

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:



Kevin Soares
Executive Vice President
CA DRE #01291491
ksoares@GallelliRE.com

Jeff Hagan
Senior Vice President
CA DRE #01494218
jhagan@GallelliRE.com

Matt Goldstein
Vice President
CA DRE #01886233
mgoldstein@GallelliRE.com

Gallelli Real Estate
3005 Douglas Blvd., Suite 200
Roseville, CA 95661
P 916 772 1700
www.GallelliRE.com
Gary B. Gallelli, Broker
CA DRE #00811881



Licensed as Real Estate Salespersons by the CA DRE. The information contained herein has been obtained from sources we deem reliable. While we have no reason to doubt its accuracy, we do not guarantee it.
© Gallelli Real Estate. All Rights Reserved.



KOHL'S PAD SITE - PROPERTY OVERVIEW

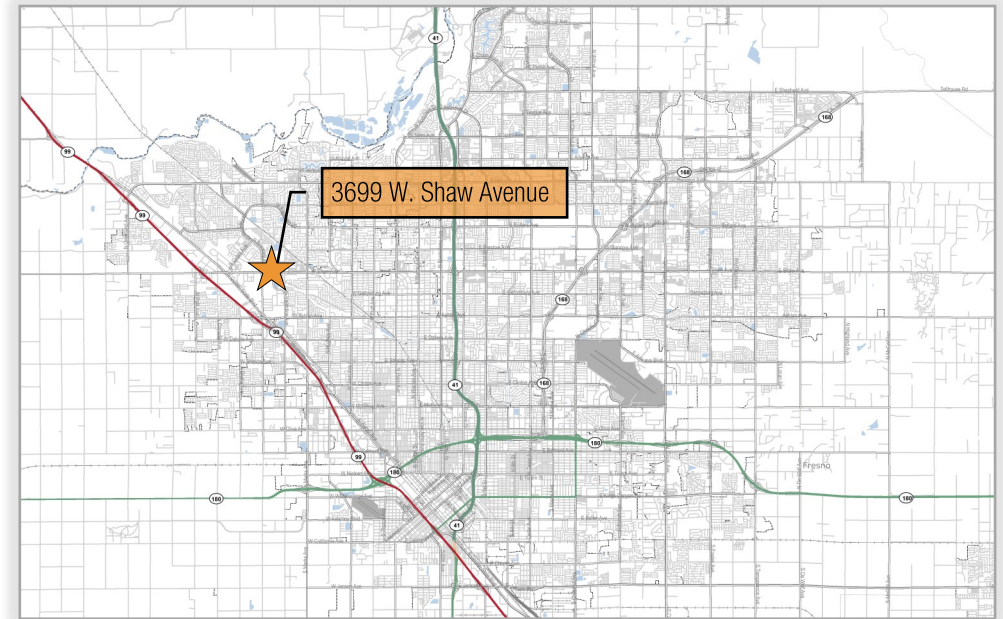
3699 W. Shaw Avenue | Fresno, CA 93711 | Store #709

ANCHORED BY:



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



2023 total population

1-mile	16,821
3-mile	139,267
5-mile	250,947



2023 daytime population

1-mile	14,807
3-mile	122,466
5-mile	245,788



2023 total employees

1-mile	10,612
3-mile	41,832
5-mile	94,868



2023 total households

1-mile	6,509
3-mile	46,739
5-mile	87,009



2023 average HH income

1-mile	\$75,219
3-mile	\$92,826
5-mile	\$89,205



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



ANALYST
KIMBERLY
GALLELLI
REAL ESTATE

KOHL'S PAD SITE - SITE PLAN

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

ANCHORED BY:

KOHL'S



PROPOSED
PAD

NAP

KOHL'S
96,077 SF

LOADING DOCK
dd's DISCOUNTS
23,164 SF

Foods Co.
57,411 SF

AVAILABLE
11,088 ± SF
B&B Graphics
Mail Salon
WIC
Hair Studio
4,128 SF
Mexican Restaurant

**RED CARPET
CAR WASH**

15,386 ADT 2016



Kevin Soares
Executive Vice President
CA DRE #01291491
ksoares@GallelliRE.com

Jeff Hagan
Senior Vice President
CA DRE #01494218
jhagan@GallelliRE.com

Matt Goldstein
Vice President
CA DRE #01886233
mgoldstein@GallelliRE.com

Gallelli Real Estate
3005 Douglas Blvd., Suite 200
Roseville, CA 95661
P 916 772 1700
www.GallelliRE.com
Gary B. Gallelli, Broker
CA DRE #00811881

Licensed as Real Estate Salespersons by the CA DRE. The information contained herein has been obtained from sources we deem reliable. While we have no reason to doubt its accuracy, we do not guarantee it.
© Gallelli Real Estate. All Rights Reserved.

