

A photograph of a commercial building complex with a parking lot. A large sign on the left lists businesses: MAROA STREET DELI & LIQUOR, ZIPPRINT (PRINTING • COPYING, MAILING • BANNERS), It's Armenian Cousins, CLASSY CANINES PET SALON, and LUXOR NAILS. Several cars are parked in the lot, and a large tree is on the right. A blue banner is overlaid on the bottom left.

Shaw Maroa Center NEC

Shaw & Maroa Avenues
Fresno, California

Retail or Office Space For Lease

- Retail Space Available with Shaw Avenue visibility
- Quick access to Freeway 41
- Near many amenities such as shopping, banking and restaurants
- Shaw Avenue Traffic, ±70,000 cars per day

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Site Plan | Shaw Maroa Center

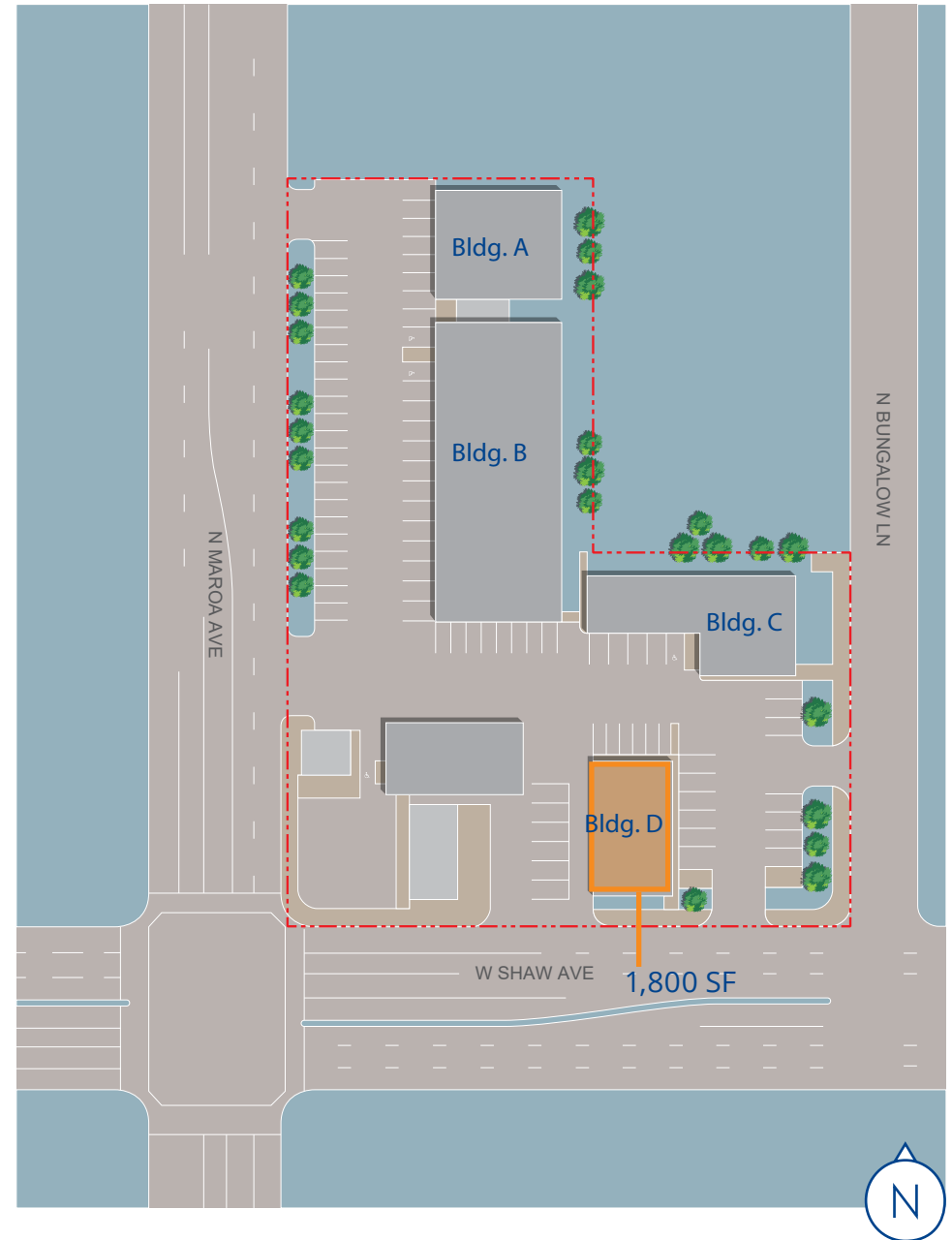
Property Summary

NEC Shaw and Maroa Avenues
Fresno, California

Located on the West Shaw Corridor, the property features great exposure to Shaw Avenue and is in quick proximity to Freeway 41. Near many amenities including restaurants, banking and shopping.

Key Facts

Location	NEC Shaw and Maroa Avenues, Fresno, CA
Building A	Fully Leased
Building B	Fully Leased
Building C	Fully Leased
Building D	1,800 SF \$1.75, PSF, NNN Former Payday Loan
Triple Nets	Currently ±\$0.40 PSF



- AAA
- Ariat
- Banana Republic
- Capriotti's
- Chico's
- Chipotle
- Cold Stone
- CVS
- Eddie Bauer
- Elbow Room
- The Habit
- J. Jill
- Jamba Juice
- Lululemon
- Patio Cafe
- Pieology
- Pottery Barn
- Soma
- Starbucks
- Talbots
- Wells Fargo
- Whole Foods

Subject Property



◀ **Traffic Count**
HWY 41: ±278,000 ADT

- Aeropostale
- Aldo
- American Eagle
- Apple Store
- BJ's Brewhouse
- Buckle
- Cheesecake Factory
- Chick-Fil-A
- Children's Place
- Express
- Five Below
- Five Guys
- Flemings
- Gamestop
- H&M
- Hollister
- JCPenney
- Jollibee
- Lucky Brand
- Macy's
- Forever21
- Michael Kors
- Pacsun
- Panda Express
- Sephora



▲ **Traffic Count**
±70,000 ADT

For Lease
NEC Shaw and Maroa Avenues

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