



# For Lease

- 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 with 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

## Key Retailers

### Walmart | Fresno

3680 W Shaw Ave  
Fresno, CA

#### Shauna Mattis

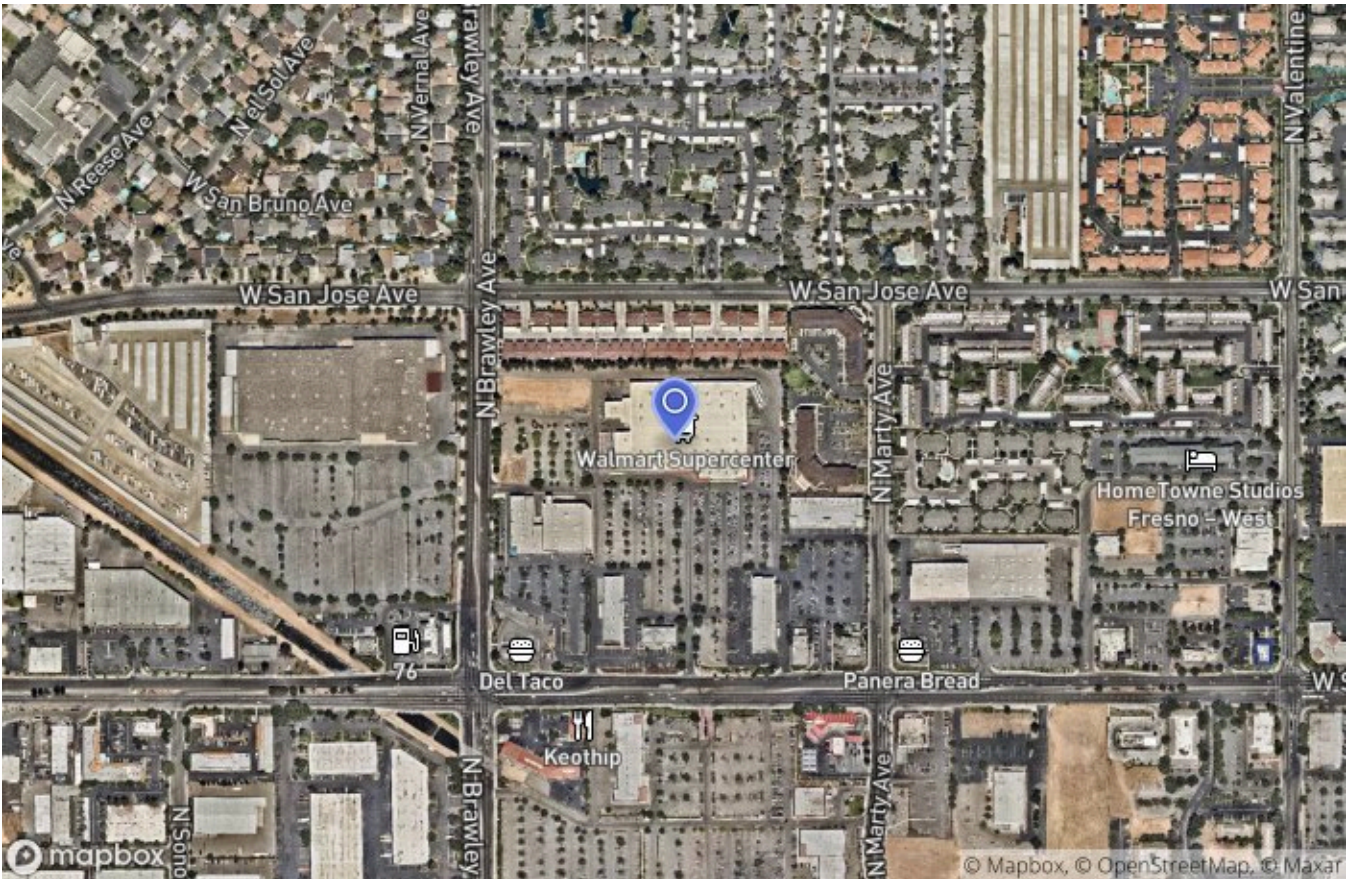
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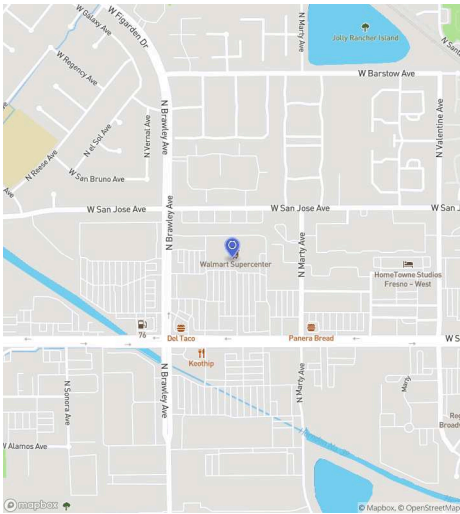






Area profile

Source: ESRI 2018



Property Data

Total GLA	126,723
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Walmart | Fresno  
3680 W Shaw Ave  
Fresno, CA

