

FOR LEASE > RETAIL ANCHOR SPACE

# 3382 W. Shaw Avenue

FRESNO, CALIFORNIA



## 27,402 SF End-Cap Next to Dick's Sporting Goods!



### Property Summary

- > Retail and Fitness Uses!
- > Huge Customer Parking Area.
- > Street Signage Available.
- > Surrounded by National Retailers.
- > Tenant Improvements (TI's) Available.
- > Within *Arbor Faire* Retail Power Center!



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# Property Profile

**Location:** 3382 W. Shaw Avenue, Fresno, California

**Size:** 27,402 SF end-cap

**Anchors:** Dick's Sporting Goods, Smart-N-Final, Home Depot and Petsmart

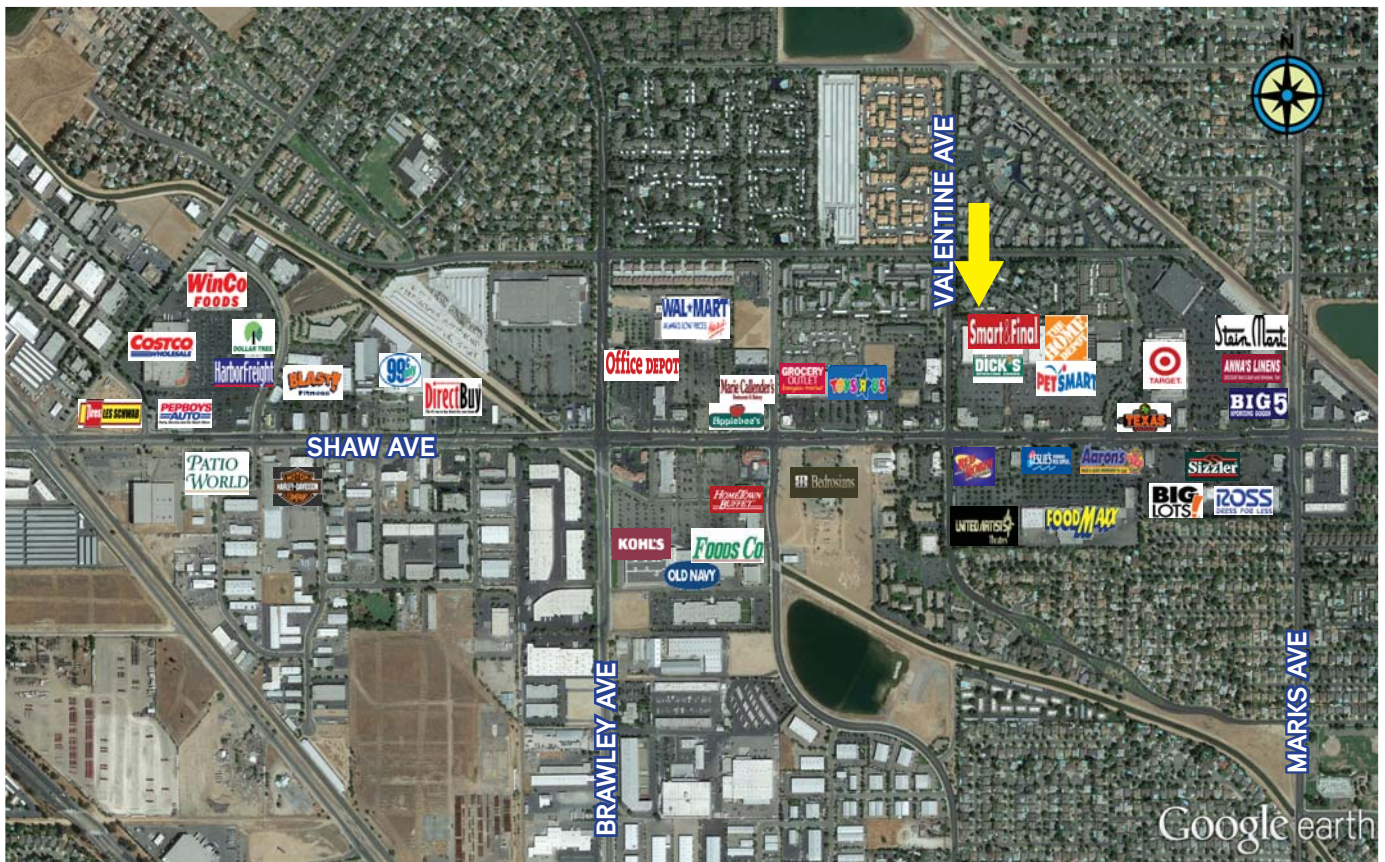
**Zoning:** C-2, City of Fresno  
(Allows for Retail and for possible Fitness uses!)

**Customer Traffic:** Approximately 50,000 cars per day.

Customer Demographics:	Population	Avg. HH Income	Daytime Population
1 Mile:	17,648	\$62,096	6,048
3 Miles:	135,394	\$75,179	32,504
5 Miles:	251,923	\$69,189	84,141
10 Miles:	621,121	\$67,244	212,069
20 Miles:	868,762	\$69,765	268,082

**Landlord Contribution:** Glass store front and Tenant Improvements Negotiable!

**Lease Rate:** \$0.85 psf, NNN with negotiated TI's and negotiated store front.



All information, representation and projection shown herein are based on information supplied by sources deemed to be reliable; however, they are not warranted by Colliers International and are subject to change without notice. Any Lease's contingent upon close of escrow by proposed Landlord.



# SITE PLAN

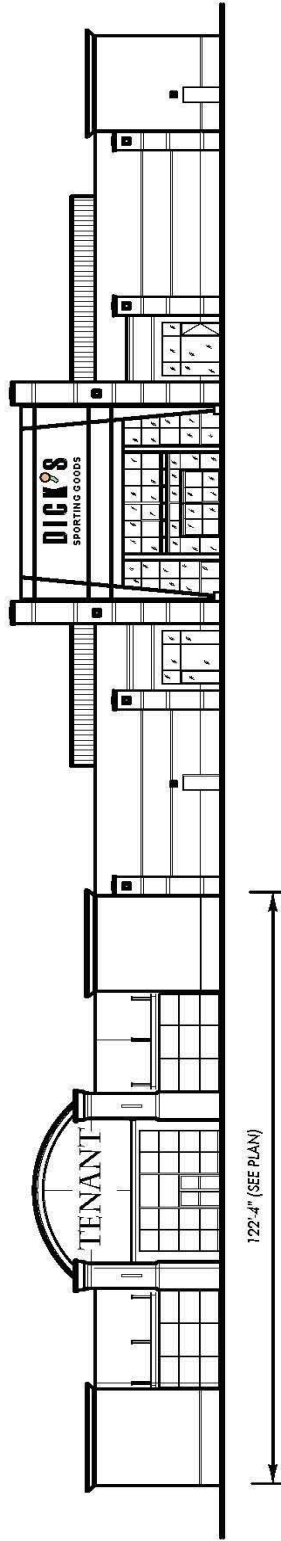
# DICK'S SPORTING GOODS - FRESNO



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# Proposed Storefront



TENANT SPACE A  
27,402 SF

## EXTERIOR ELEVATION

ARBOR FAIRE  
3380 WEST SHAW AVE.  
FRESNO, CA.