

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: Minimum of 1,500± SF up to 6,960± SF (see site plan on next page)

Lease Rate: Please contact agent for more information.

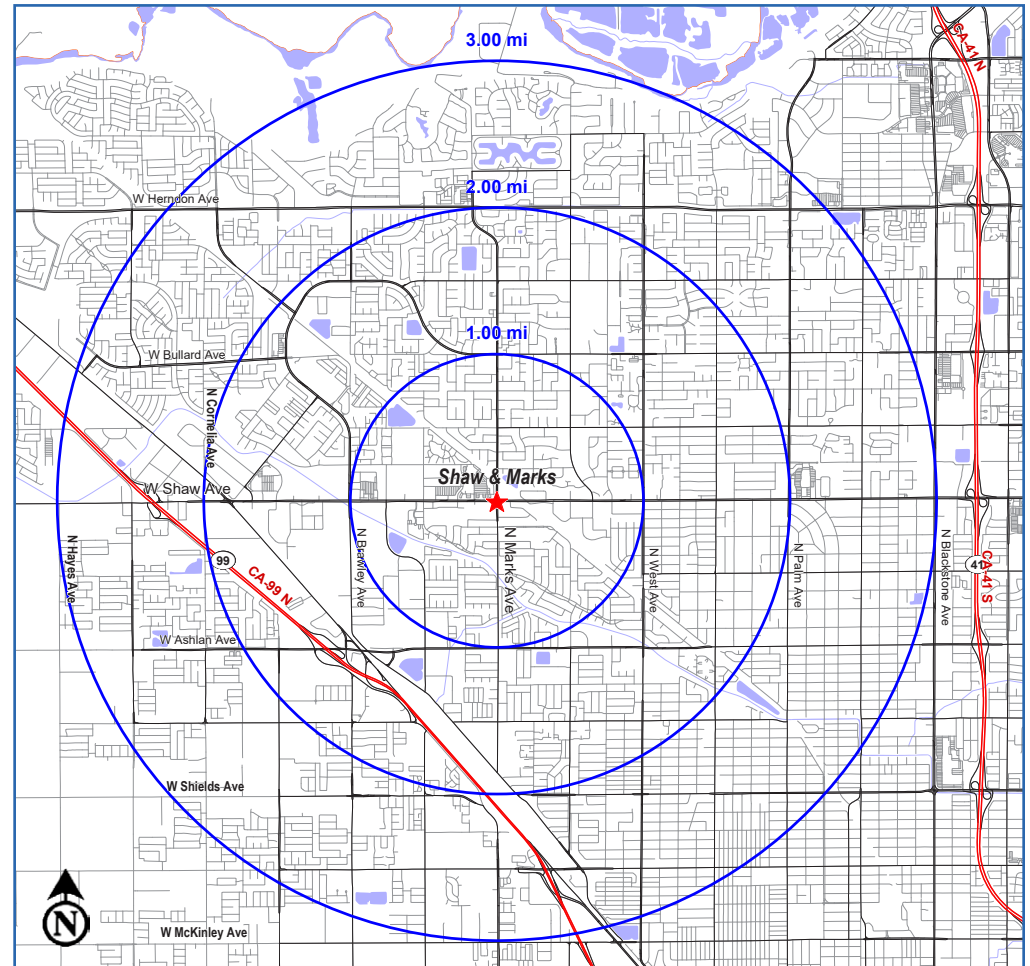
2023 Demographics:

	<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

2023 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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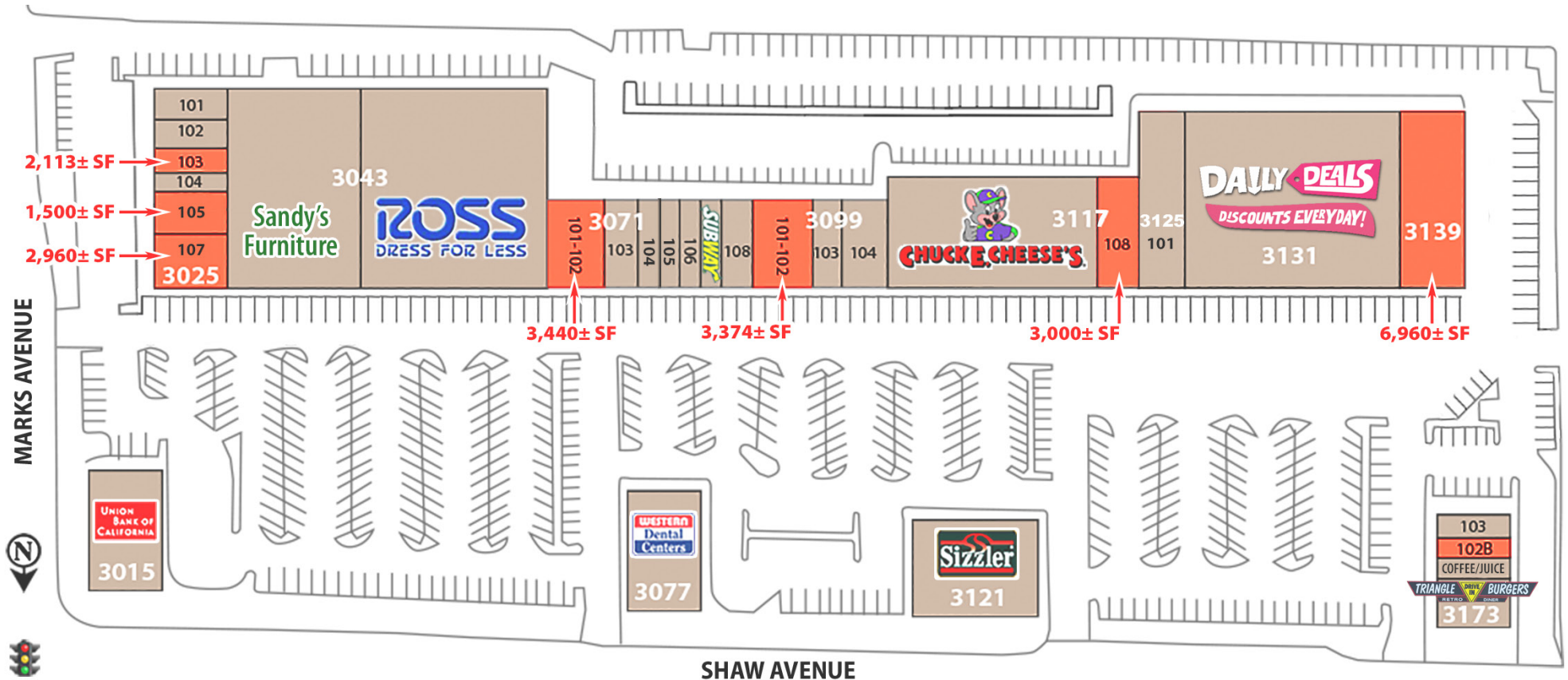
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TIMES SQUARE LEASING PLAN



3025 W. SHAW
 101 Chinese Food 1,810 SF
 102 Surgery Center 2,368 SF
 103 AVAILABLE 2,113 SF
 104 JK Cigarettes 1,110 SF
 105 AVAILABLE 1,500 SF
 107 AVAILABLE 2,960 SF

3043 W. SHAW
 Sandy's Furniture 11,400 SF
 ROSS DRESS FOR LESS 25,400 SF

3071 W SHAW
 101 AVAILABLE 3,440 SF
 103 Thai Day Spa 1,360 SF
 104 Sunrise Health 1,560 SF
 105 Threading 1,080 SF
 106 Chic Hair & Nails 1,360 SF

3071 W. SHAW (cont.)
 107 SUBWAY 1,400 SF
 108 Sterling Cleaners 2,000 SF

3099 W. SHAW
 101-2 AVAILABLE 3,374 SF
 103 Barber College 1,680 SF
 104 Barber College 3,040 SF

3117 W. SHAW
 107 CHUCK E. CHEESE'S.. 12,000 SF
 108 AVAILABLE 3,000 SF

3125 W. SHAW
 101 FEDERICO BEAUTY 7,545 SF

3131 W. SHAW
 Daily Deals 29,540 SF

3139 W. SHAW
 AVAILABLE 6,960 SF

SHAW AVE PADS
3015 W. SHAW
 Union Bank 6,500 SF

3077 W. SHAW
 Western Dental 4,281 SF
 CA Check Cashing 1,719 SF

SHAW AVE PADS (cont.)
3121 W. SHAW
 Sizzler Steakhouse 5,700 SF

3173 W. SHAW
 101 Triangle Burger 2,400 SF
 102 Coffee/Juice 945 SF
 102B Real Estate Office... 1,308 SF
 103 Curry Pizza Co. 1,415 SF

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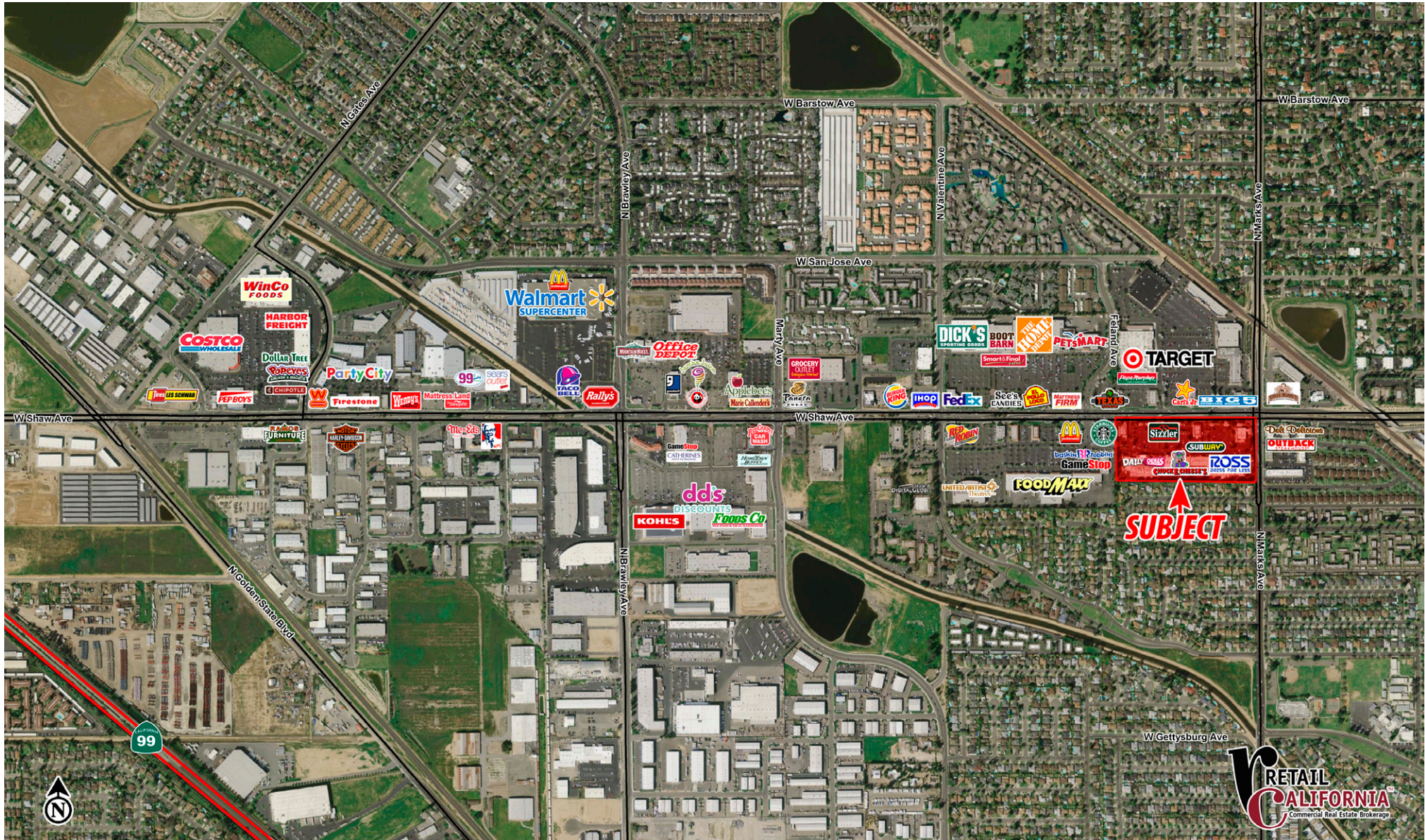


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3025-3173 W Shaw Ave · Fresno, CA 93711 · SWC Shaw & Marks

West Shaw Avenue Major Retail, Fresno, CA



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