

FOR SALE

COMMERCIAL LAND

1066 E. SHAW AVENUE

LAND
1.16 ACRES

RICK AMERINE

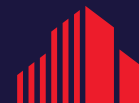
Senior Director

+1 559 433 3541 | rick.amerine@cushwake.com

9 River Park Place East, Suite 101

Park View Plaza

Fresno, California 93720



**CUSHMAN &
WAKEFIELD**

cushmanwakefield.com

PRIME COMMERCIAL LAND OPPORTUNITY

Discover an exceptional investment opportunity with this 1.16-acre parcel located on the bustling E. Shaw corridor. This prime location boasts high traffic counts and excellent demographics, making it ideal for a variety of commercial ventures.

PROPERTY FEATURES

- **High Visibility:** Situated on the heavily traveled East Shaw Corridor, ensuring maximum exposure.
- **Strategic Location:** Close proximity to Fashion Fair Mall and Fresno State University.
- **Thriving Community:** Benefit from the existing economy and strong demographic profile.
- **High Traffic Area:** Benefit from the high traffic volume & visibility, with easy access to Hwy 41 & Hwy 168
- **Zoned CMX:** Versatile zoning allows for a mix of potential uses, providing flexibility for development.

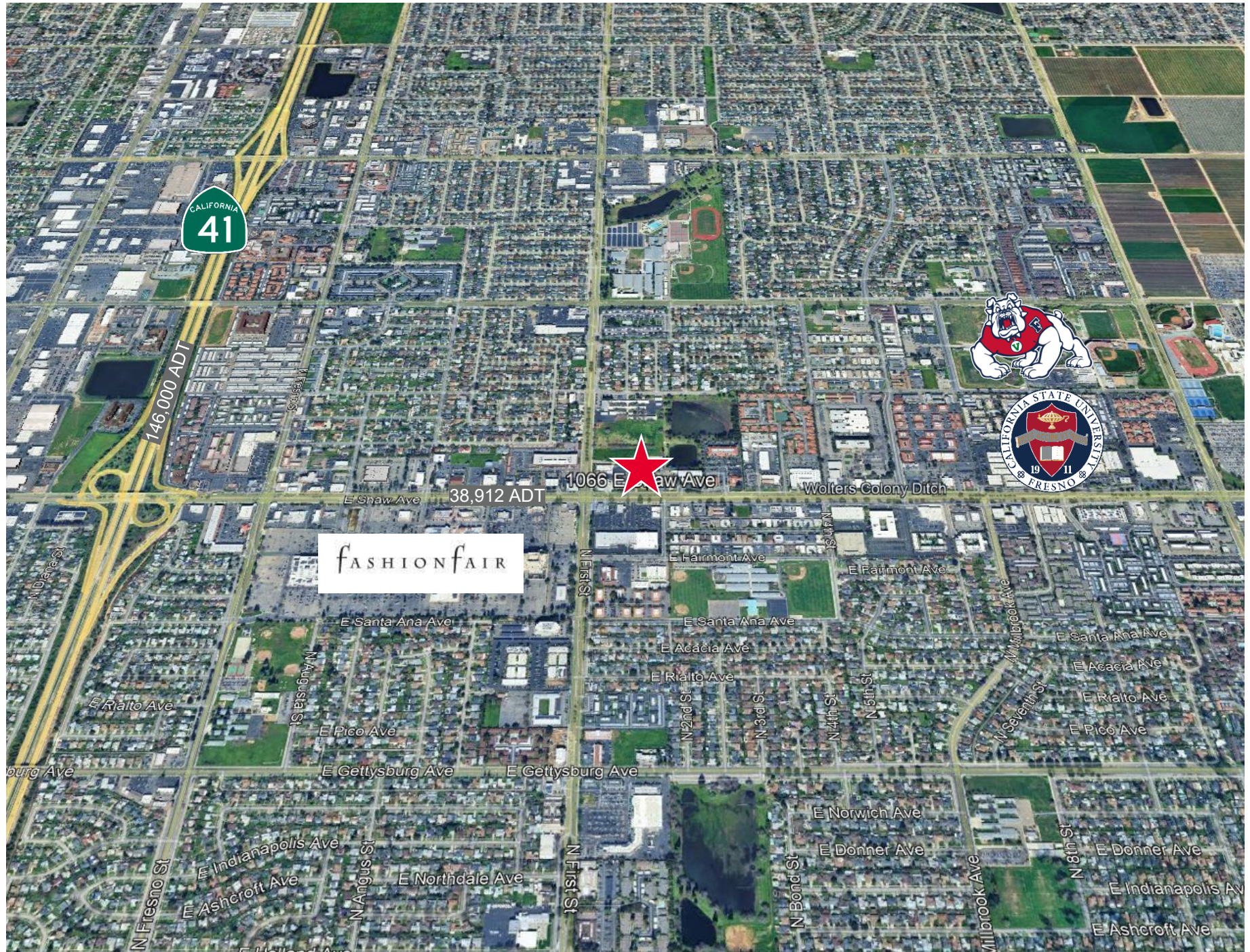
Whether you're looking to expand your business footprint, develop commercial, or create a mixed-use project, this 1.16-acre parcel provides the perfect canvas for your vision. Don't miss out on this rare opportunity to secure a prime piece of real estate in one of Fresno's most promising locations.



Northeast Quadrant of E. Shaw Avenue and N. First Street in Fresno, California

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LOCATION MAP



AMENITIES MAP/RETAIL AERIAL



PARCEL MAP

--- NOTE ---

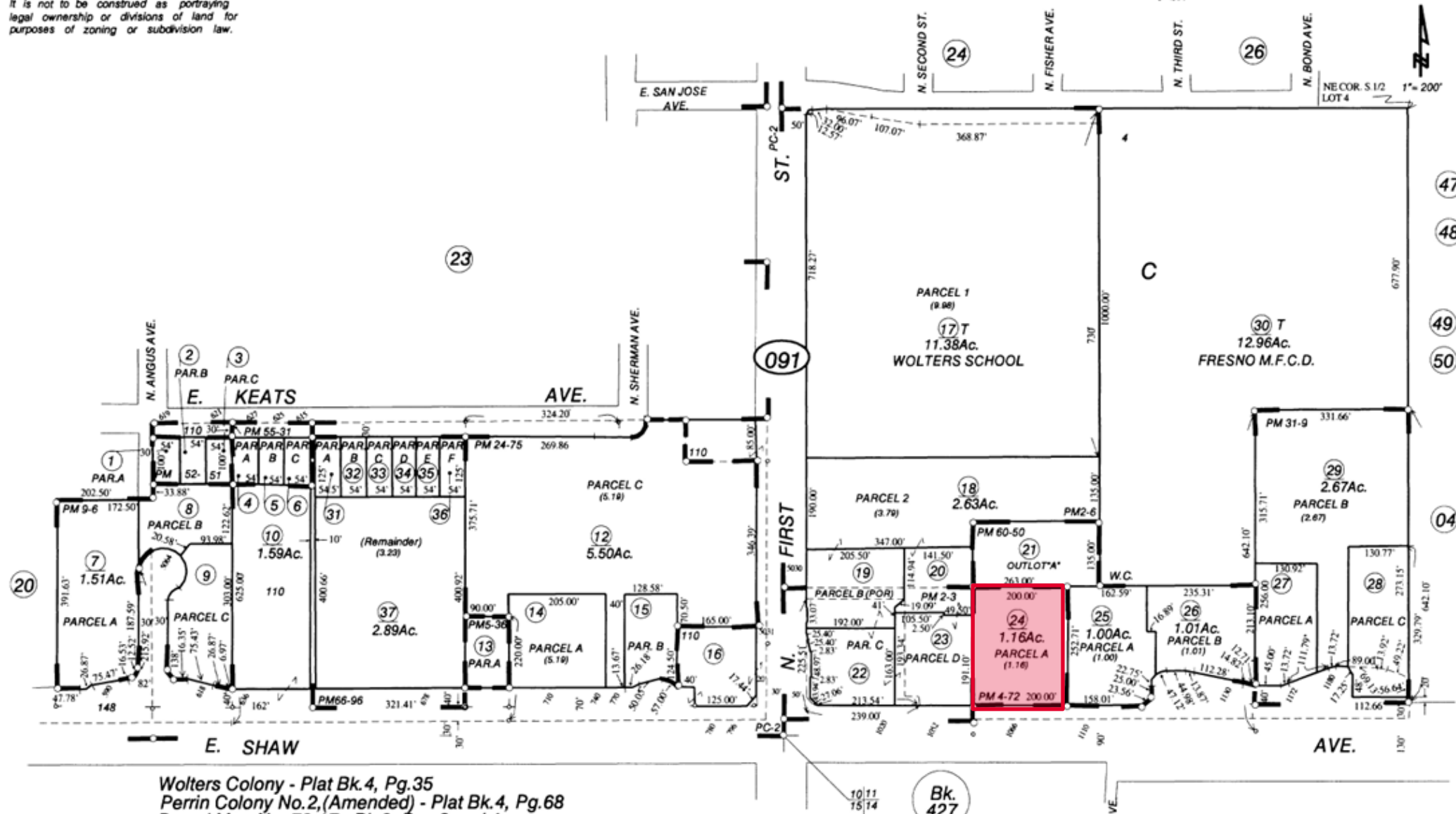
This map is for Assessment purposes only.
It is not to be construed as portraying
legal ownership or divisions of land for
purposes of zoning or subdivision law.

SUBDIVIDED LAND IN POR. SEC'S 10&11, T.13S., R.20E., M.D.B.&M.

Tax Rate Area

5-253
5-260

418-09



DEMOGRAPHICS



POPULATION

1 Mile	22,527	8,141	4.36%
3 Mile	157,283	56,457	4.39%
5 Mile	401,547	141,875	4.41%



HOUSEHOLDS



5 YR. % GROWTH FORECAST



AVERAGE HH INCOME



MEDIAN HH INCOME



TOTAL HH INCOME

1 Mile	\$60,876	\$47,261	\$495,588,269
3 Mile	\$78,513	\$57,205	\$4,432,592,112
5 Mile	\$85,246	\$62,793	\$12,094,236,231



EMPLOYEES



ESTABLISHMENTS



CONSUMER EXPENDITURES

1 Mile	12,531	641	\$490,639,000
3 Mile	64,702	4,054	\$3,633,978,000
5 Mile	156,044	10,098	\$9,434,586,000



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