

## RETAIL FOR LEASE

HIGH EXPOSURE FREESTANDING RETAIL BUILDING OFF CA-99

5495 W Shaw Ave, Fresno, CA 93722



Lease Rate

**\$1.75  
SF/MONTH**

### OFFERING SUMMARY

Building Size:	1,806 SF
Available SF:	1,806 SF
Lot Size:	0.161 Acres
Zoning:	CG - Commercial General
Market:	Fresno
Submarket:	West Fresno
Cross Streets:	Shaw Ave & Polk Ave
APN:	510-220-34

### PROPERTY HIGHLIGHTS

- Freestanding Retail Building @ Corner Lot w/ Easy Access
- Busy & Established Retail Corridor | Ample Parking
- Close Proximity to Major Traffic Generators & CA-99 Ramps
- Former Liquor Store | License Has Already Been Sold
- Great Access & Visibility w/ Unmatched Level of Consumer Traffic
- Densely Populated Trade Area w/ ±195,222 People in 5-Miles
- Great Exposure w/ Direct Shaw Ave Frontage
- Highly Visible | Ample Parking | Easy Access | Quality Tenants
- Busy Retail Growth Corridor | \$83,660 Avg. Household Income (5 Mile)
- Located Near Professional Offices, Banks, Restaurants & Shopping
- ±50,541 Daytime Population Within 2 Miles Of The Subject Property
- Well-Known Corner Retail Building w/ Large Corner Exposure/Signage
- Easy Access from Surrounding Major Corridors
- Ample Parking, Quality Tenants, & Great Exposure

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### PROPERTY DESCRIPTION

Owners desire to retire! Prime existing well-established former convenience/liquor store located on a corner lot just off CA-99 & Shaw Ave with endless opportunities & great potential! This store features a current convenience store build out with a well-organized layout, offering a diverse range of products, including snacks, beverages, groceries, & everyday essentials. This deal offers the ability to build out any retail use per tenants request. With the ideal location & easy access this business has become a go-to destination for the local community, providing a convenient & welcoming shopping experience for residents & passerby alike. Daytime population of nearly  $\pm 50,541$  people within 2 miles of the subject property and located in close proximity to the very popular Island Water Park.

### LOCATION DESCRIPTION

Located directly off CA-99 in Fresno, CA just south of Shaw Ave, west of Quality Inn & Suites, east of Polk Ave, & north of Fairmont Ave. Strategically positioned just off Freeway 99 in Fresno, California, this convenience store enjoys a prime location catering to both local residents and travelers. Its proximity to the freeway ensures easy access for commuters, making it a convenient pit stop for snacks and everyday essentials. Situated amidst a dynamic urban landscape, this store provides a welcoming and accessible option for those seeking quick and efficient services along their journey or within the local community.

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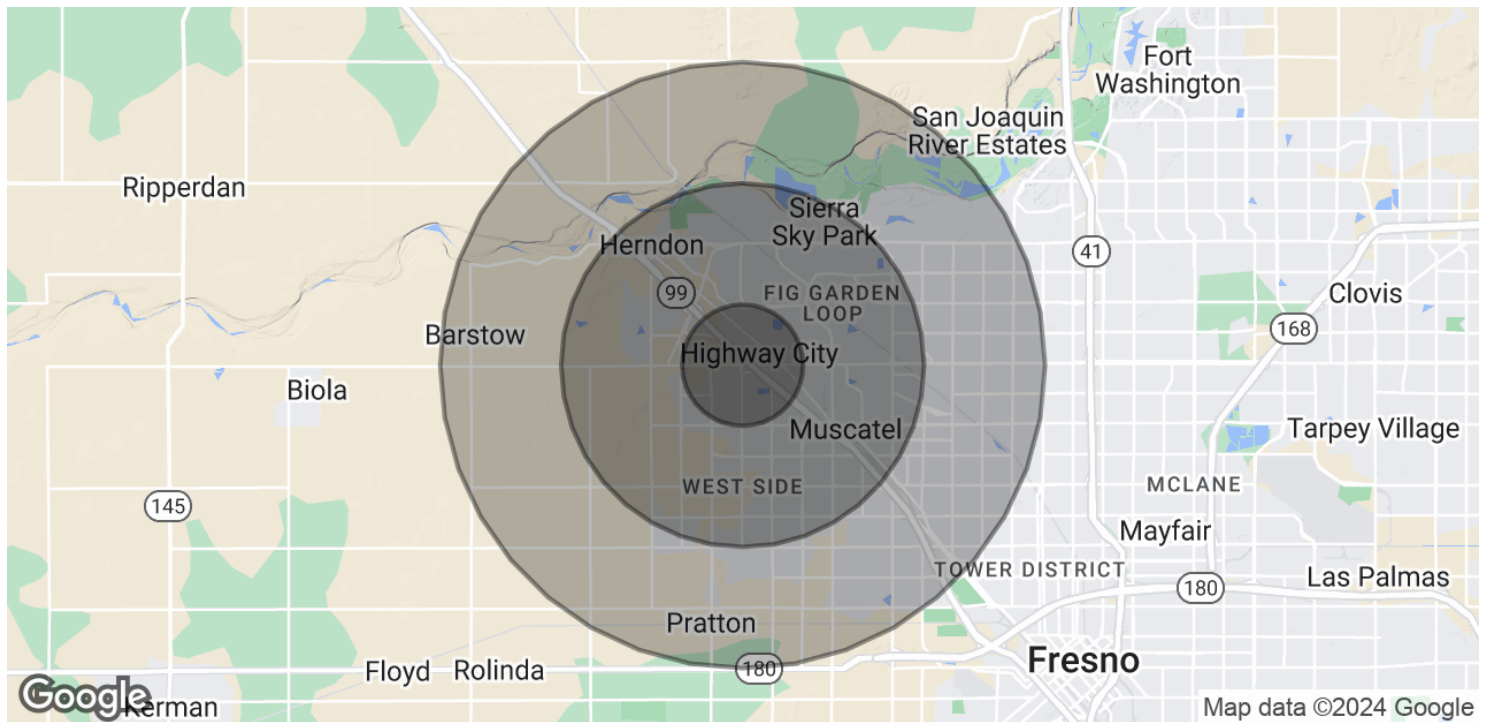
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	12,045	102,341	183,474
Average Age	30.5	33.3	34.8
Average Age (Male)	29.0	32.4	33.9
Average Age (Female)	32.4	34.5	36.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,699	33,340	63,352
# of Persons per HH	3.3	3.1	2.9
Average HH Income	\$71,595	\$79,210	\$82,130
Average House Value	\$202,601	\$257,349	\$264,603
ETHNICITY (%)	1 MILE	3 MILES	5 MILES
Hispanic	50.8%	44.9%	44.9%

\* Demographic data derived from 2020 ACS - US Census

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