

Prime Shaw Ave. Pad Space with Drive-Thru **NEQ Shaw & Fresno St., Fresno, CA**



- Freestanding Pad w/Drive Thru
- Across from Fashion Fair Mall
- Close to Shaw & Fwy 41 Ramps
- Fresno's Primary Retail Corridor
- 4,392± SF Pad Space Available
- High Traffic Signalized Intersection
- 87,435 Avg Daily Traffic Count
- Monument & Fascia Signage

Prime Retail Pad For Lease
452 E. Shaw Avenue
Fresno, CA 93710

For more information, please contact:

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DRE Lic. # 01887999

PROPERTY SUMMARY**Prime Shaw Ave. Pad Space For Lease****452 E. Shaw Ave, Fresno, CA 93710****NEQ Shaw Ave. & Fresno St.****Property Highlights**

The subject property is a free-standing pad with a drive thru located at the northeast quadrant of Shaw and Fresno St. at 452 E. Shaw Avenue. in Fresno, CA. This is an extremely high-traffic intersection on the Shaw Avenue retail corridor with many major retailers in close proximity.

The available space is located on the north side of Shaw Ave. across the street from Fashion Fair Mall. Many high-profile national retailers are located in the immediate area, including Macy's, JC Penney, Forever 21, Michael Kors, Aeropostale, Antropologie, American Eagle, the Apple Store, Foot Locker, Hollister & Co., Justice, Sleep Number, Payless Shoes, Tilly's, Victoria's Secret, and many more.

Overview

The site is positioned just east of Freeway 41 on/off-ramps, and a half-mile east of the intersection of Shaw & Blackstone avenues, one of the busiest intersections in Fresno. The property is located directly in front of Fashion Fair Mall on Fresno St.

Available Space: 4,392± SF**Lease Rate:** Please contact agent for details.**2016 Demographics:**

	<u>1 Mile</u>	<u>2 Miles</u>	<u>3 Miles</u>
Total Population:	18,441	71,485	152,920
Total Households:	6,329	25,043	53,770
Avg HH Income:	\$47,139	\$55,287	\$56,362
Total Daytime Pop:	28,289	99,791	205,579

Source: AnySite

2016 Traffic Counts:

Shaw Ave at Fresno St:	65,720 ADT
Fresno St at Shaw Ave:	<u>21,715 ADT</u>
Surface Streets Total:	87,435 Average Daily Traffic

Fwy 41 at Shaw Ave:	141,110 Annual ADT
Total Exposure:	228,545 ADT

Source: Kalibrate Technologies



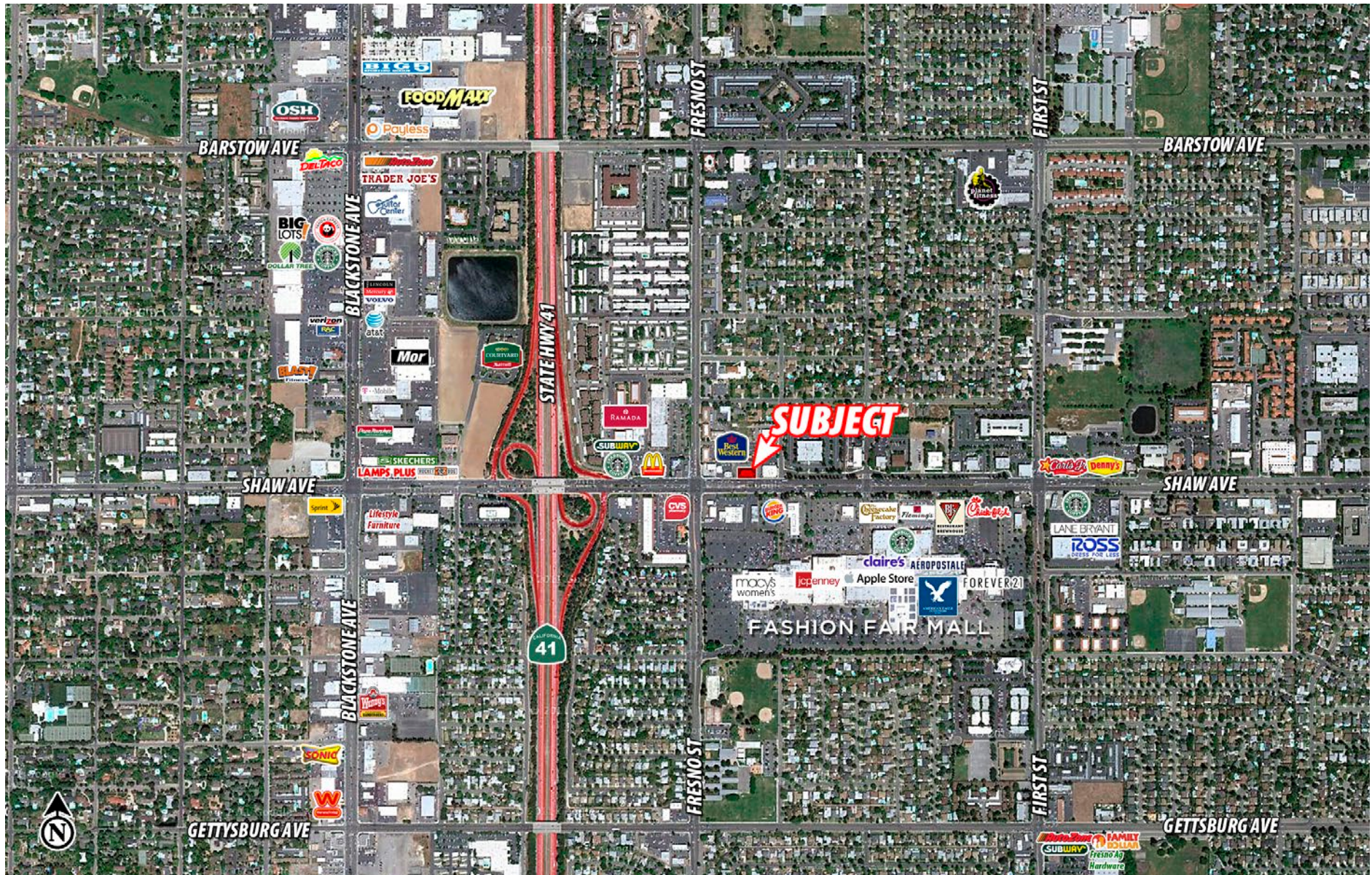
452 E. Shaw Ave. Drive-Thru, Fascia & Monument Signage



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This information is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described herein shall be conducted through this office. The information included here, while not guaranteed, has been secured from sources we believe to be reliable. Each investor is encouraged to have his C.P.A. and/or financial advisor make an independent projection. ©2017 Retail California. All rights reserved.

452 E. Shaw Avenue Proximity Aerial - Fresno, CA



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Demographic Study Updated Summary Report



452 E Shaw Ave
452 E Shaw Ave Fresno, CA 93710

8 February 2017

Coordinates Longitude: -119.780242
Latitude: 36.808760

	1 MILE RING 3.14 SQ/MI	2 MILE RING 12.56 SQ/MI	3 MILE RING 28.27 SQ/MI
Population Trend			
2000 Total Population	16,323	65,439	141,764
2010 Total Population	17,620	68,442	145,925
2016 Total Population	18,441	71,485	152,920
2021 Total Population	18,898	72,236	154,767
Households Trend			
2000 Total Households	6,163	25,301	53,952
2010 Total Households	6,361	25,192	53,723
2016 Total Households	6,329	25,043	53,770
2021 Total Households	6,530	25,401	54,655
Population Change Trend			
2000 to 2010 Population Change	7.9%	4.6%	2.9%
2000 to 2016 Population Change	13.0%	9.2%	7.9%
2010 to 2021 Population Change	7.3%	5.5%	6.1%
2016 to 2021 Population Change	2.5%	1.1%	1.2%
Household Change Trend			
2000 to 2010 Household Change	3.2%	-0.4%	-0.4%
2000 to 2016 Household Change	2.7%	-1.0%	-0.3%
2010 to 2021 Household Change	2.7%	0.8%	1.7%
2016 to 2021 Household Change	3.2%	1.4%	1.6%
2016 Race			
White alone	49.2%	55.7%	55.6%
Black or African American alone	8.5%	7.7%	6.8%
American Indian and Alaska Native alone	1.6%	1.6%	1.7%
Asian alone	11.8%	9.9%	9.4%
Native Hawaiian and OPI alone	0.2%	0.2%	0.2%
Some Other Race alone	22.6%	19.2%	20.7%
Two or More Races	6.1%	5.7%	5.6%
2016 Income			
Per Capita Income	\$16,157	\$19,999	\$20,172
Household Income: Median	\$35,248	\$39,063	\$39,058
Household Income: Average	\$47,139	\$55,287	\$56,362
Less than \$10,000	13.2%	10.6%	11.1%

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	1 MILE RING 3.14 SQ/MI	2 MILE RING 12.56 SQ/MI	3 MILE RING 28.27 SQ/MI
\$10,000 to \$14,999	8.2%	7.8%	7.4%
\$15,000 to \$19,999	5.3%	6.0%	6.5%
\$20,000 to \$24,999	7.5%	7.2%	6.9%
\$25,000 to \$29,999	9.2%	7.7%	7.7%
\$30,000 to \$34,999	6.5%	5.7%	6.0%
\$35,000 to \$39,999	5.4%	6.0%	5.4%
\$40,000 to \$44,999	6.5%	5.4%	4.8%
\$45,000 to \$49,999	5.0%	5.0%	5.7%
\$50,000 to \$59,999	8.0%	8.0%	7.5%
\$60,000 to \$74,999	8.6%	8.6%	8.4%
\$75,000 to \$99,999	8.0%	7.9%	8.3%
\$100,000 to \$124,999	3.3%	5.2%	5.6%
\$125,000 to \$149,999	3.1%	3.6%	3.2%
\$150,000 to \$199,999	1.5%	3.3%	3.4%
\$200,000 or more	1.0%	1.9%	2.2%
Average household size	2.9	2.8	2.8
Total Daytime Population	28,289	99,791	205,579
Total Employee Population	16,348	55,335	110,245
Total Daytime at Home Population	11,941	44,456	95,334
Total Employee Population (% of Daytime Population)	57.8%	55.5%	53.6%
Total Daytime at Home Population (% of Daytime Population)	42.2%	44.5%	46.4%