

±1,300 SQUARE FEET AVAILABLE

2369 E. SHAW AVE.

FRESNO, CALIFORNIA



MARCUS VELASQUEZ

Associate

+1 559 892 4216

marcus.velasquez@cushwake.com

License# 02237168

TERRI GIOVACCHINI

Director

+1 559 433 3530

terri.giovacchini@cushwake.com

License# 00964226



INLINE SPACE (FORMERLY CALI SMOKE SHOP)

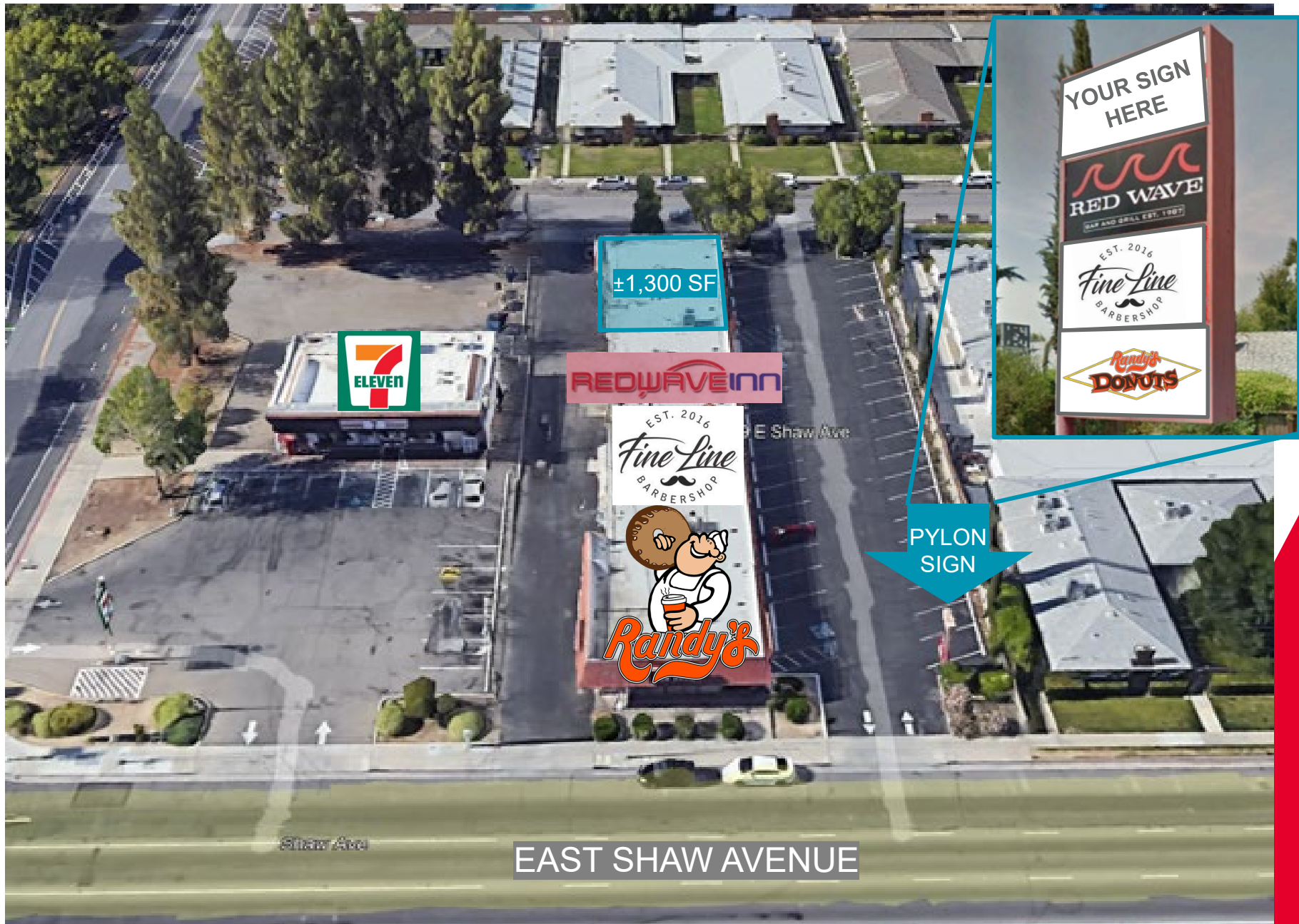
Prime East Shaw Corridor location. Directly across the street from Fresno State University, Save Mart Center & Campus Pointe. This location has excellent street visibility and incredibly high traffic counts.

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population	17,951	153,290	408,498
% Growth	6.84%	7.47%	7.49%
Average HH Income	\$56,975	\$68,480	\$85,031
Consumer Expenditures	\$354,821,000	\$3,416,789,000	\$9,276,823,000

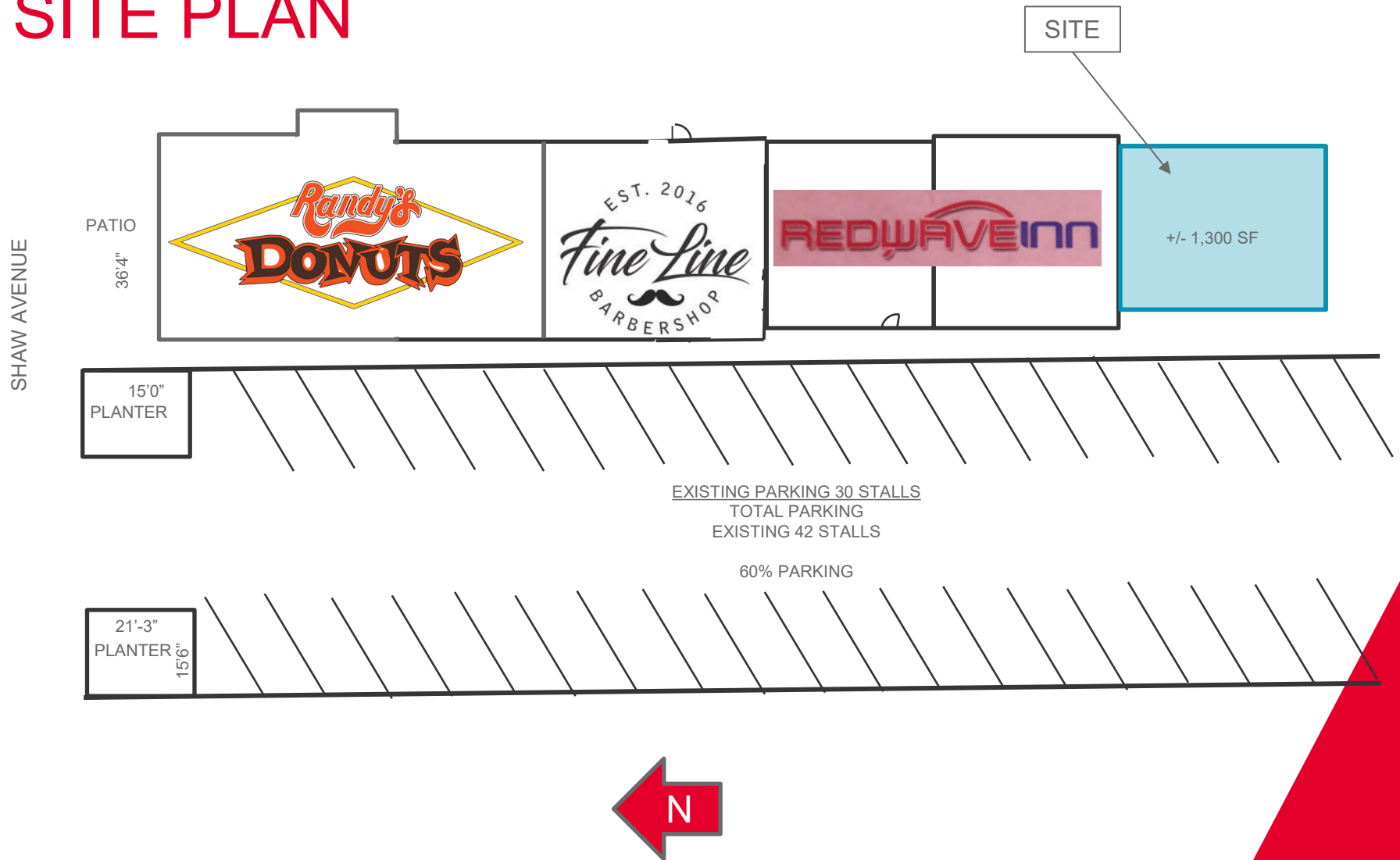


TRAFFIC COUNTS

E. SHAW & HWY 168
+/- 129,460 VPD



SITE PLAN



AERIAL

E Bullard Ave

W Bullard Ave



FRESNO STATE



48,000 AADT

E Shaw Ave

60,000 AADT

W Shaw Ave

SUBJECT PROPERTY

26,000 AADT

68,000 AADT

18,000 AADT

FRESNO



copyright neamap.com



MARCUS VELASQUEZ

Associate

O: +1 559 892 4216

C: +1 559 824 5675

marcus.velasquez@cushwake.com

License# 02237168

TERRI GIOVACCHINI

Director

O: +1 559 433 3530

C: +1 559 696 2729

terri.giovacchini@cushwake.com

License# 00964226

9 River Park Place East, Suite 101

Fresno, CA 93720

cushmanwakefield.com

©2025 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.

