

SHAW AND MAROA SHOPPING CENTER

Fresno, CA 93704

FOR LEASE | 379 W. Shaw

Fully Improved and Equiped



2,147 SF Available Space | Anchor and Shop Space

SCOTT
COMMERCIAL

William M. Scott
Broker
DRE License # 00458978

C (559) 905-3956
E bill@wmcommercial.com
7511 N. Remington Suite 103
Fresno, California 93711

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Property Summary

Summary: Prime location in a signalized intersection with ample parking. Situated between Fashion Fair Mall and Fig Garden Village with both Shaw Ave. Frontage and Signage opportunities available.

Location: Southeast corner of Shaw Ave. east of Maroa Ave.

Suite Size: 2,147 SF

Lease Rate: \$1.25 NNN

Zoning: C-1 (City of Fresno)

County: Fresno County

APN: 425-081-14

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Highlights

- Situated within an affluent neighborhood
- 1-Mile from Freeway 41 On/Off Ramps
- Busy Signalized intersection
- West Shaw Avenue **Frontage**
- Between Fig Garden Village Shopping Center and Fashion Fair Mall
- 36 On-Site Parking Stalls
- Great Signage Opportunities Available

Demographics

<u>Traffic Counts</u>	<u>Shaw Avenue:</u>	<u>Moroa Avenue:</u>	<u>Total:</u>
	40,563 VPD	16,532 VPD	57,095 +/- VPD
<u>Demographics</u>	<u>One Mile:</u>	<u>Three Miles:</u>	<u>Five Miles:</u>
<u>Population</u>	11,089	154,446	374,772
<u>Average HH Income</u>	\$83,399	\$62,582	\$63,895
<u>Households</u>	4,649	56,475	129,974

2,147 SF Available Space

Anchor and Shop Space

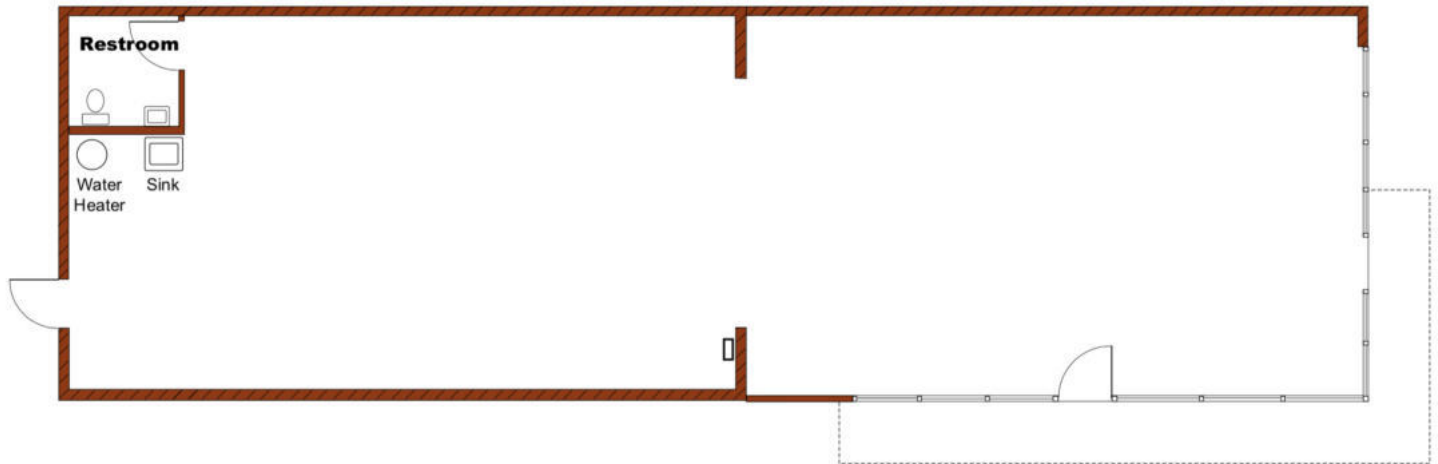
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SHAW AND MAROA SHOPPING CENTER | Floor Plan



379 W. Shaw

Available Space = +/- 2,147 SF

2,147 SF Available Space

Anchor and Shop Space

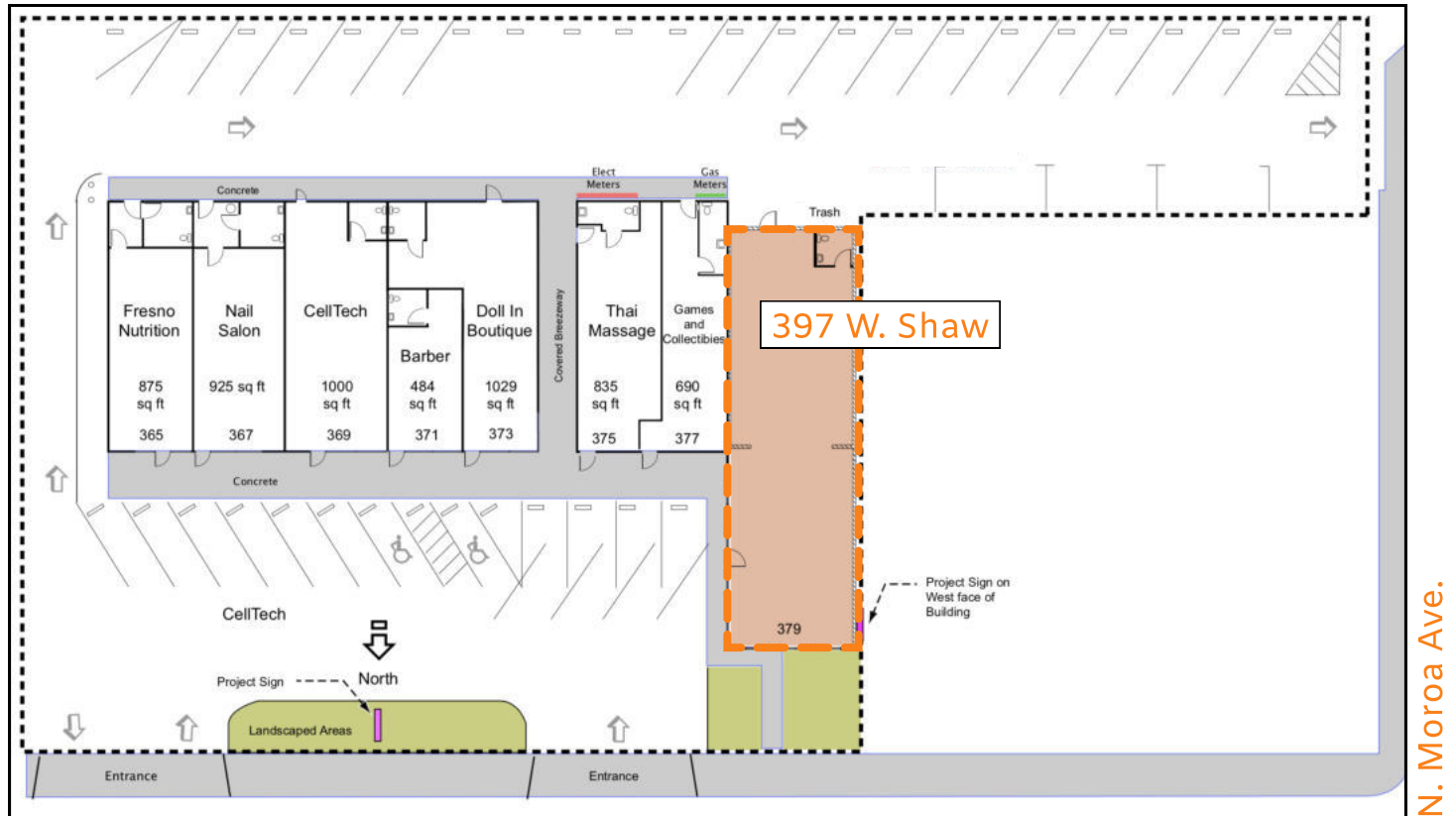
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SHAW AND MAROA SHOPPING CENTER | Site Plan



Shaw and Moroa Shopping Center

W. Shaw Ave.

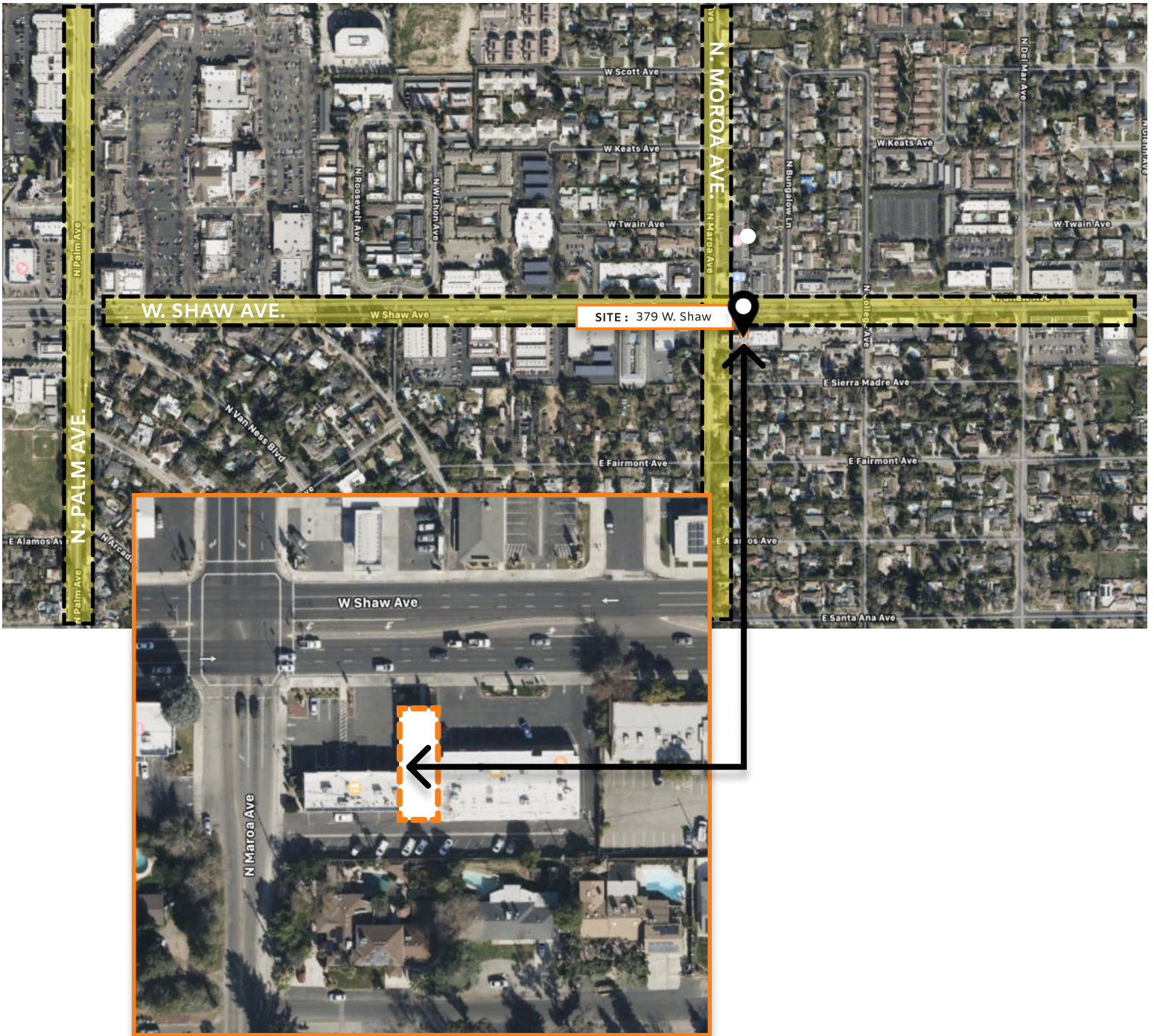
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SHAW AND MAROA SHOPPING CENTER | Site Aerial



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