



For Lease Shopping Center

±10,300 SF &
±900 SF Available

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Shawstone Shopping Center

SWC Shaw and Blackstone Avenues
Fresno, California

Property Features

- **Busy Shaw/Blackstone Avenue Intersection** (±106,000 cars per day)
- **Close Proximity to Highway 41**
- **National Tenant Mix**
- **Ample Parking, Easy Access**
- **Restaurant Space Available**

DXL
BIG + TALL

T-Mobile
LENSCRAFTERS.

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For Lease | Shawstone Shopping Center

Property Summary

Available: 4931 N. Blackstone - ±10,300 SF
4925 N. Blackstone - ±900 SF (Restaurant)

Lease Rate: ±10,300 SF - \$0.80 PSF, NNN
±900 SF - \$2,000/mo., NNN

Zoning: CMX (Corridor/Center Mixed Use)

Placer AI Stats: T-Mobile: 90% Nationwide DXL: 84% Nationwide
Lenscrafters: 64% Nationwide

Customer Demographics:

	Population	Avg. HH Income	Daytime Population
1 Mile:	14,586	\$98,958	24,148
2 Miles:	69,979	\$90,475	80,274
3 Miles:	152,662	\$85,272	196,318
4 Miles:	265,804	\$88,847	301,875
5 Miles:	390,228	\$90,061	454,463

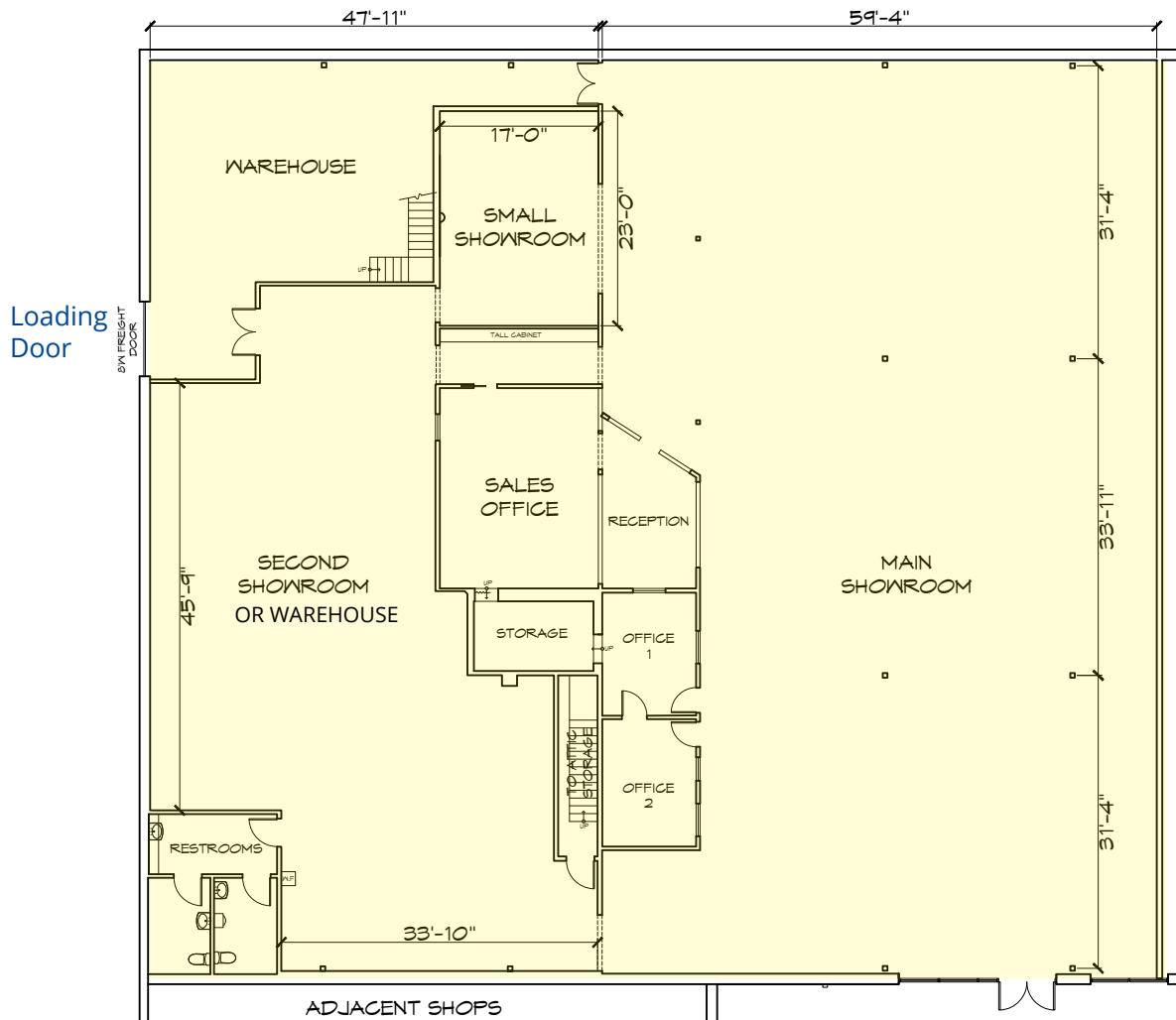


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Floor Plan



Approximately 10,300 SF

Contact Us:

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