

# RETAIL STRIP CENTER

5963 WEST SHAW AVENUE, FRESNO, CA 93722



## PROPERTY DESCRIPTION

Seize this opportunity to lease a brand-new retail strip center at the busy corner of Shaw and Haynes in Fresno. This 3,600 sq. ft. building, located next to Johnny Quick, offers flexible leasing options and can be divided to suit your business needs. Currently in vanilla shell condition, it's a perfect blank canvas for your vision.

## OFFERING SUMMARY

Lease Rate:	\$2.10 SF/month (NNN)
Available SF:	1,200-3,600 SF
Building Size:	3,600 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	114	602	3,118
Total Population	467	2,397	11,228
Average HH Income	\$93,589	\$97,036	\$114,810



RE/MAX GOLD

Each office independently owned and operated

**KIRK ATAMIAN**

Commercial Specialist

559.246.0000

kirkatamian@gmail.com

CalDRE #02127378

501 North E St, Suite H  
Madera, CA 93638

FOR LEASE

RETAIL PROPERTY

ADDITIONAL PHOTOS

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*All information contained herein is deemed reliable but not guaranteed. Each office independently owned and operated*



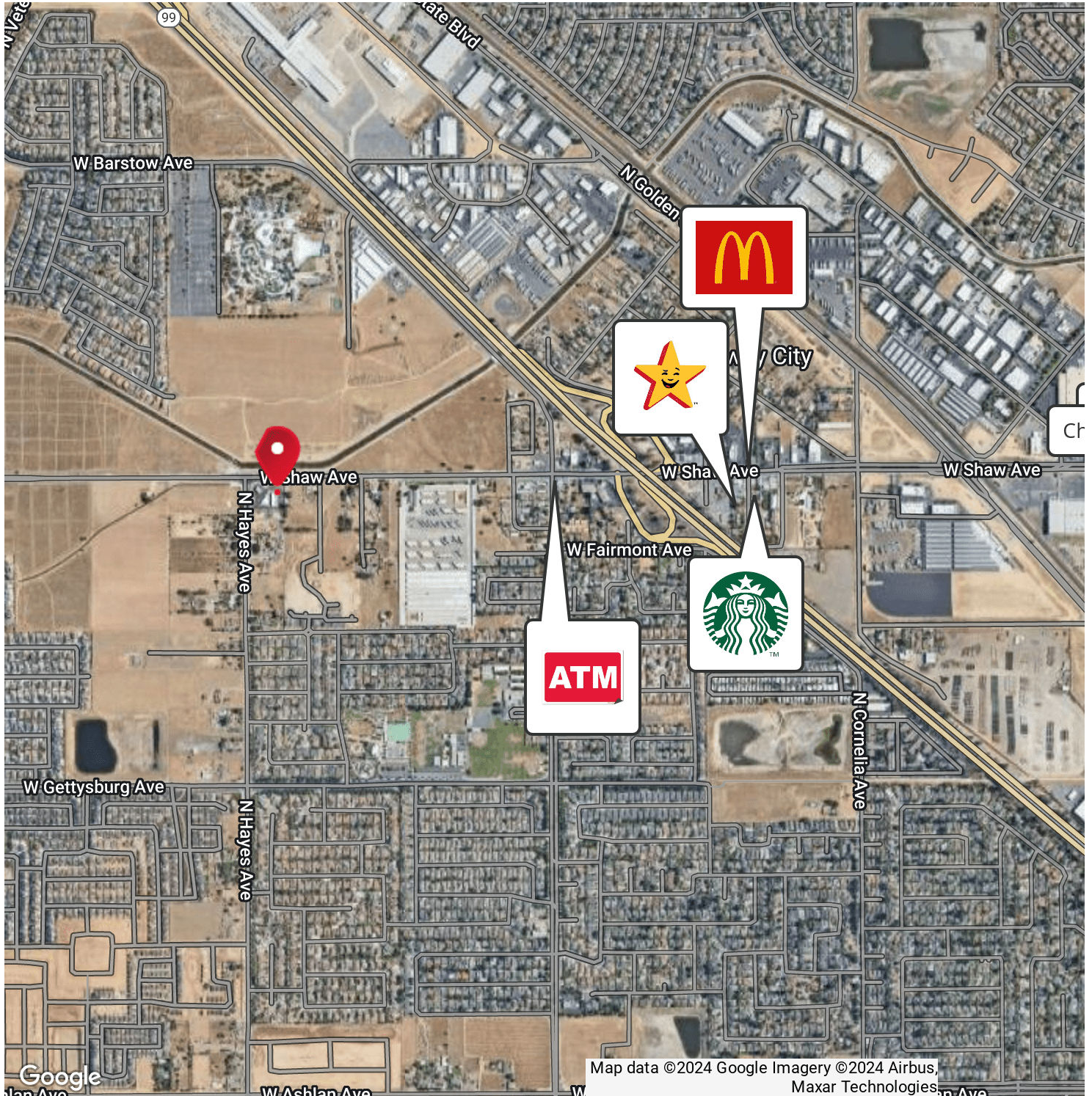
FOR LEASE

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LOCATION MAP

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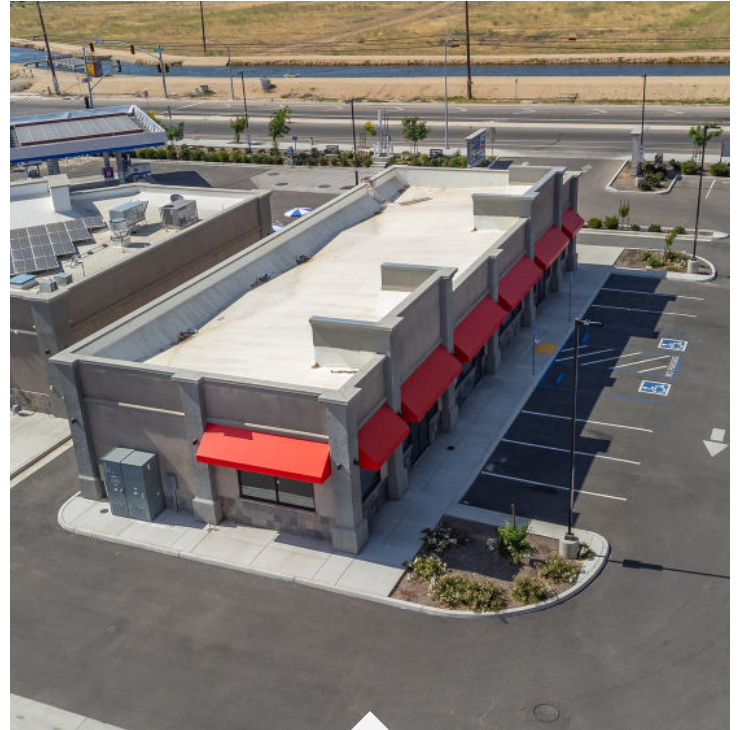


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Building Name	5963 W Shaw Ave
Property Type	Retail
Property Subtype	Street Retail
Building Size	3,600 SF

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- Space can be split to suit your business needs
- Can be used for a drive through
- Ideal space for a pizza shop or any fast-food restaurant
- Space can be used for salon/ beauty shops



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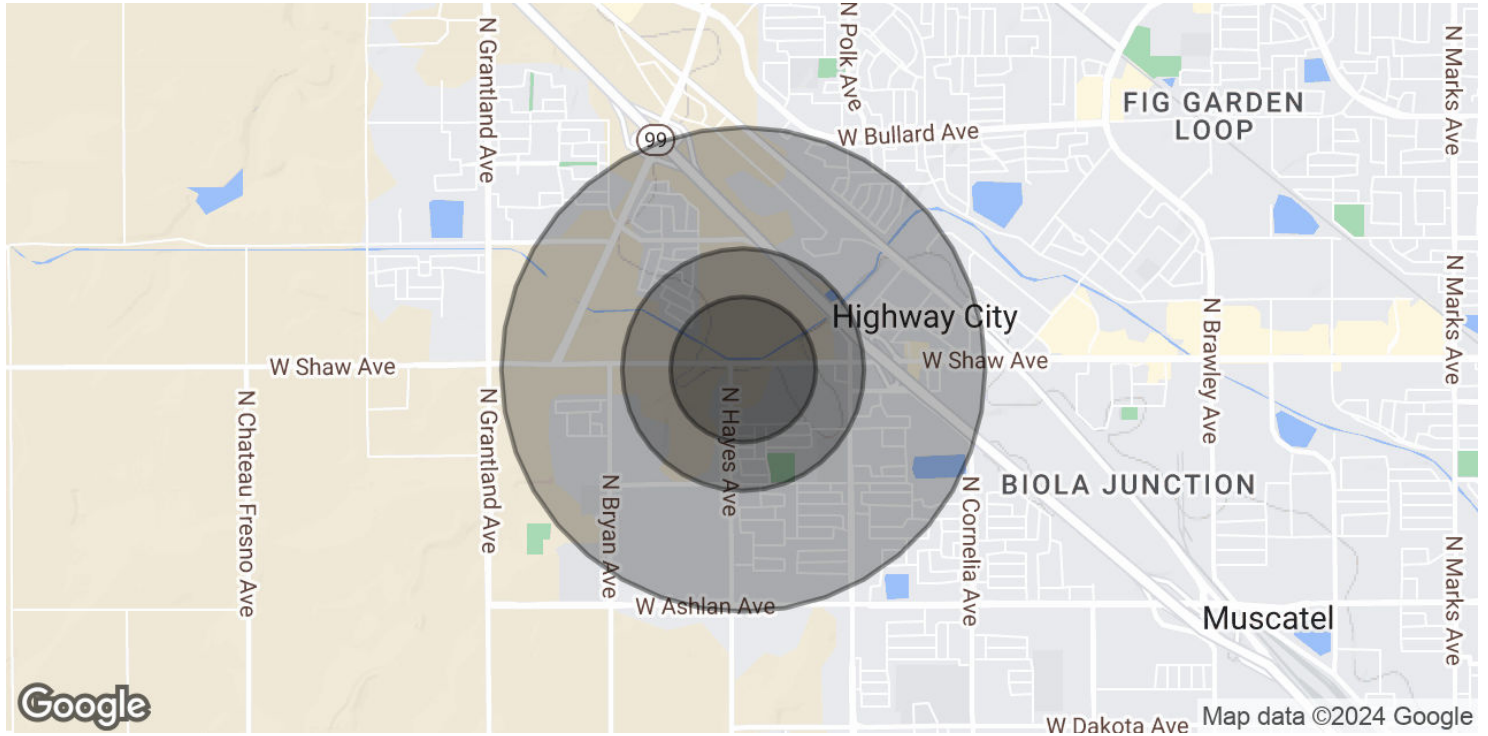
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## POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	467	2,397	11,228
Average Age	31	31	34
Average Age (Male)	30	31	33
Average Age (Female)	32	32	35

## HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	114	602	3,118
# of Persons per HH	4.1	4	3.6
Average HH Income	\$93,589	\$97,036	\$114,810
Average House Value	\$410,298	\$411,578	\$430,330

Demographics data derived from AlphaMap



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