

OUTPARCEL AVAILABLE FOR GROUND LEASE

3699 W. Shaw Avenue | Fresno, CA 93711 | Store #709

ANCHORED BY:

KOHL'S

AVAILABLE PAD SITE:
.60 ACRES

FRONTAGE:
APPROXIMATELY 100 FEET

ZONING:
C-3 - CITY OF FRESNO

RATES:
CALL FOR DETAILS

AREA RETAILERS:



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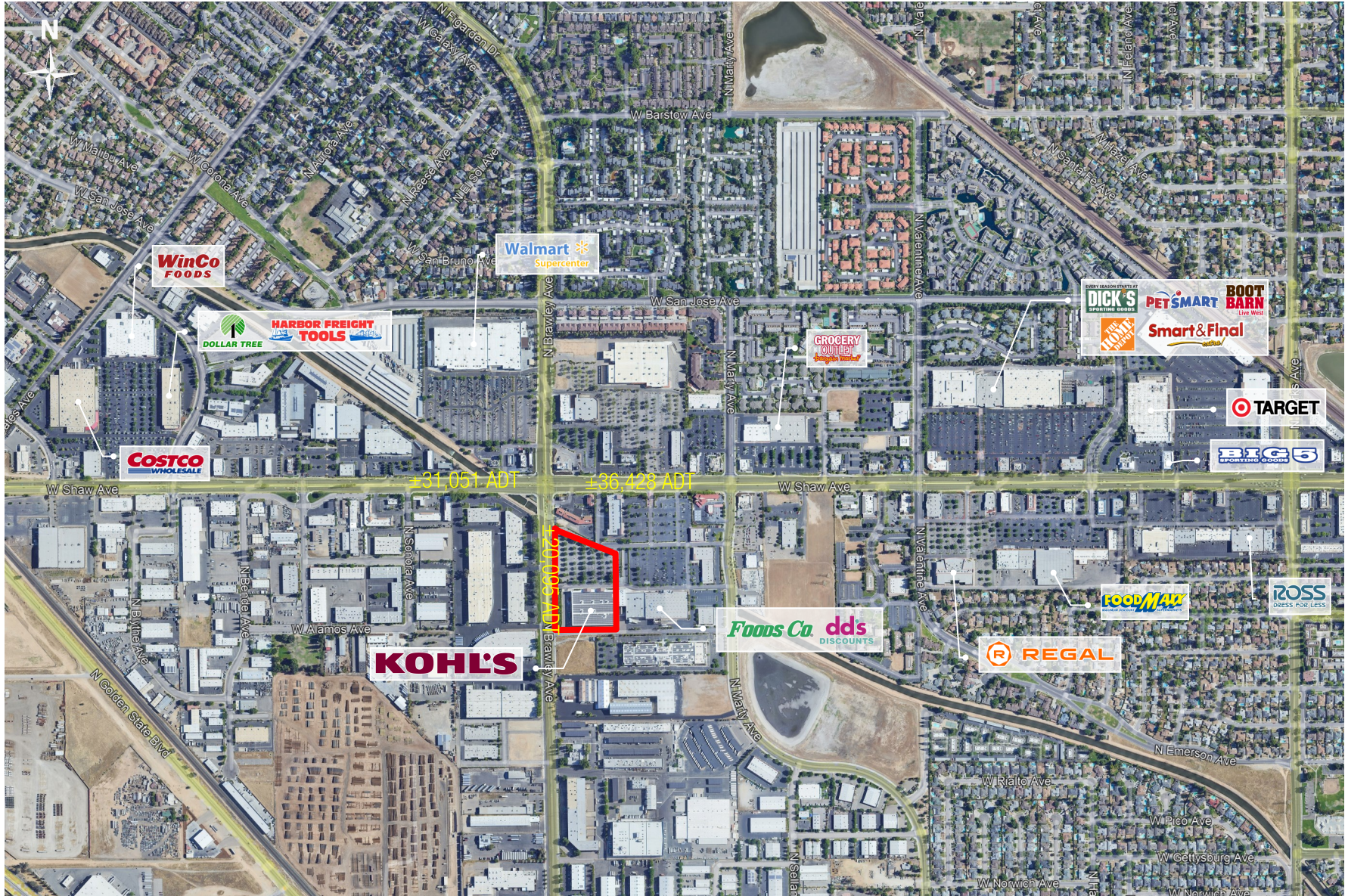


KOHL'S PAD SITE - INTERSECTION AERIAL

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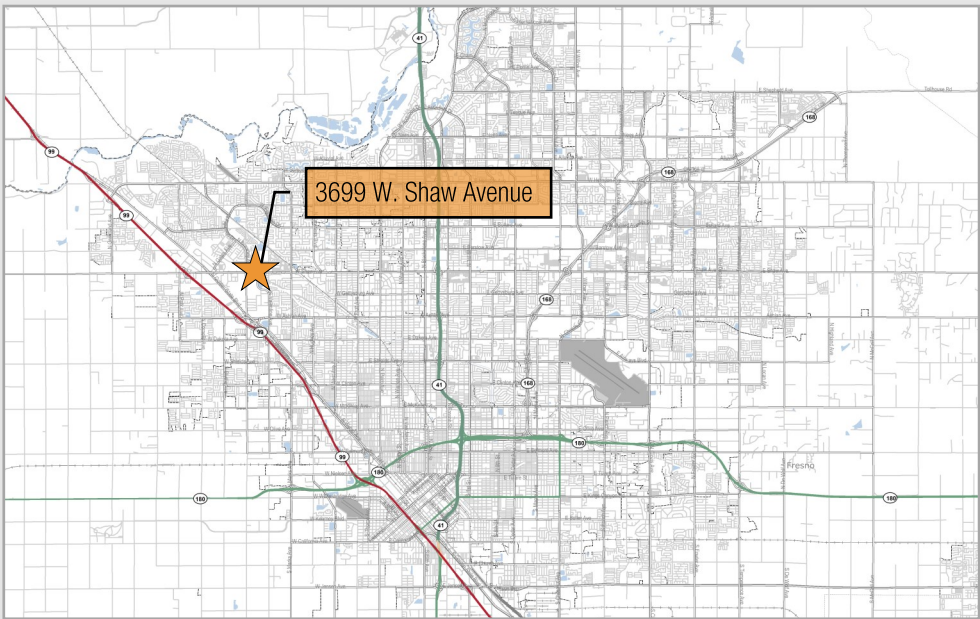
KOHL'S PAD SITE - PROPERTY OVERVIEW

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PROPERTY HIGHLIGHTS

- STRONG DAYTIME POPULATION
- ONE OF THE LARGEST SHOPPING CENTERS ON W. SHAW AVENUE
- EXCELLENT TRAFFIC COUNTS
- MINUTES FROM HIGHWAY 99
- HIGH VISIBILITY
- EASY INGRESS & EGRESS FROM ALL STREETS AROUND CENTER
- ADJACENT TO NUMEROUS NATIONAL RETAILERS
- SITUATED AT A SIGNALIZED INTERSECTION



2024 total population

1-mile	17,124
3-mile	138,540
5-mile	249,887



2024 daytime population

1-mile	15,360
3-mile	122,849
5-mile	249,898



2024 total employees

1-mile	11,209
3-mile	42,653
5-mile	97,597



2024 total households

1-mile	6,673
3-mile	46,747
5-mile	87,172



2024 average HH income

1-mile	\$91,155
3-mile	\$110,560
5-mile	\$105,004

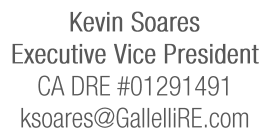


traffic counts

W. Shaw Ave (W. of N. Brawley Ave)	±31,051 ADT
W. Shaw Ave (E. of N. Brawley Ave)	±36,428 ADT
N. Brawley Ave (S. of W. Shaw Ave)	±20,095 ADT

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