



4150 W SHAW AVENUE Fresno, ca 93722



PROPERTY **FEATURES**

Discover an exceptional opportunity to lease a 34,250 SF space in the heart of Fresno's bustling commercial district on W Shaw Avenue. This prime location boasts 350 feet of frontage and prominent signage, ensuring unparalleled visibility to over 35,000 vehicles per day.

Perfectly positioned near Highway 99 with public transportation access, the property offers seamless connectivity for customers and employees alike.

• **Expansive Space**: 34,250 SF with 25-foot ceiling height, ideal for big box retailers, fitness centers, indoor sports facilities, or entertainment venues.

• **Operational Excellence**: Features roll-up doors for efficient logistics, a working HVAC system, and all utilities on-site.

• Ample Parking: 94 shared spaces with a parking ratio of 1.64/1000 SF, ensuring convenience for high-traffic tenants.

• **High Visibility**: 350 feet of frontage and signage opportunities along W Shaw Avenue, one of Fresno's most traveled corridors.





LOCATION **HIGHLIGHTS**

• Retail Synergy: Surrounded by top-tier national anchors including Walmart, Costco, Target, Home Depot, Kohl's, Harbor Freight, and Office Depot, driving consistent foot traffic and retail activity.

• Strong Market Demographics: 160,000 daytime employees within a 15-minute drive and a 3% annual population growth rate within 3 miles.

• Accessibility: Close to residential neighborhoods, schools, and major employers, with easy access to public transit and proximity to the Highway 99 corridor.

IDEAL USES

This versatile space is suited for a wide range of uses, including big box retail, fitness centers, indoor sports facilities, or innovative entertainment venues. The property's location and infrastructure provide tenants with the flexibility to meet their unique needs while capitalizing on the area's growth and demand.

WHY CHOOSE THIS **PROPERTY?**

4150 W Shaw Avenue combines unbeatable visibility, accessibility, and market potential in a dynamic and growing area of Fresno. Whether you're looking to expand your retail footprint, establish a recreational facility, or launch an entertainment concept, this property delivers the features and location to support your success.

PROPERTY HIGHLIGHTS

	Approximately 34,250 SF, ideal for
Expansive Space:	big box retail, fitness centers, or
	entertainment venues.
Ceiling Height:	25-foot ceilings accommodate diverse
	layouts and operational needs.
Roll-Up Doors: Parking:	Supports logistics, deliveries, and
	storage requirements.
	94 shared parking spaces with a 1.64/1000
	SF ratio.
HVAC System:	Fully operational, ensuring tenant comfort
	and readiness for immediate use.
Utilities:	All essential utilities are available on-site for
	easy setup.
Signage Opportunities:	Prominent visibility with 350 feet of frontage
	along W Shaw Avenue.
Multi-Tenant Building:	Shared space with complementary
	businesses for potential synergy.
Accessibility:	Easy access to Highway 99 and nearby
	public transit options.
Retail Synergy:	Located near high-performing national
	retailers, driving consistent foot traffic.
Pricing:	\$13 PSF + NNN (Est. \$0.40 PSF)



4150 W Shaw Avenue





CONTACT INFORMATION

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