



MIDTOWN PLAZA - AVAILABLE FOR LEASE

**3223 E. Shields Avenue
Fresno, CA**

For information, please contact:

Kelsey McKenney

Sales Associate - Retail Division
t 559-447-6218
kelsey@retailcalifornia.com
CA RE Lic. #02217573

Craig Holdener, CCIM

Senior Vice President - Commercial Division
t 559-447-6293
choldener@pearsonrealty.com
CA RE Lic. #01904352

Troy A. McKenney

Senior Vice President - Investment Division
t 559-447-6277
tmckenney@pearsonrealty.com
CA RE Lic. #00952671



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MIDTOWN PLAZA - FRESNO, CA

PROPERTY DESCRIPTION

The Midtown Plaza multi-tenant retail and office center is conveniently located adjacent to Target at the NEC of Shields Avenue and First Street. Midtown Plaza boasts a mix of retail, restaurant and office tenants.

PROPERTY INFORMATION

Available Spaces:

3223: 1,600± SF

Lease Type: NNN

DEMOGRAPHICS

POPULATION: 1-MILE 2-MILE 3-MILE

2030 Est. Projection: 25,013 82,453 175,702

2025 Est. Population: 25,175 83,516 177,529

HOUSEHOLD INCOME: 1-MILE 2-MILE 3-MILE

2025 Est. Avg.: \$62,148 \$66,002 \$69,761

Source: Claritas 2025

TRAFFIC COUNTS: 3-MILE

Shields Avenue @ First Street: 23,720± ADT

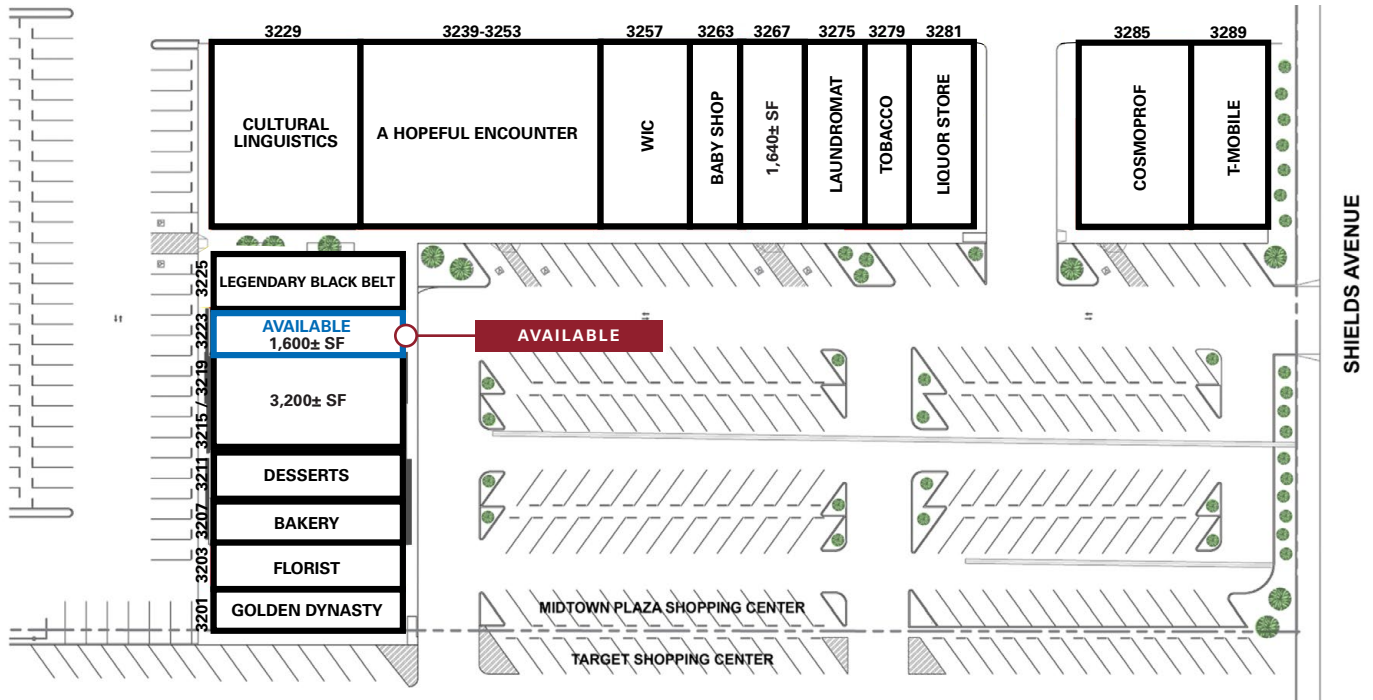
First Street @ Shields Avenue: 12,104± ADT

Source: Kalibrate TrafficMetrix 2025



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Shopping Center Site Plan & Tenants



SUITE	SQUARE FEET	TENANT NAME
3201	1,600± SF	Golden Dynasty Restaurant
3203	1,600± SF	Florist
3207	1,600± SF	Callejas Bakery
3211	1,600± SF	Desserts
3215 & 3219	3,200± SF	
3223	1,600± SF	Available
3225	1,600± SF	Legendary Black Belt
3229	4,800± SF	Cultural Linguistics
3239 & 3253	8,000± SF	A Hopeful Encounter
3257	3,200± SF	WIC
3263	1,600± SF	Baby Shop
3267	1,640± SF	
3275	2,400± SF	Happy Day Wash N' Dry
3279	1,728± SF	Tobacco
3281	2,320± SF	Bubba's Food & Liquor
3285	4,000± SF	CosmoProf
3289	2,500± SF	T-Mobile



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