

AVAILABLE FOR LEASE  
3025-3173 W SHAW AVENUE

# TIMES SQUARE SHOPPING CENTER

FRESNO, CA



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*Independently Owned and Operated* | Corporate License #00020875 | [retailcalifornia.com](http://retailcalifornia.com)

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# TIMES SQUARE SHOPPING CENTER

FRESNO, CA

# PROPERTY

INFORMATION

### Property Description:

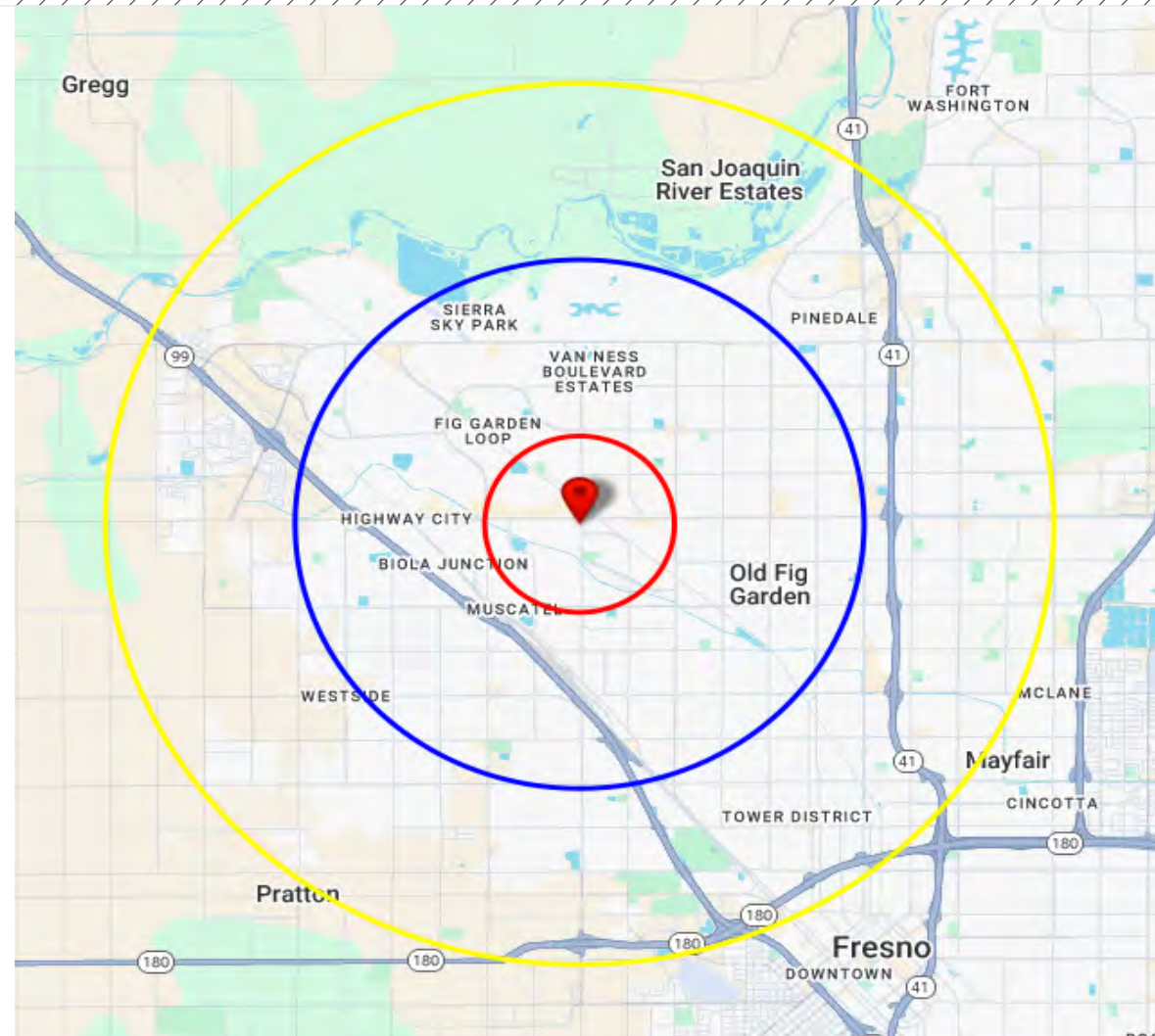
Shop space is available for lease in Times Square Shopping Center located at the southwest corner of Shaw and Marks avenues in Fresno, CA. The center has exceptional visibility and signage available with very high traffic counts of 110,705± cars per day at the signalized intersection. National tenants in the center include Ross Dress for Less, Chuck E. Cheese's, Sizzler, Subway, Union Bank, and Western Dental.

### Property Highlights:

The property is directly across the street from Target, and adjacent to FoodMaxx. There are many major national retailers in the immediate area including Home Depot, Dick's Sporting Goods, PetsMart, Big 5, Smart & Final Extra!, Grocery Outlet, and Planet Fitness.

**Available Space:** 2,113± SF up to 4,481± SF *(See site plan on next page)*

**Lease Rate:** Please contact agent for more information.



POPULATION

HOUSEHOLD

DEMOGRAPHICS	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
2030 Projection	19,322	145,378	296,417
2025 Estimate	19,317	145,488	295,848
Growth 2025-2030	0.02%	-0.08%	0.19%
Growth 2020-2025	3.28%	1.94%	-0.21%
Growth 2010-2020	3.30%	4.26%	8.10%
2030 Projection	7,168	50,883	103,063
2025 Estimate	7,131	50,774	102,755
Growth 2025-2030	0.52%	0.22%	0.30%
Growth 2020-2025	5.22%	2.45%	0.02%
Growth 2010-2020	1.06%	3.00%	6.66%
<b>2025 Est. Average HH Income</b>	<b>\$91,023</b>	<b>\$100,291</b>	<b>\$93,533</b>

Source: Claritas 2025

### TRAFFIC COUNTS

79,316± ADT

31,389± ADT

Shaw Avenue  
(Eastbound & Westbound)  
Marks Avenue  
(Northbound & Southbound)

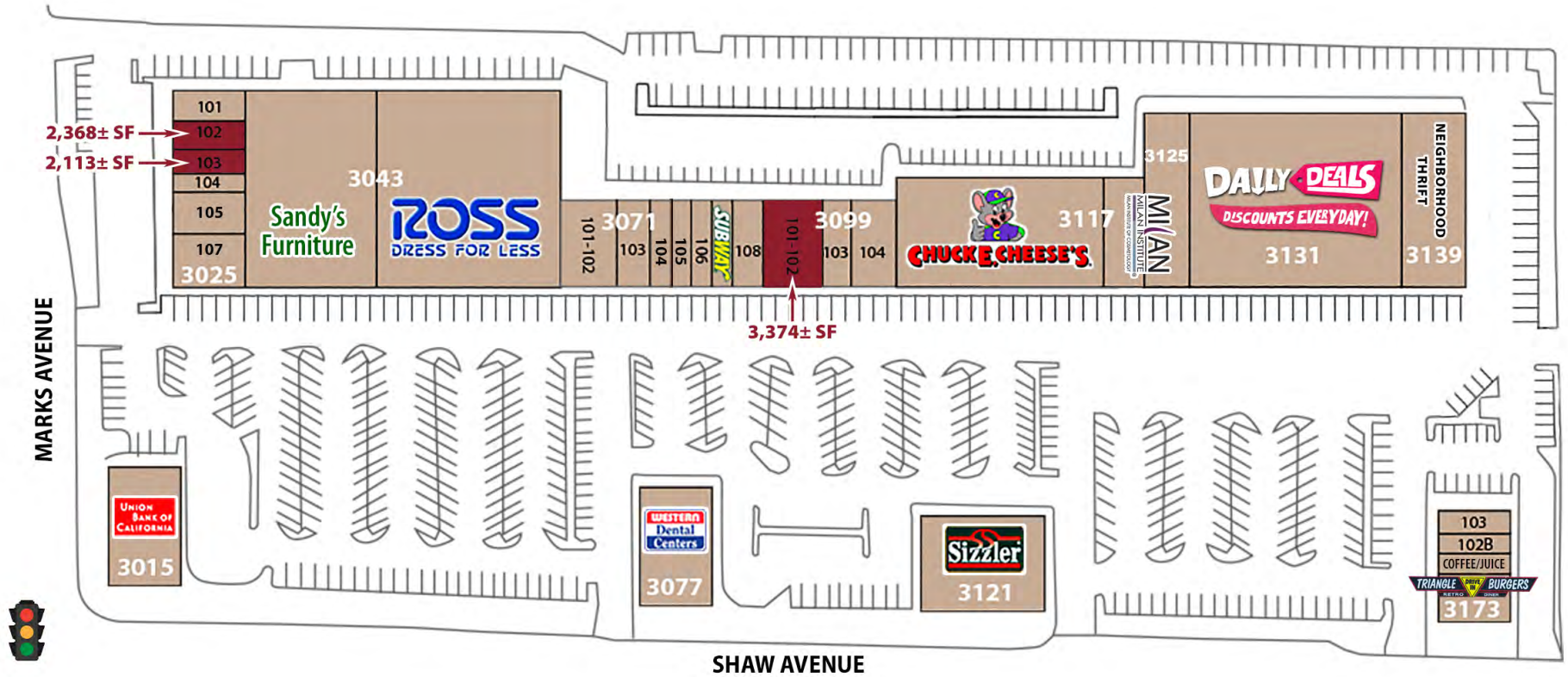
Source: Kalibrate TrafficMatrix 2025

# TIMES SQUARE SHOPPING CENTER

FRESNO, CA

# SITE PLAN

PLAN



TIMES SQUARE LEASING PLAN		
<b>3025 W. SHAW</b>		
101	Chinese Food	1,810± SF
<b>102</b>	<b>AVAILABLE</b>	<b>2,368± SF</b>
<b>103</b>	<b>AVAILABLE</b>	<b>2,113± SF</b>
104	JK Cigarettes	1,110± SF
105	Barber	1,500± SF
107	85C	2,960± SF
<b>3043 W. SHAW</b>		
Sandy's Furniture		11,400± SF
Ross Dress for Less		25,400± SF
<b>3071 W SHAW</b>		

101	Nail Club	3,440± SF
103	Thai Day Spa	1,360± SF
104	Sunrise Health	1,560± SF
105	Threading	1,080± SF
106	Hello Salon	1,360± SF
107	SUBWAY	1,400± SF
108	Sterling Cleaners	2,000± SF
<b>3099 W. SHAW</b>		
<b>101-2</b>	<b>AVAILABLE</b>	<b>3,374± SF</b>
103	Barber College	1,680± SF
104	Barber College	3,040± SF
<b>3117 W. SHAW</b>		

107	Chuck E. Cheese's	12,000± SF
108	Milan Institute	3,000± SF
<b>3125 W. SHAW</b>		
101	Milan Institute	7,545± SF
<b>3131 W. SHAW</b>		
Daily Deals		29,540± SF
<b>3139 W. SHAW</b>		
Neighborhood Thrift		6,960± SF
<b>SHAW AVE PADS</b>		
<b>3015 W. SHAW</b>		
Union Bank		6,500± SF
<b>3077 W. SHAW</b>		

Western Dental		4,281± SF
CA Check Cashing		1,719± SF
<b>3121 W. SHAW</b>		
Sizzler Steakhouse		5,700± SF
<b>3173 W. SHAW</b>		
101	Triangle Burger	2,400± SF
102	Coffee/Juice	945± SF
102B	Real Estate Office	1,308± SF
103	Curry Pizza Co.	1,415± SF

# TIMES SQUARE SHOPPING CENTER

FRESNO, CA

# SITE MAP



# TIMES SQUARE SHOPPING CENTER

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AERIAL  
MAP



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