



Unique
Large Box
Opportunity

126,723 SF

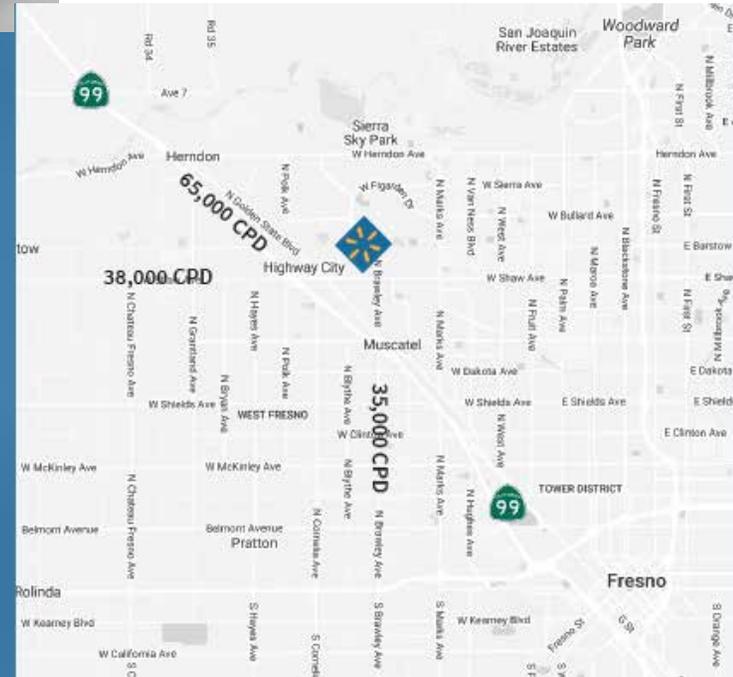


Walmart at
3680 W SHAW AVE.
FRESNO, CA



PROPERTY HIGHLIGHTS

- Unique opportunity for large box operators to enter the market with a large storefront and convenient customer parking
- Located on W Shaw Avenue, a major traffic carrier for the entire trade area, with convenient access to CA-99 freeway
- Prominent pylon signage and multiple ingress/egress access points
- Strategically located within a retail hub surrounded by Target, Home Depot, Costco, Dick's Sporting Goods, Party City, Kohl's and Winco Foods



Other Area Retailers:



City of Fresno ▶

32.6M+ SF
OF EXISTING
RETAIL SPACE 

5.7%
RETAIL VACANCY RATE
AS OF Q1 2019


31.1
Median age

17.3% age between 25 to 34

19.7% high school graduate or higher

14.7% bachelor's degree or higher



591,193 DAYTIME POPULATION

20,994 BUSINESSES
IN THE AREA 

FOOD SPENDING
\$1.2B



FRESNO


\$7.2B

TOTAL RETAIL SALES



530,829

EST. 2019 TOTAL POPULATION



\$70,432

AVERAGE HOUSEHOLD INCOME



\$256,891

MEDIAN HOME VALUE



52.9%

HISPANIC POPULATION BASE

CONTACT US

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