



For Lease

AVAILABLE:

±2,790 SF and
±4,035 SF

Contact us:

Zack Kaufman

+1 559 256 2448
zack.kaufman@colliers.com
DRE #01902869

Brandon Takemoto

+1 559 221 1278
brandon.takemoto@colliers.com
DRE #02208100

Colliers

7485 N. Palm Avenue, #110
Fresno, CA 93711
P: +1 559 221 1271
F: +1 559 222 8744

Country West Shopping Center NEC Shaw & West Avenues

5040 N. West Avenue | Fresno, CA

Property Features:

- ±2,790 SF and ±4,035 SF available now
- Former Round Table Pizza and Los Amigos Restaurant
- Functional kitchen setups
- 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



This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2025. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers Tingey International, Inc.

Property Summary

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

Size: End-Cap Restaurant Space - 2,790 SF
Freestanding Restaurant Space - 4,035 SF

Co-Tenants: Angry Chickz and Dutch Bros.

Zoning: CMX - Corridor/Center Mixed Use

Customer Traffic: Approximately 59,000 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: Contact Brokers

Comments: Angry Chickz - #1 visited store in California (source: Placer.ai)
Embarc - #2 visited store in system in California (source: Placer.ai)

