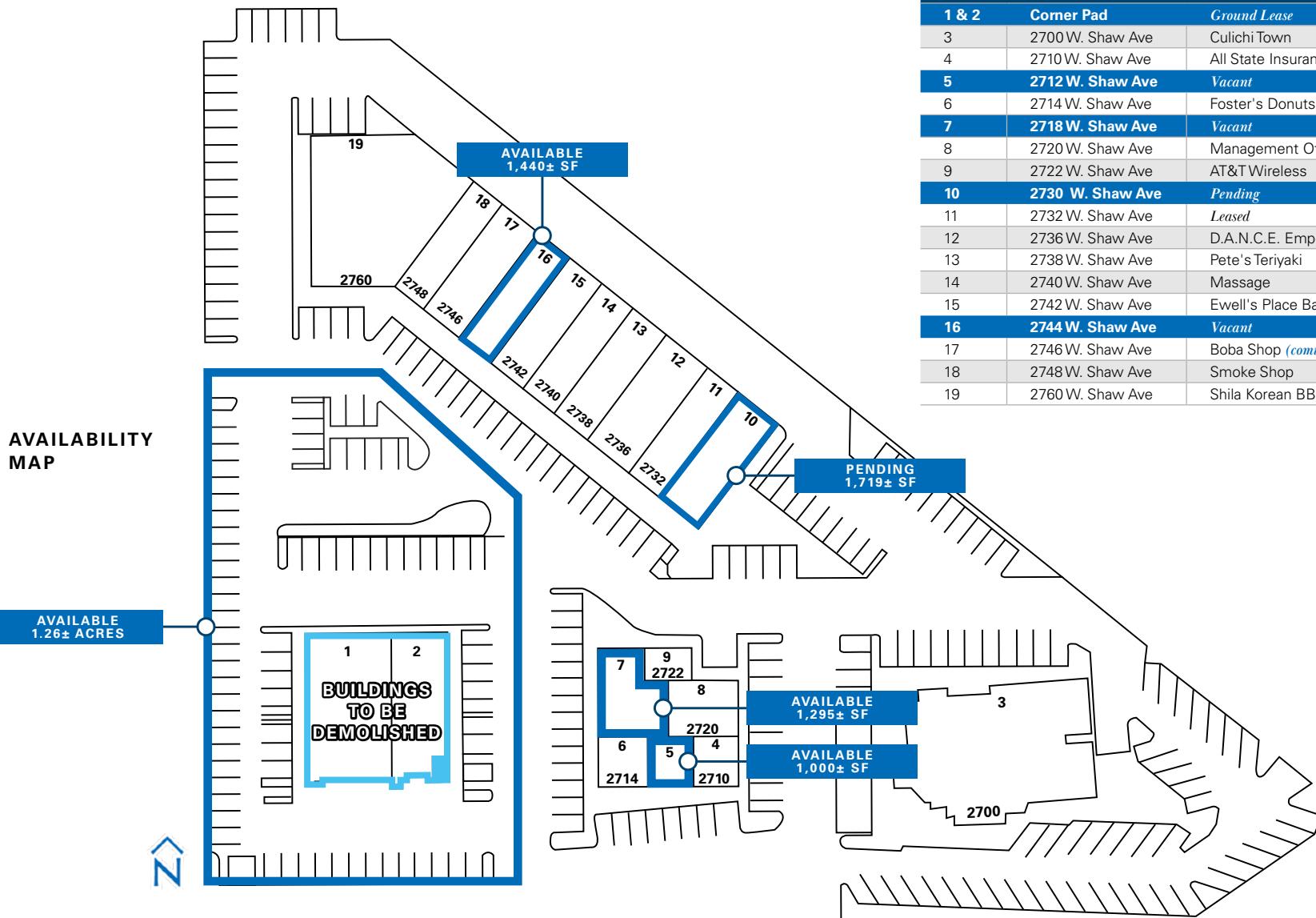
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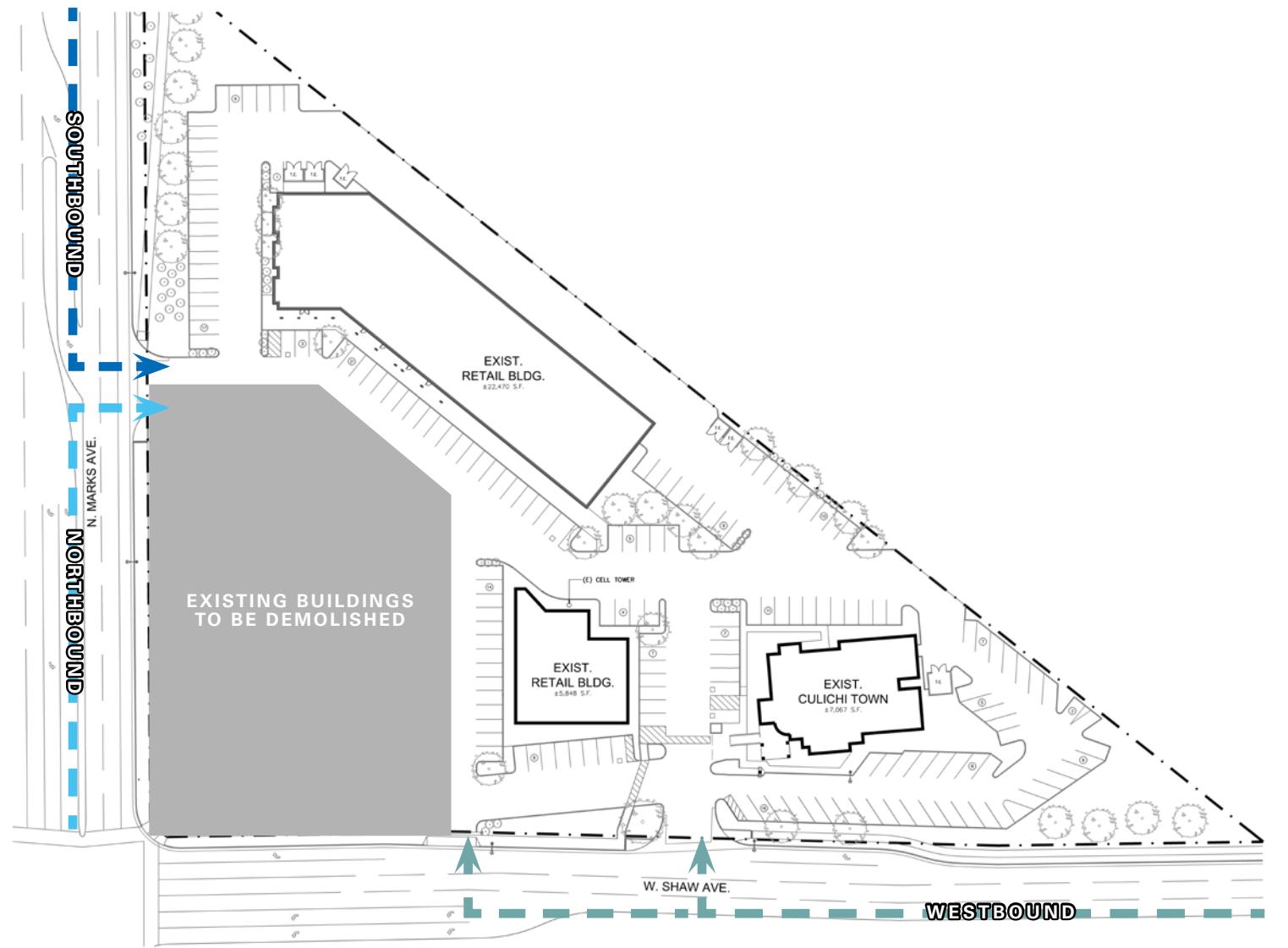
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#	ADDRESS	TENANT	SIZE
1 & 2	Corner Pad	Ground Lease	1.26± AC
3	2700 W. Shaw Ave	Culichi Town	6,010± SF
4	2710 W. Shaw Ave	All State Insurance	840± SF
5	2712 W. Shaw Ave	Vacant	1,000± SF
6	2714 W. Shaw Ave	Foster's Donuts	1,120± SF
7	2718 W. Shaw Ave	Vacant	1,295± SF
8	2720 W. Shaw Ave	Management Office	643± SF
9	2722 W. Shaw Ave	AT&T Wireless	443± SF
10	2730 W. Shaw Ave	Pending	1,719± SF
11	2732 W. Shaw Ave	Leased	1,728± SF
12	2736 W. Shaw Ave	D.A.N.C.E. Empowerment	2,016± SF
13	2738 W. Shaw Ave	Pete's Teriyaki	1,380± SF
14	2740 W. Shaw Ave	Massage	1,377± SF
15	2742 W. Shaw Ave	Ewell's Place Bar	1,440± SF
16	2744 W. Shaw Ave	Vacant	1,440± SF
17	2746 W. Shaw Ave	Boba Shop (<i>coming soon</i>)	1,800± SF
18	2748 W. Shaw Ave	Smoke Shop	1,656± SF
19	2760 W. Shaw Ave	Shila Korean BBQ	6,100± SF

AVAILABILITY
MAP

**SITE PLAN
WITH STREET
ENTRY PATHS**





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