



**MIDTOWN PLAZA - AVAILABLE FOR LEASE**

**3201-3289 E. Shields Avenue  
Fresno, CA**

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**MCKENNEY**  
Investment Properties

## MIDTOWN PLAZA - FRESNO, CA

### PROPERTY DESCRIPTION

The Midtown Plaza multi-tenant retail and office center is conveniently located adjacent to Target at the NEC of Shields Avenue and First Street. Midtown Plaza boasts a mix of retail, restaurant and office tenants.

### PROPERTY INFORMATION

#### Available Spaces:

3215: 1,640± SF  
2315-2319: 3,200± SF\*  
\*Can be demised into two 1,600± SF Spaces

Lot Size: 4.1± acres  
Lease Rate: \$1.00 PSF  
Lease Type: NNN

APN: 437-020-06  
Gross Building Size: 45,068± SF  
Year Built: 1971

### DEMOGRAPHICS

<u>POPULATION:</u>	<u>1-MILE</u>	<u>2-MILE</u>	<u>3-MILE</u>
2027 Est. Projection:	24,062	82,976	180,605
2022 Est. Population:	23,763	82,203	179,019

<u>HOUSEHOLD INCOME:</u>	<u>1-MILE</u>	<u>2-MILE</u>	<u>3-MILE</u>
2022 Est. Avg.:	\$58,915	\$60,801	\$61,992

Source: Claritas 2023

<u>TRAFFIC COUNTS:</u>	<u>3-MILE</u>
Shields Avenue @ First Street:	23,429± ADT
First Street @ Shields Avenue:	11,932± ADT

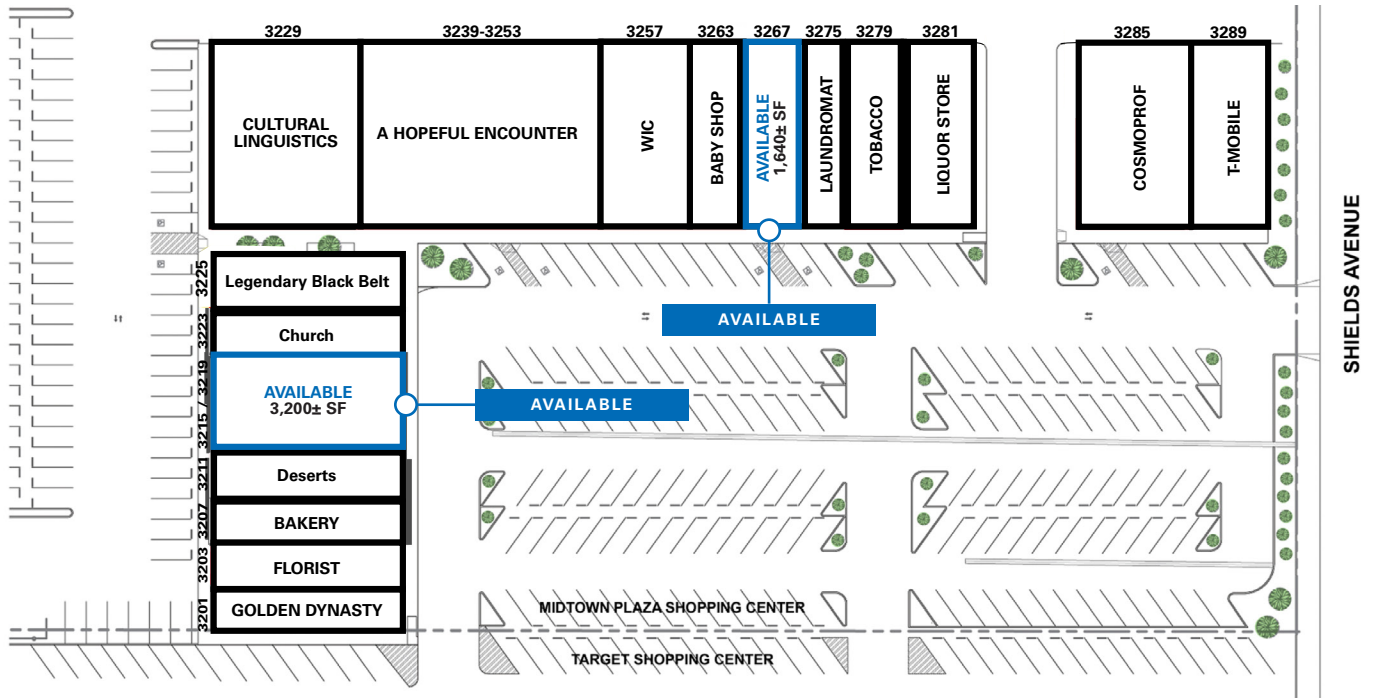
Source: Kalibrate TrafficMetrix 2023



\*Shadow anchor



# Shopping Center Site Plan & Tenants



SUITE	SQUARE FEET	TENANT NAME
3201	1,600± SF	Golden Dynasty Restaurant
3203	1,600± SF	Florist
3207	1,600± SF	Callejas Bakery
3211	1,600± SF	Desserts
<b>3215 &amp; 3219</b>	<b>3,200± SF</b>	<b>Available</b>
3223	1,600± SF	Pentecostal Missionary Church
3225	1,600± SF	Legendary Black Belt
3229	4,800± SF	Cultural Linguistics
3239 & 3253	8,000± SF	A Hopeful Encounter
3257	3,200± SF	WIC
3263	1,600± SF	Baby Shop
<b>3267</b>	<b>1,640± SF</b>	<b>Available</b>
3275	2,400± SF	Happy Day Wash N' Dry
3279	1,728± SF	Tobacco
3281	2,320± SF	Bubba's Food & Liquor
3285	4,000± SF	CosmoProf
3289	2,500± SF	T-Mobile



- |   |    |    |
|---|----|----|
| 1 | 8  | 15 |
| 2 | 9  | 16 |
| 3 | 10 | 17 |
| 4 | 11 | 18 |
| 5 | 12 | 19 |
| 6 | 13 | 20 |
| 7 | 14 | 21 |

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