



**CUSHMAN &
WAKEFIELD**

±1,300 SF

3660 W. SHAW

FRESNO, CA

Marcus Velasquez
Associate

License 02237168

+1 559 892 4216

marcus.velasquez@cushwake.com

Terri Giovacchini
Director

License 00964226

+1 559 433 3530

terri.giovacchini@cushwake.com

FOR LEASE





3660 W. SHAW AVE.

This highly visible retail space, formerly Tower Smoke Shop, offers an excellent opportunity for your business in a thriving West Fresno corridor.

Situated on Shaw Avenue with **exceptional traffic counts**, the property benefits from strong demographics and proximity to major retailers, restaurants, and services.

Perfect for boutique retail, specialty shop, or service-oriented business looking to capitalize on a prime Fresno location.

PROPERTY INFORMATION

LEASE RATE:	\$1.65 PSF
LEASE TYPE:	NNN (\$0.87 PSF)
AVAILABLE SF:	±1,300 SF
BUILDING SF:	±14,040 SF
YEAR BUILT:	2000
PARKING:	Ample parking
ZONING:	C2

- High Visibility
- Flexible layout
- Ample onsite parking
- Easy access to Hwy 99
- Excellent traffic counts

INTERIOR SPACE



AERIAL – SITE PLAN



NEIGHBORHOOD AERIAL MAP





Marcus Velasquez
Associate
License 02237168
+1 559 892 4216
marcus.velasquez@cushwake.com

Terri Giovacchini
Director
License 00964226
+1 559 433 3530
terri.giovacchini@cushwake.com



©2025 Cushman & Wakefield. All rights reserved. The material in this presentation has been prepared solely for information purposes, and is strictly confidential. Any disclosure, use, copying or circulation of this presentation (or the information contained within it) is strictly prohibited, unless you have obtained Cushman & Wakefield's prior written consent. The views expressed in this presentation are the views of the author and do not necessarily reflect the views of Cushman & Wakefield. Neither this presentation nor any part of it shall form the basis of, or be relied upon in connection with any offer, or act as an inducement to enter into any contract or commitment whatsoever. NO REPRESENTATION OR WARRANTY IS GIVEN, EXPRESS OR IMPLIED, AS TO THE ACCURACY OF THE INFORMATION CONTAINED WITHIN THIS PRESENTATION, AND CUSHMAN & WAKEFIELD IS UNDER NO OBLIGATION TO SUBSEQUENTLY CORRECT IT IN THE EVENT OF ERRORS.