

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
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KOHL'S PAD SITE - INTERSECTION AERIAL

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Chainlinks
Retail Advisors

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KOHL'S PAD SITE - PROPERTY OVERVIEW

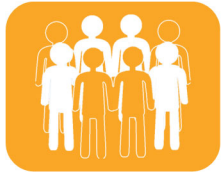
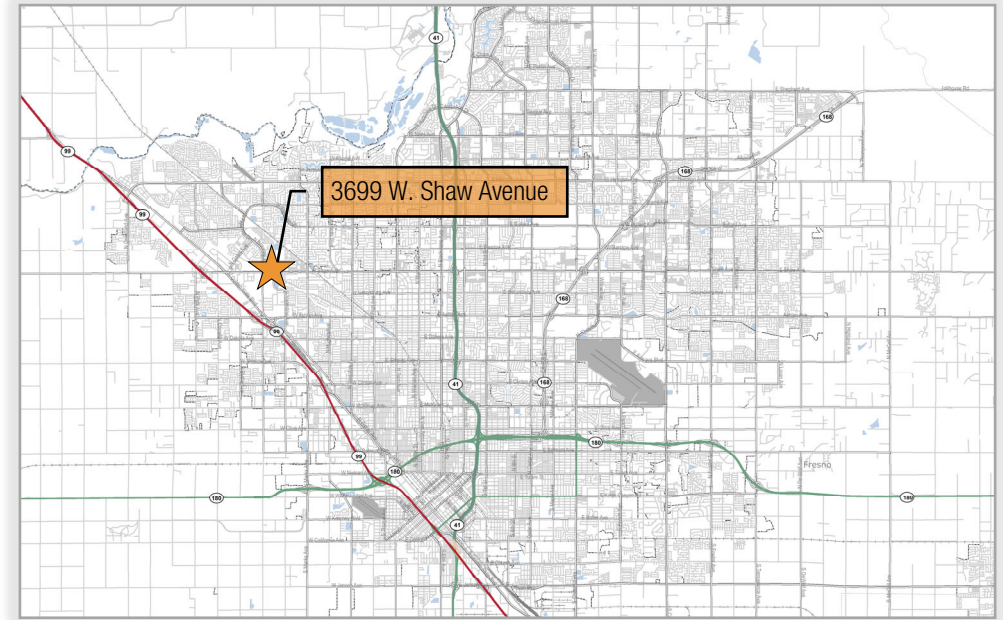
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PROPERTY HIGHLIGHTS

- 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



2022 total population

1-mile	15,971
3-mile	137,303
5-mile	249,041

2022 daytime population

1-mile	21,202
3-mile	124,215
5-mile	249,894

2022 total employees

1-mile	12,661
3-mile	41,534
5-mile	100,696

2022 total households

1-mile	6,094
3-mile	45,277
5-mile	85,238

2022 average HH income

1-mile	\$68,190
3-mile	\$85,317
5-mile	\$82,135



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

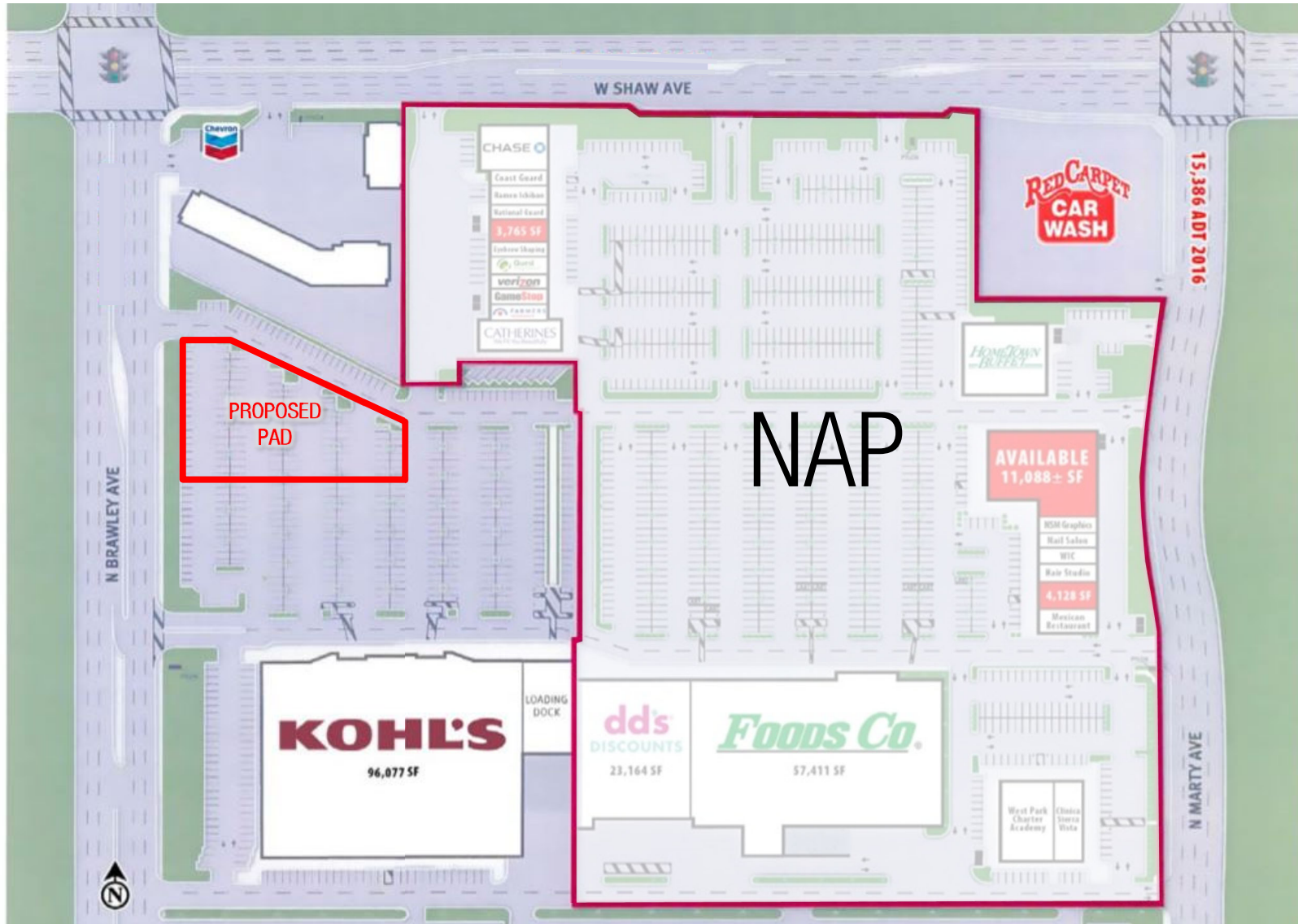


KOHL'S PAD SITE - SITE PLAN

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PROPOSED
PAD

NAP

AVAILABLE
11,088 ± SF

KOHL'S
96,077 SF

LOADING DOCK
dd's DISCOUNTS
23,164 SF

Foods Co.
57,411 SF

NBM Graphics
Nail Salon
WIC
Hair Studio
4,128 SF
Mexican Restaurant

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