

# FOR LEASE

## Prime West Shaw Avenue Endcap Space Available

**4177 W. Shaw at Sonora Avenue • Fresno, CA**



- Busy west Shaw Ave Retail Corridor
- Located between Walmart, Kohl's, & Costco/Winco Shopping Center
- 94,650± Average Daily Traffic
- Freeway 99 Ramps Nearby
- Pylon Signage Available

**Shaw Ave. Retail Space**  
West Shaw Commerce Center  
4177 W. Shaw Ave.  
Fresno, CA 93722

For more information, please contact:

**Michael Kennedy**  
559.447.6271  
mkennedy@retailcalifornia.com  
CA DRE # 01496337

**Lewis Smith**  
559.447.6235  
lsmith@retailcalifornia.com  
CA DRE # 01214178

**PROPERTY SUMMARY**

**West Shaw Commerce Center**  
**4177 West Shaw Ave., Fresno, CA 93722**  
**SWC Shaw & Sonora Avenues**

**Property Description**

The available space is 4,410± square feet on a Shaw Avenue endcap. Tenants in the center include Me-n-Ed’s, KFC, Everyday Health Care, and CarePlus Pharmacy. High visibility Shaw Avenue pylon signage is available.

**Highlights**

The subject property is located along the busy West Shaw retail corridor with many major national retailers, grocers, and fast food in the immediate vicinity of the site. Direct access to Sonora Avenue is available to both west and eastbound Shaw Avenue traffic. Shaw Avenue on/off-ramps at Freeway 99 are located approximately one mile to the west.

Neighboring area tenants include Walmart Supercenter, Costco, WinCo Foods, Kohl’s, Foods Co, Grocery Outlet, Dollar Tree, 99 Cents Only, dd’s Discounts, Sears Outlet, Famous Footwear, Party City, Mattress Land, Ramos Furniture, Pep Boys Auto Parts, Les Schwab Tire Center, and many others.



**Available Space:** 4,410± SF (suites 101-105)

**2021 Demographics:**

	<u>1 Mile</u>	<u>2 Miles</u>	<u>3 Miles</u>
Total Population	15,850	70,276	134,971
Total Households	5,383	22,526	42,855
Avg HH Income	\$66,037	\$74,188	\$83,136
Total Daytime Pop	19,989	59,786	109,397

Source: Claritas. LLC

**2021 Traffic Counts:**

W. Shaw Avenue:	69,440 ADT
N. Brawley Avenue:	25,225 ADT
<b>Total Traffic:</b>	<b>94,665 Average Daily Traffic</b>

Source: Kalibrate TrafficMetrix





# West Shaw Commerce Center

4177 W. Shaw Ave • Fresno, CA 93722



## West Shaw Commerce Center 4177 - 4119 West Shaw Ave • Fresno, CA 93722

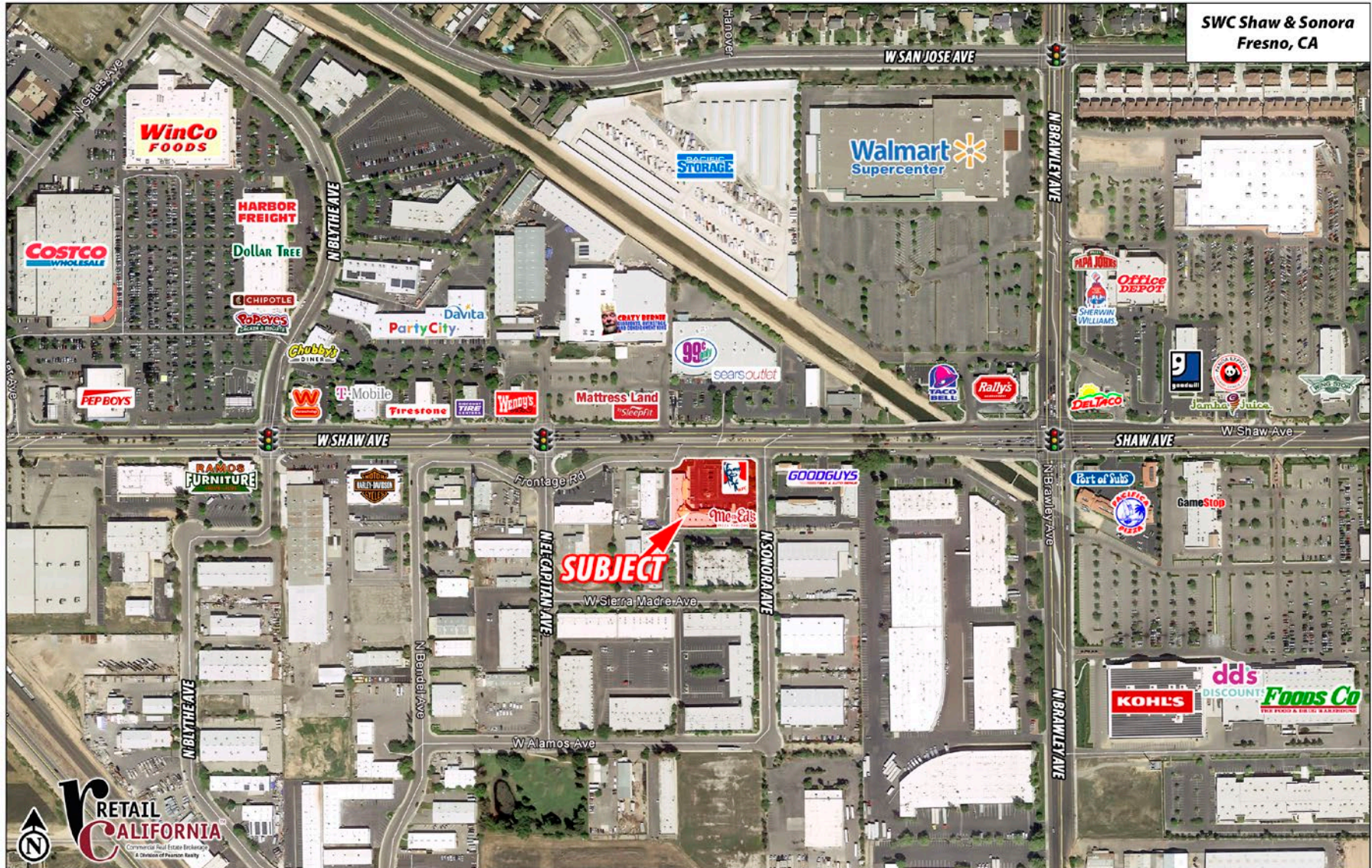


7480 North Palm Avenue, Suite 101 • Fresno, California 93711 •  559 256-1700 •  559 256-7238 • [www.retailcalifornia.com](http://www.retailcalifornia.com)

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# Proximity Aerial

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