



Accelerating success.



For Lease

# Available

±2,850 SF

±2,679 SF

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## Retail or Office Spaces Available

Shaw Maroa Shopping Center  
SWC Shaw & Maroa Avenues, Fresno, CA

### Building amenities

- Anchored by Supercuts.
- Near Fig Garden Village.
- Shaw Avenue Traffic, 70,000 cars per day!
- Great Visibility.
- High Income Area.
- Near 2,000,000 SF Professional Offices
- Great for Retail or Office Uses!

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## Property Summary

### Shaw Maroa Shopping Center

#### Location

Southwest corner of Shaw and Maroa Avenues, Fresno, CA

#### Zoning

C-1, County of Fresno

#### Size Availability

Suite A: ±2,850 SF - \$1.25 PSF, plus NNN (\$0.55 PSF)

Suite C: ±2,679 SF - \$1.10 PSF, plus NNN (\$0.55 PSF)

#### Customer Traffic

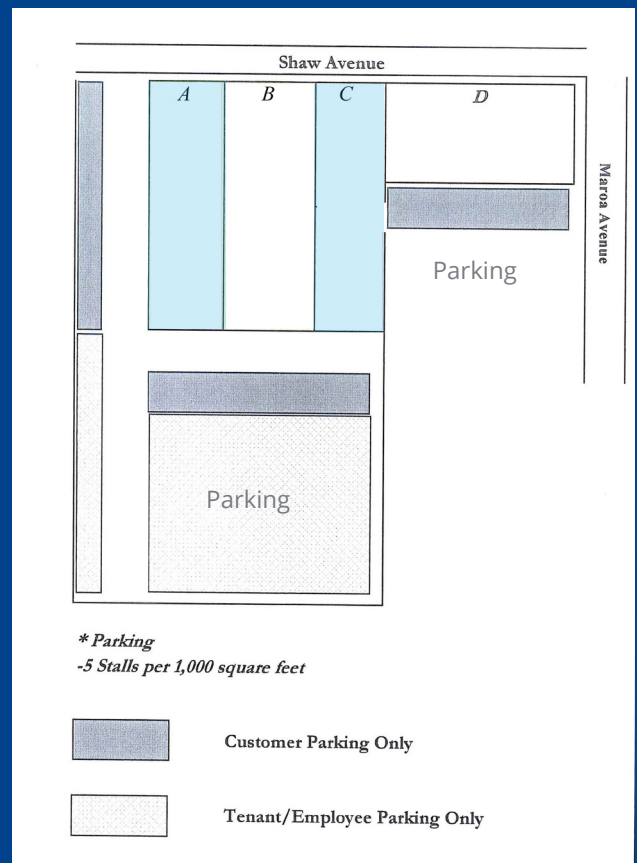
Over 70,000 cars per day in intersection

#### Customer Demographics

	Population	Avg. HH Income
1 Mile	11,309	\$73,274
2 Miles	64,450	\$60,499
3 Miles	158,938	\$58,595
4 Miles	258,669	\$60,318
5 Miles	379,481	\$60,833



## Site Plan



#### Tenant Roster

A	AVAILABLE	±2,850 SF
B	Good Feet	±3,640 SF
C	AVAILABLE	±2,679 SF
D	SuperCuts	±3,225 SF