

FOR LEASE  
**34,250 SF**

 **AMERICAN FREIGHT**  
**APPLIANCE • FURNITURE • MATTRESS**



4150 W SHAW AVENUE  
**FRESNO, CA 93722**

4150 W Shaw Avenue

# 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

A map of the area around 4150 W Shaw Ave. in Fresno, CA. A yellow circle with a radius of 3 miles is centered on the address. The map shows various streets including W Shaw Ave, W San Jose Ave, W Brawley Ave, W Alamos Ave, W Corona Ave, W Galaxy Ave, W Barstow Ave, N Gates Ave, N Aurora Ave, N Reese Ave, N El Sol Ave, N Bendel Ave, N Blythe Ave, and N Holladay Ave. A location pin points to 4150 W Shaw Ave.

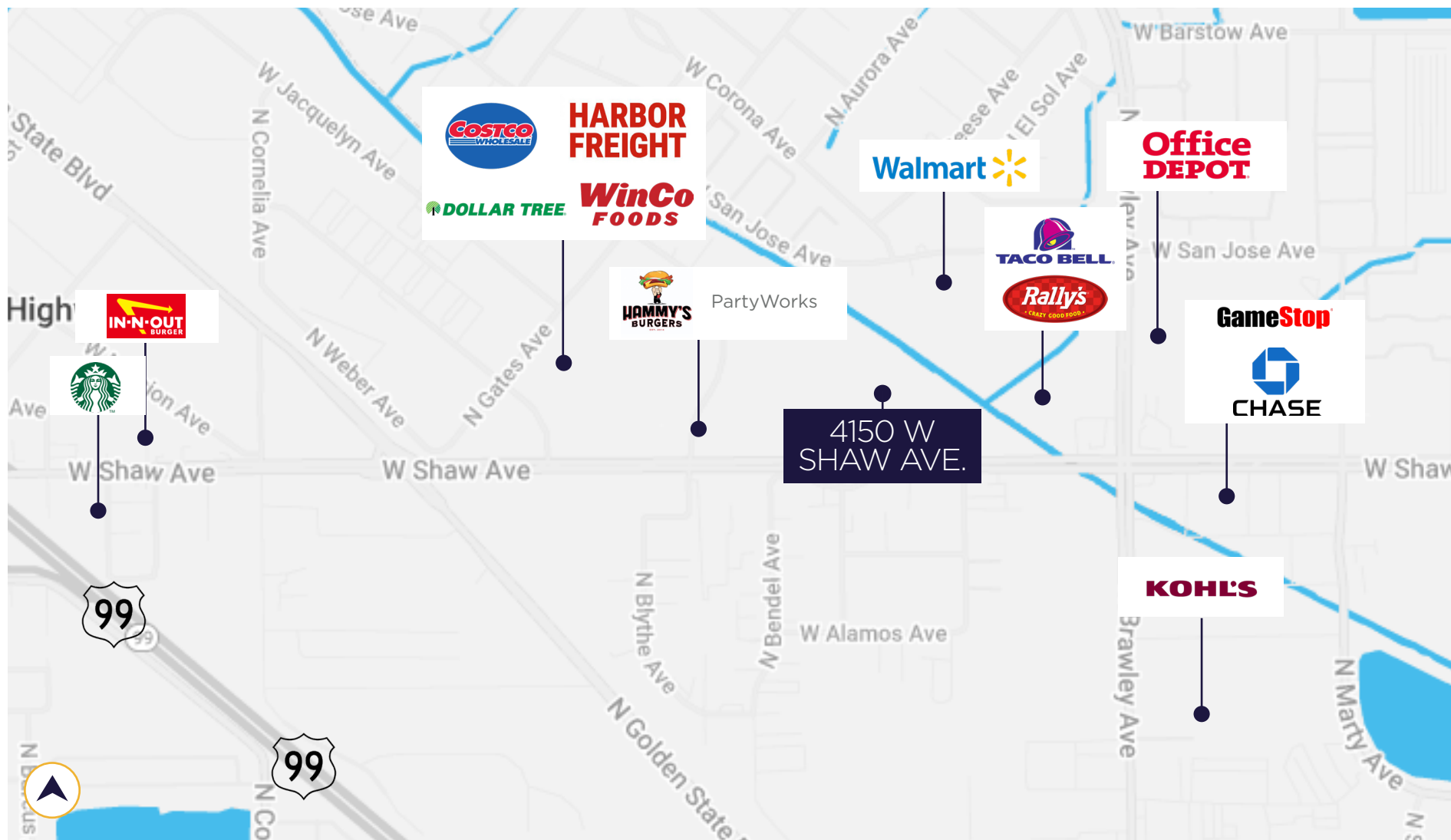
**4150 W SHAW AVE.**

**3 MILE RADIUS**

**DEMOGRAPHICS:**

Icon	Value	Category
	136,738	POPULATION
	115,862	DAYTIME POPULATION
	\$106,456	HOUSEHOLD INCOME

*Within 3 Miles*



# AREA AMENITIES

# CONTACT INFORMATION

## **SANJEEV (SUNNY) ADVANI**

Director  
+1 661 770 7382 (call or text)  
[sanjeev.advani@cushwake.com](mailto:sanjeev.advani@cushwake.com)

## **TERRI GIOVACCHINI**

Director  
+1 559 433 3530  
+1 559 696 2729  
[terri.giovacchini@cushwake.com](mailto:terri.giovacchini@cushwake.com)  
Lic. #00964226

5060 California Avenue  
Suite 1000  
Bakersfield, CA 93309  
+1 661 633 3844

**[cushmanwakefield.com](http://cushmanwakefield.com)**

