

FOR SALE | FORMER BANK BUILDING | SWQ SHAW & WEST AVENUES, FRESNO, CA

**Drive-Thru
Lane**



**Shaw Ave
Signage**

Price: \$1,700,000

Property Features:

- Freestanding Former Bank Building with Drive-Thru
- High Traffic Counts Over 82,000 ADT and Excellent Visibility
- Dense Infill Area with Over 331,00 People Within a 5-Mile Radius
- Ideal for Financial, Medical, Service or Retail Use

Co-Tenants:

TJ-maxx

DOLLAR TREE

**H&R
BLOCK**

papaya fresh
INTERNATIONAL MARKETPLACE

**SALLY
BEAUTY**

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COMMERCIAL RETAIL
ASSOCIATES

Corporate DRE License #01121565

7502 North Colonial Avenue, Suite 101 | Fresno, California 93711
www.RetailAssociates.com

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PROPERTY SUMMARY

Address: 2151 W. Shaw Avenue
Fresno, California 93711

APN: 424-062-04

Zoning: CMX-Corridor/Center Mixed Use
(City of Fresno)

Building Area: ±4,707 Square Feet

Land Area: ±18,644 Square Feet

Price: \$1,700,000

**LOCATION HIGHLIGHTS**

- The Property is strategically located at the signalized intersection of Shaw Avenue and West Avenue with traffic counts exceeding 82,000 cars per day.
- Well located to capture customers from two of Fresno's wealthiest neighborhoods, the Van Ness Extension to the northwest and Old Fig Garden to the southeast.
- The West Shaw office submarket contains approximately 2.3 million square feet of office space, significantly enhancing the daytime foot traffic to the property.
- Co-tenants include TJ Maxx and Dollar Tree, with other tenants within 1-mile on Shaw Avenue including: Whole Foods, Pottery Barn, Williams-Sonoma, Lululemon, Madewell, Banana Republic, Anthropologie, Aldi, Walgreens, CVS Pharmacy, plus many more.
- Strong Demographics - 147,299 Population, \$105,305 Average Household Income, and 6,719 Businesses within a 3-Mile Radius.

*Neighboring Parcel (NAP)*

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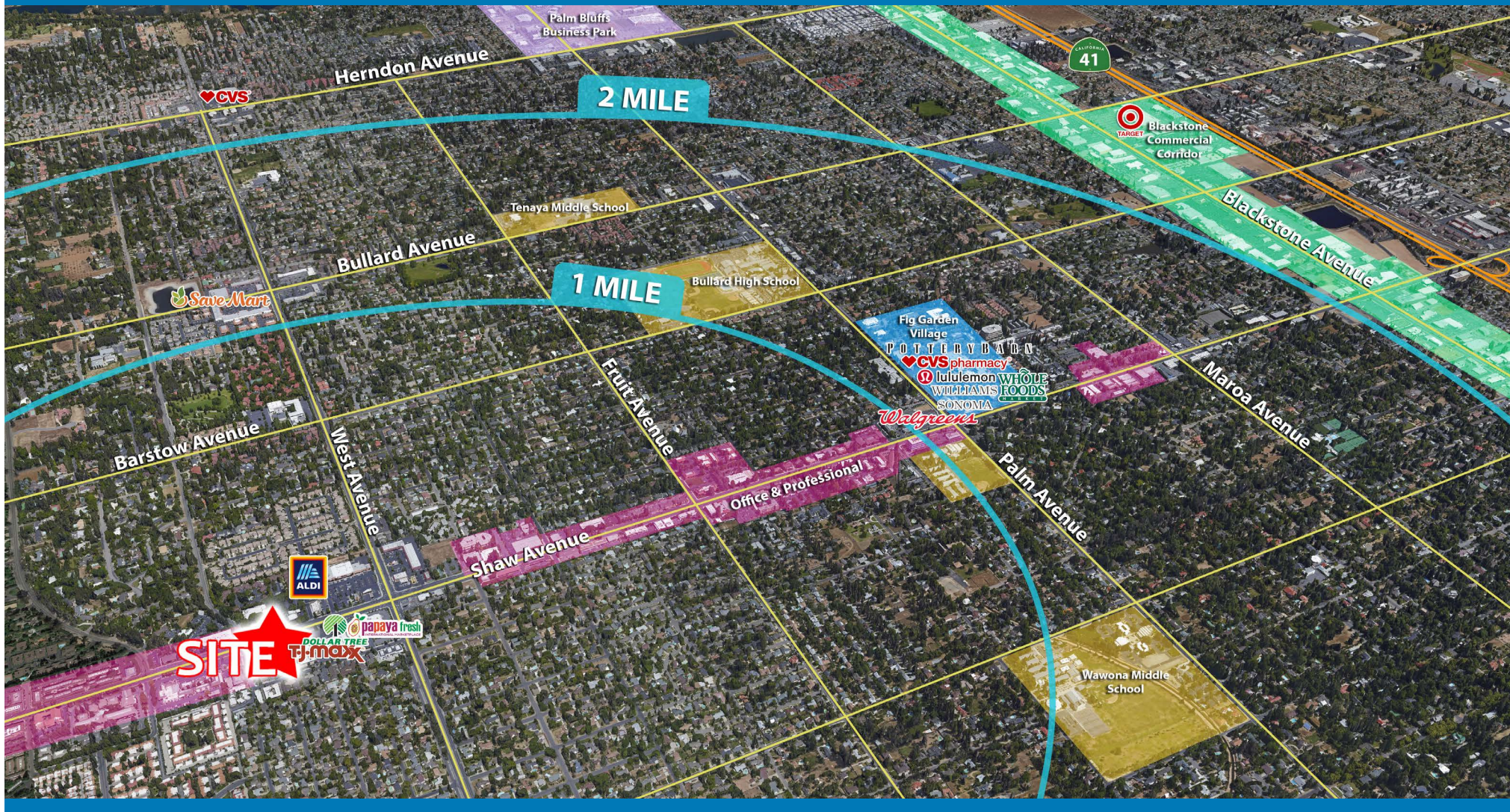
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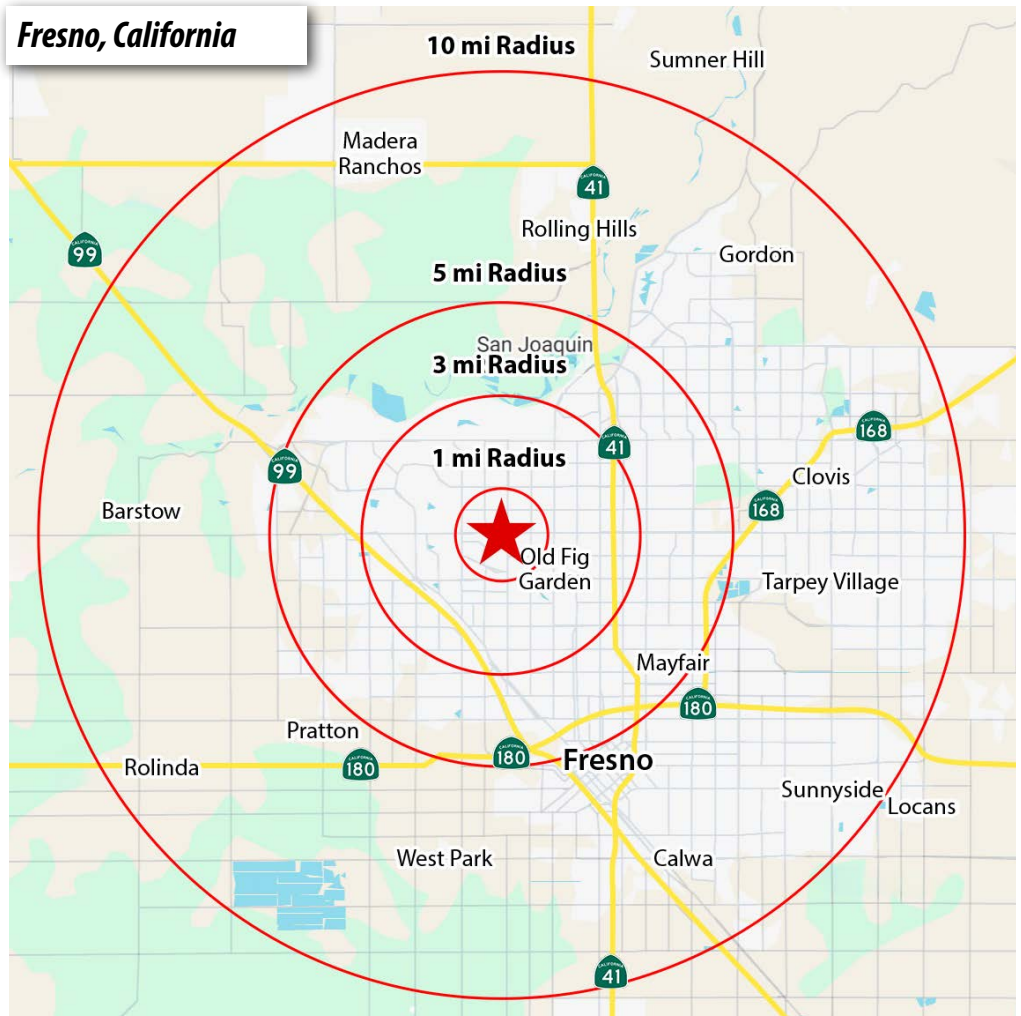
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2151 W Shaw Ave Fresno, CA 93711	1 mi radius	3 mi radius	5 mi radius	10 mi radius
Population				
2026 Estimated Population	14,760	147,299	331,284	714,611
2020 Census Population	14,720	146,398	327,885	702,990
2010 Census Population	14,461	140,478	310,608	648,392
Households				
2026 Estimated Households	5,661	54,540	117,710	242,313
2020 Census Households	5,720	54,080	115,182	231,828
2010 Census Households	5,538	51,094	107,752	211,589
Age				
2026 Est. Population Under 10 Years	13.5%	14.3%	14.4%	14.3%
2026 Est. Population 10 to 19 Years	14.5%	14.6%	15.0%	15.5%
2026 Est. Population 20 to 29 Years	11.3%	13.7%	14.7%	14.2%
2026 Est. Population 30 to 44 Years	19.2%	21.0%	21.3%	21.3%
2026 Est. Population 45 to 59 Years	15.6%	15.4%	15.6%	15.9%
2026 Est. Population 60 to 74 Years	16.3%	14.1%	13.2%	13.0%
2026 Est. Population 75 Years or Over	9.6%	6.9%	5.9%	5.7%
2026 Est. Median Age	38.8	35.2	33.8	33.8
Race				
2026 Est. White	45.1%	40.4%	37.6%	38.1%
2026 Est. Black	10.0%	9.4%	8.9%	7.6%
2026 Est. Asian or Pacific Islander	8.8%	11.2%	13.2%	14.9%
2026 Est. American Indian or Alaska Native	1.9%	2.2%	2.3%	2.0%
2026 Est. Other Races	34.2%	36.8%	38.0%	37.4%
Income				
2026 Est. HH Income \$200,000 or More	13.9%	11.1%	10.2%	12.6%
2026 Est. HH Income \$150,000 to \$199,999	8.0%	7.4%	7.9%	9.2%
2026 Est. HH Income \$100,000 to \$149,999	18.4%	17.7%	18.6%	18.2%
2026 Est. HH Income \$75,000 to \$99,999	13.7%	11.7%	12.1%	12.1%
2026 Est. HH Income \$50,000 to \$74,999	15.2%	16.9%	16.4%	15.4%
2026 Est. HH Income \$35,000 to \$49,999	13.7%	10.6%	10.3%	9.7%
2026 Est. HH Income \$25,000 to \$34,999	6.0%	6.6%	6.9%	6.7%
2026 Est. HH Income \$15,000 to \$24,999	5.0%	7.3%	6.9%	6.6%
2026 Est. HH Income Under \$15,000	6.1%	10.6%	10.7%	9.6%
2026 Est. Average Household Income	\$130,951	\$105,305	\$102,320	\$111,329
2026 Est. Total Businesses	868	6,719	13,904	25,488
2026 Est. Total Employees	5,717	61,215	128,805	239,944

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