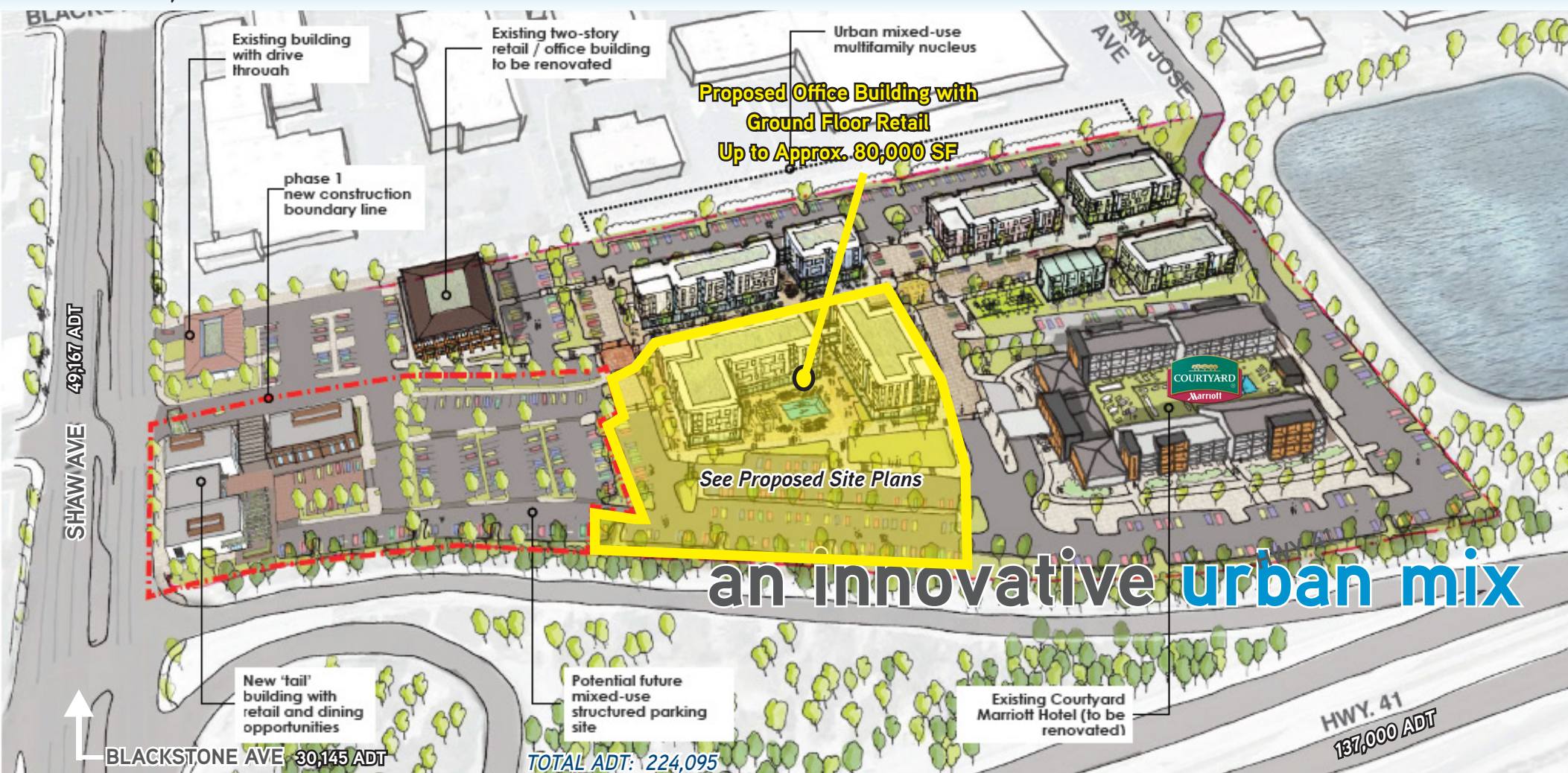


FOR LEASE > ±13 ACRES MIXED-USE DEVELOPMENT

A NEW TYPE OF HIGHWAY COMMERCIAL DEVELOPMENT: PART OF 25 ACRE MULTI-SITE, MIXED-USE DEVELOPMENT
SHOPS | PADS | RESTAURANTS | OFFICE | HOSPITALITY | MULTI-FAMILY RESIDENTIAL

NWC W. SHAW AVE. AT FWY 41

FRESNO, CALIFORNIA



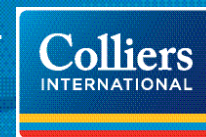
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Fresno, CA 93711
559 221 1271



SHAW @41

WOODWARD PARK

FIG GARDEN

RIVER PARK

FRESNO STATE UNIVERSITY

TOWER DISTRICT

FRESNO YOSEMITE
INTERNATIONAL AIRPORT

DOWNTOWN FRESNO

...at the heart
of modern Fresno

SHAW

BLACKSTONE

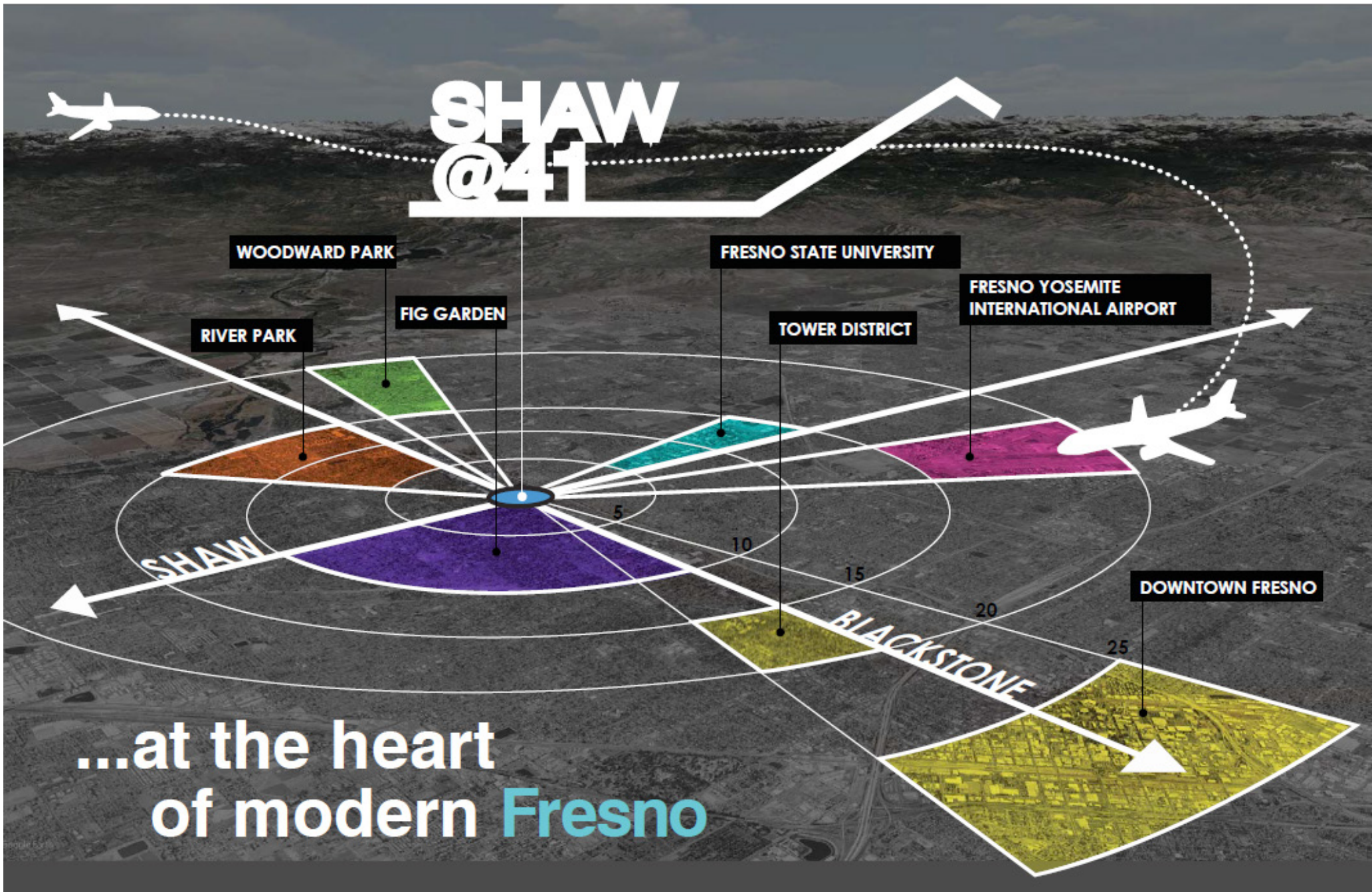
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RETAIL | SHAW AVENUE PADS & SHOP SPACE AVAILABLE FOR LEASE

NWC W. SHAW AVENUE AT FREEWAY 41, FRESNO, CA 93704

- > **Parcel Size:** ±13 Acre Proposed Mixed-Use Development
- > **Lease Rate:** \$2.75 - \$3.00 psf, NNN
- > **Tenant Improvement:** Negotiable
- > **Available:** Pads and Shop Space of Various Sizes
- > **Zoning:** Regional Mixed Use. This zoning allows for an array of retail, office, hospitality and special purpose uses to operate here.
- > **Ground Lease and Building Lease Opportunities:** Includes pads, shops, small to medium box, anchor, speciality, office and other flexible uses.

2016 Demographics Source: Alteryx, 2016

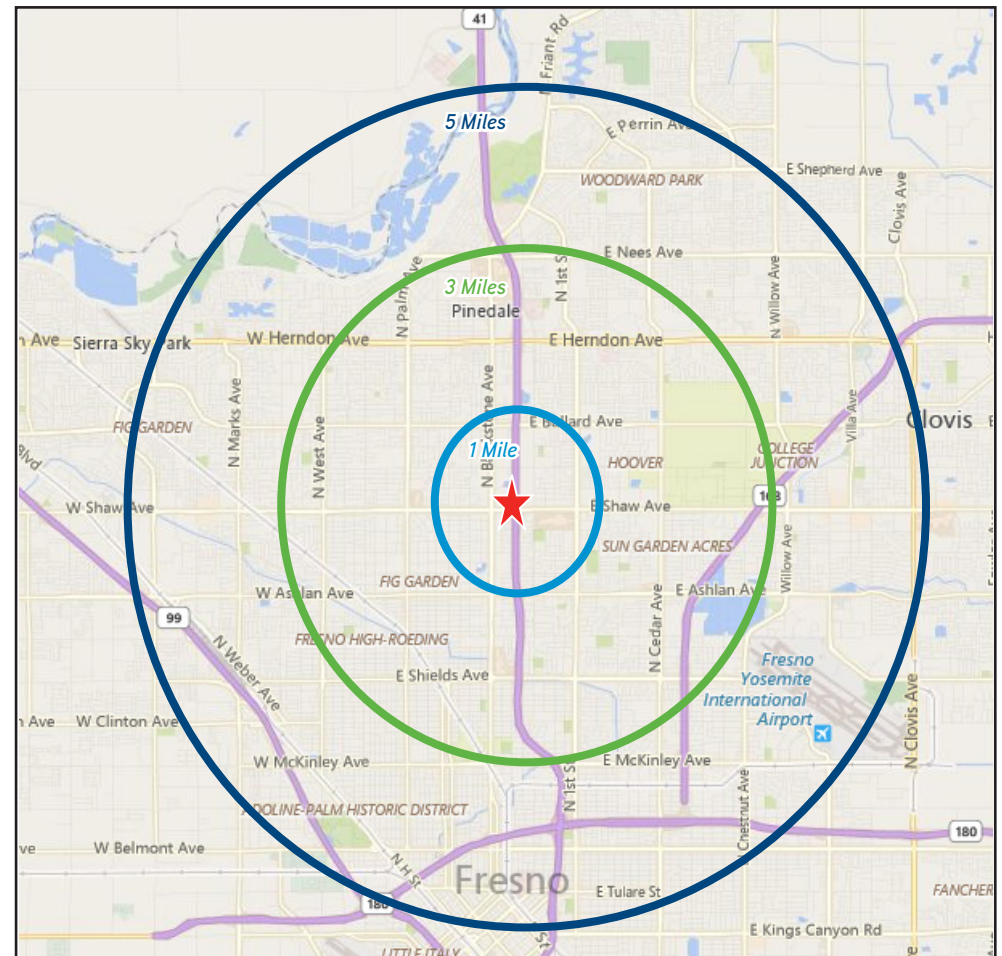
	1 Mile	3 Miles	5 Miles
Total Population:	16,115	151,025	392,754
Total Households:	6,067	55,809	138,390
Avg. HH Income:	\$61,823	\$65,123	\$71,286
Total Daytime Pop:	9,942	65,751	150,296

Traffic Counts Source: City of Fresno

Shaw Ave. @ Blackstone Ave.:	49,067 ADT
Shaw Ave. @ Freeway 41:	38,028 ADT
Freeway 41 @ Shaw Ave.:	137,000 Annual ADT
Total Exposure:	224,095 ADT

THE OPPORTUNITY

- The Development is located on Shaw Avenue directly adjacent to the southbound offramp of Freeway 41 and is in the heart of Fresno, CA surrounded by a mix of retail and office developments.
- This is a unique opportunity for retail, restaurants, hospitality and office users to be part of a pedestrian-oriented destination in one of the Central Valley's most heavily trafficked, densely populated, and highly visible locations.
- The site offers the ability to go vertical and capitalize on the growing demand for urban core mixed-use properties in prime areas. It's high visibility and easy access From Highway 41 makes it most desirable.



OFFICE | BUILD-TO-SUIT OFFICE SPACE AVAILABLE FOR LEASE

NWC W. SHAW AVENUE AT FREEWAY 41, FRESNO, CA 93704

- > **Parcel Size:** ±13 Acre Proposed Mixed-Use Office Development
- > **Lease Rate:** Negotiable, NNN
- > **Tenant Improvement:** Negotiable
- > **Available:** Build-to-suit office with ground floor retail/office. Up to 78,000 SF.
- > **Zoning:** Regional Mixed Use. This zoning allows for an array of retail, office, hospitality and special purpose uses to operate here.
- > **Ground Lease and Building Lease Opportunities:** Class "A" office, build-to-suit opportunities. Highway commercial, with high exposure from HWY 41, Shaw Ave. & Blackstone Ave.

2017 Demographics Source: Alteryx, 2017

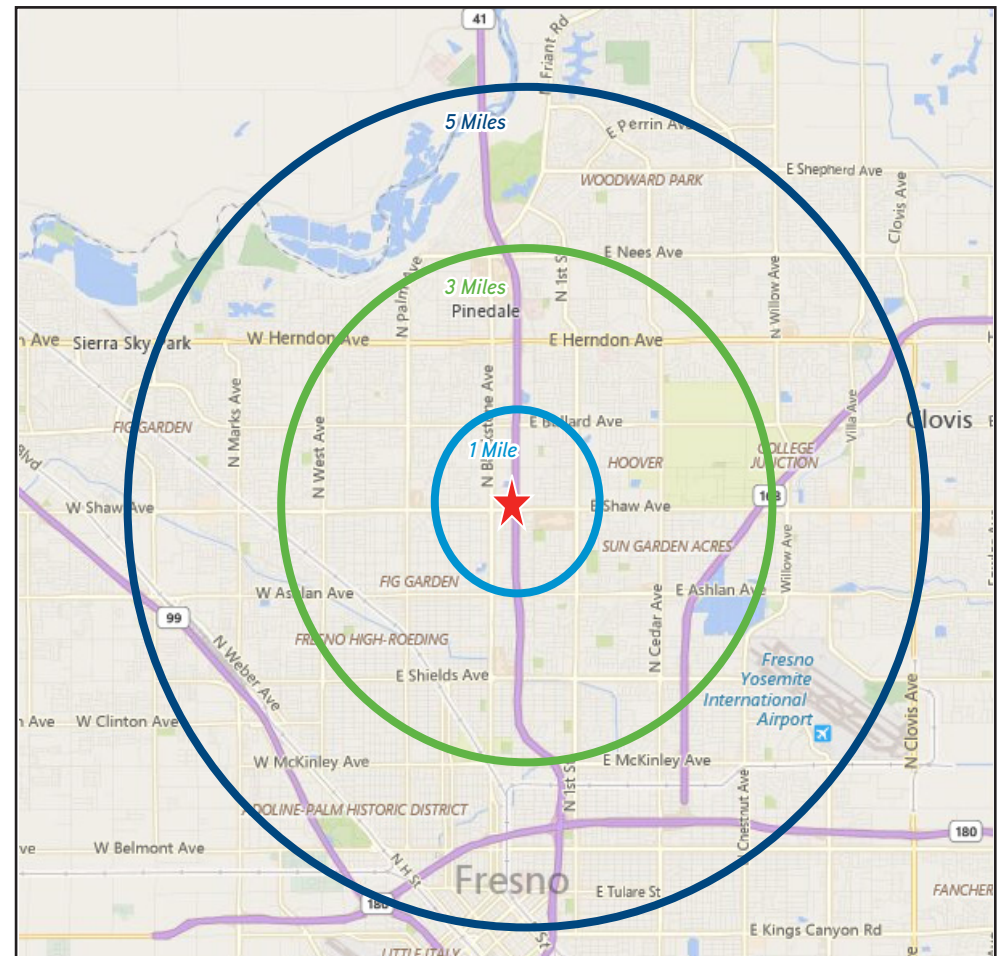
	1 Mile	3 Miles	5 Miles
Total Population:	16,115	151,025	392,754
Total Households:	6,067	55,809	138,390
Avg. HH Income:	\$61,823	\$65,123	\$71,286
Total Daytime Pop:	9,942	65,751	150,293

Traffic Counts Source: City of Fresno

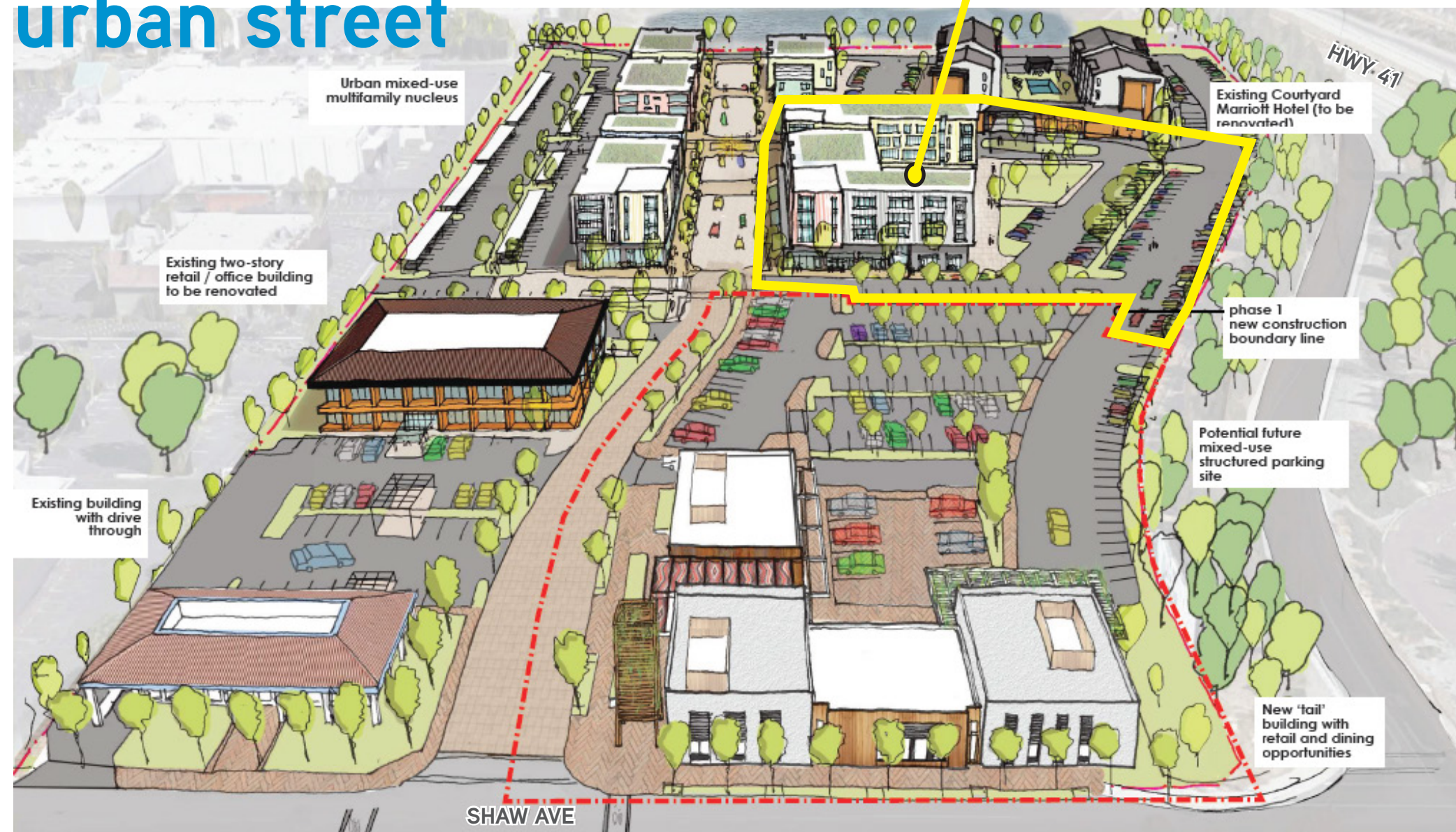
Shaw Ave. @ Blackstone Ave.:	49,067 ADT
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THE OPPORTUNITY

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- This is a unique opportunity for large office users, restaurants, retail users to be part of a pedestrian-oriented destination in one of the Central Valley's most heavily trafficked, densely populated, and highly visible locations.
- The site offers the ability to go vertical and capitalize on the growing demand for urban core mixed-use properties in prime areas. It's high visibility and easy access From Highway 41 makes it most desirable.



a unique urban street



Option 1



PHASE 2 (EAST) - OPTION 1A PARKING COUNTS:	
* <u>REQD.</u> : 114	<u>ON-SITE PROVIDED</u> : 102
	<u>ADDITIONAL OFF-SITE TO REQMT.</u> : 24
<hr/>	
<u>TOTAL PROVIDED (ON-SITE & ADDITIONAL OFF-SITE)</u> : 131	
<p>* BASED ON RETAIL GROUND FLOOR AND (2) ADDITIONAL LEVELS OF OFFICE FLOORS (71,100 SF TOTAL @ 1 STALL / 600 SF)</p>	

**THE ERGANIAN
PROPERTIES
at
BLACKSTONE /
SHAW AVES /41**

**THE BOULEVARD
PROPERTY**

**SHAW AVENUE AND
HIGHWAY 41**

**13.54 ACRES -
NORTH-WEST CORNER OF
SHAW AVE. & HIGHWAY 41
FRESNO, CA. 93726**

Use	Required Parking Spaces
Residential	
Single-family detached	75 spaces per unit
Row houses	75 spaces per unit
Condominiums	4 spaces per unit
Two or more bedrooms	1.5 spaces per unit
	<i>The additional guest parking spaces must be provided for every 4 units for projects greater than 4 units.</i>
Non-Residential	
Office	1 space per 400 square feet
Restaurant	1 space per 400 square feet
Bar	1 space per 400 square feet
Amusement	1 space per 400 square feet
all other Commercial/Industrial	1 space per 400 square feet
<i>For projects with a lot area less than 1 acre, the corresponding coverage time shall be counted toward the parking coverage for that use.</i>	

[illegible]

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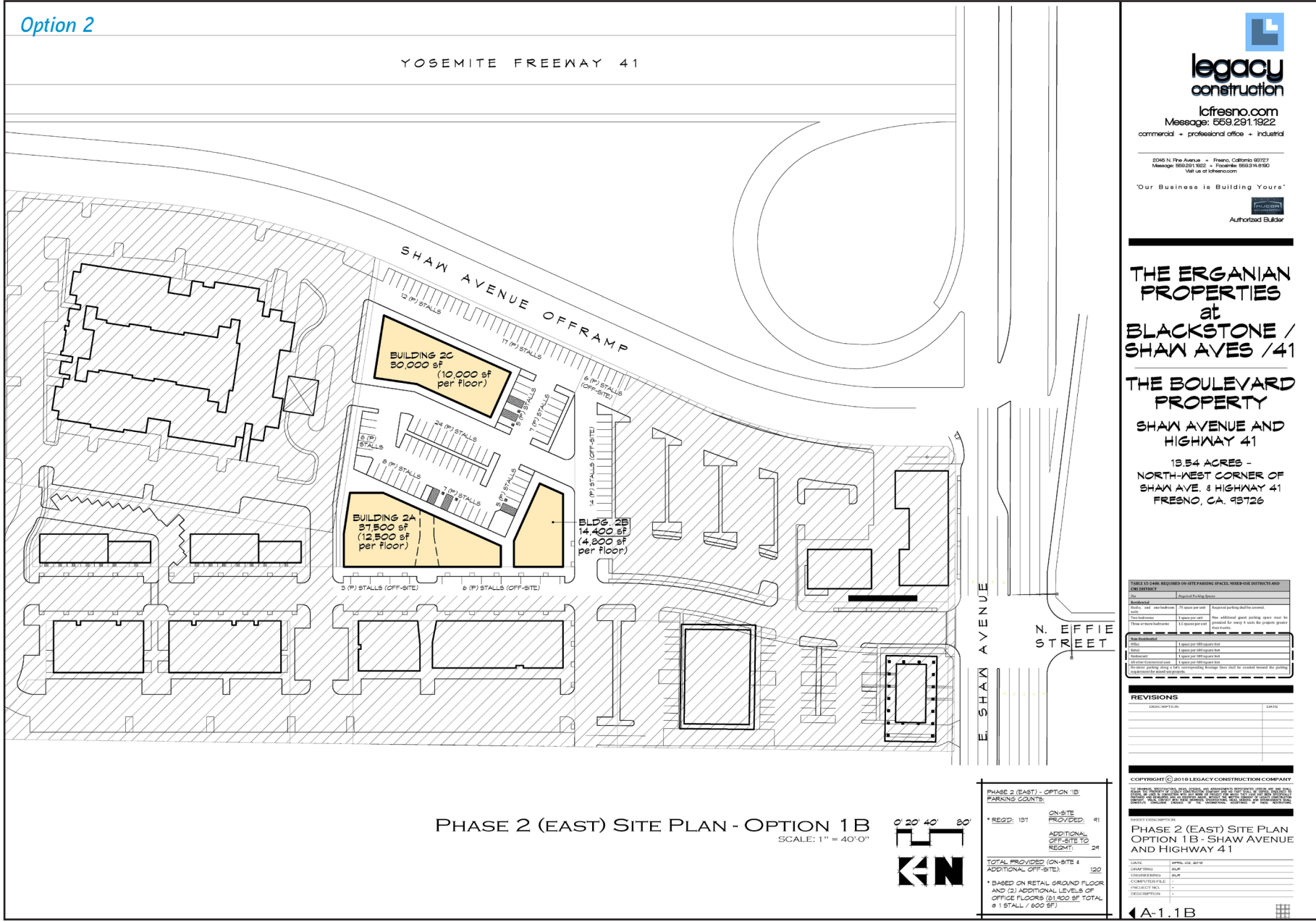
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PHASE 2 (EAST) SITE PLAN
OPTION 1A - SHAW AVENUE
AND HIGHWAY 41

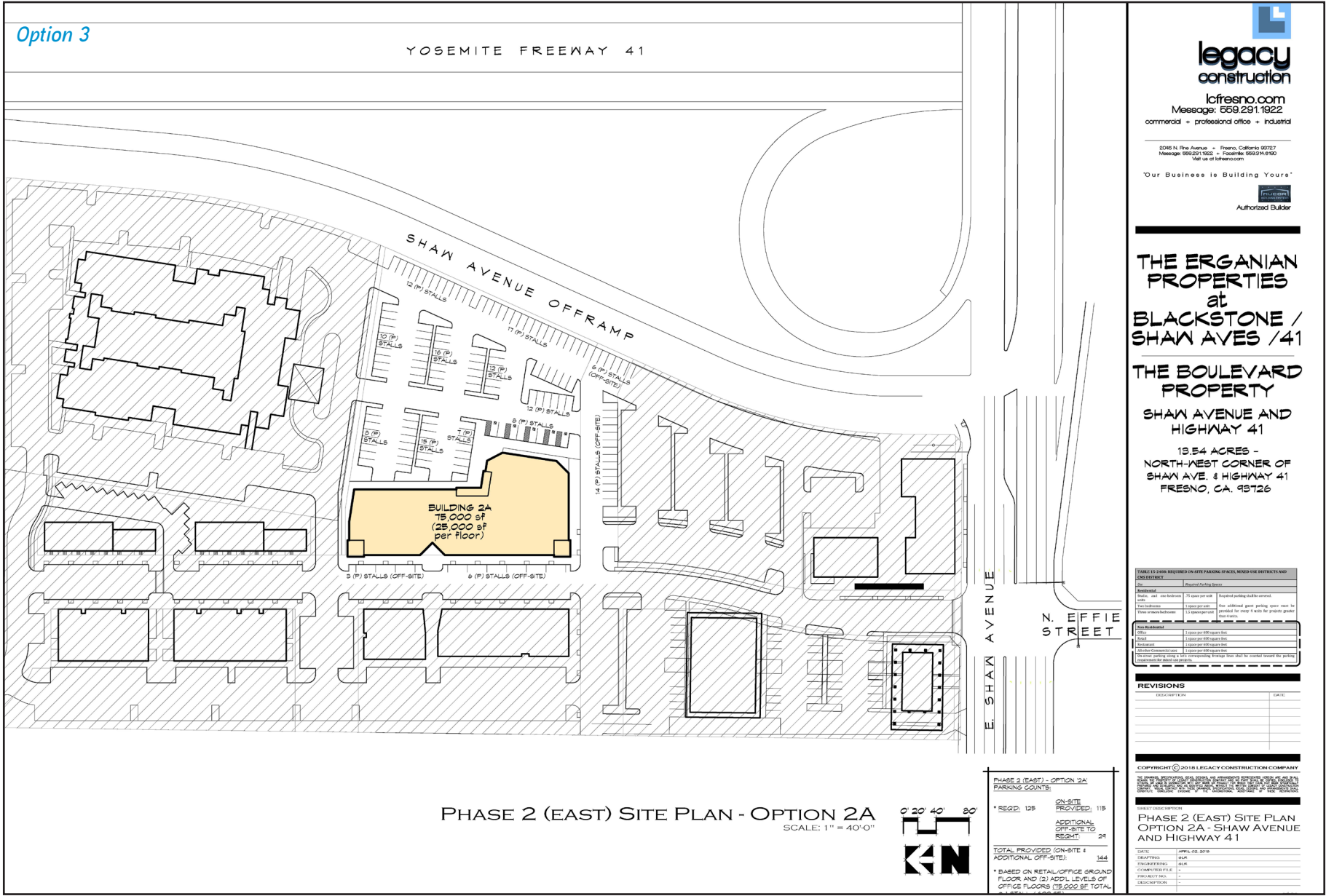
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ENGINEERING	GLK
COMPUTER FILE	-
PROJECT NO.	-
DESCRIPTION	-

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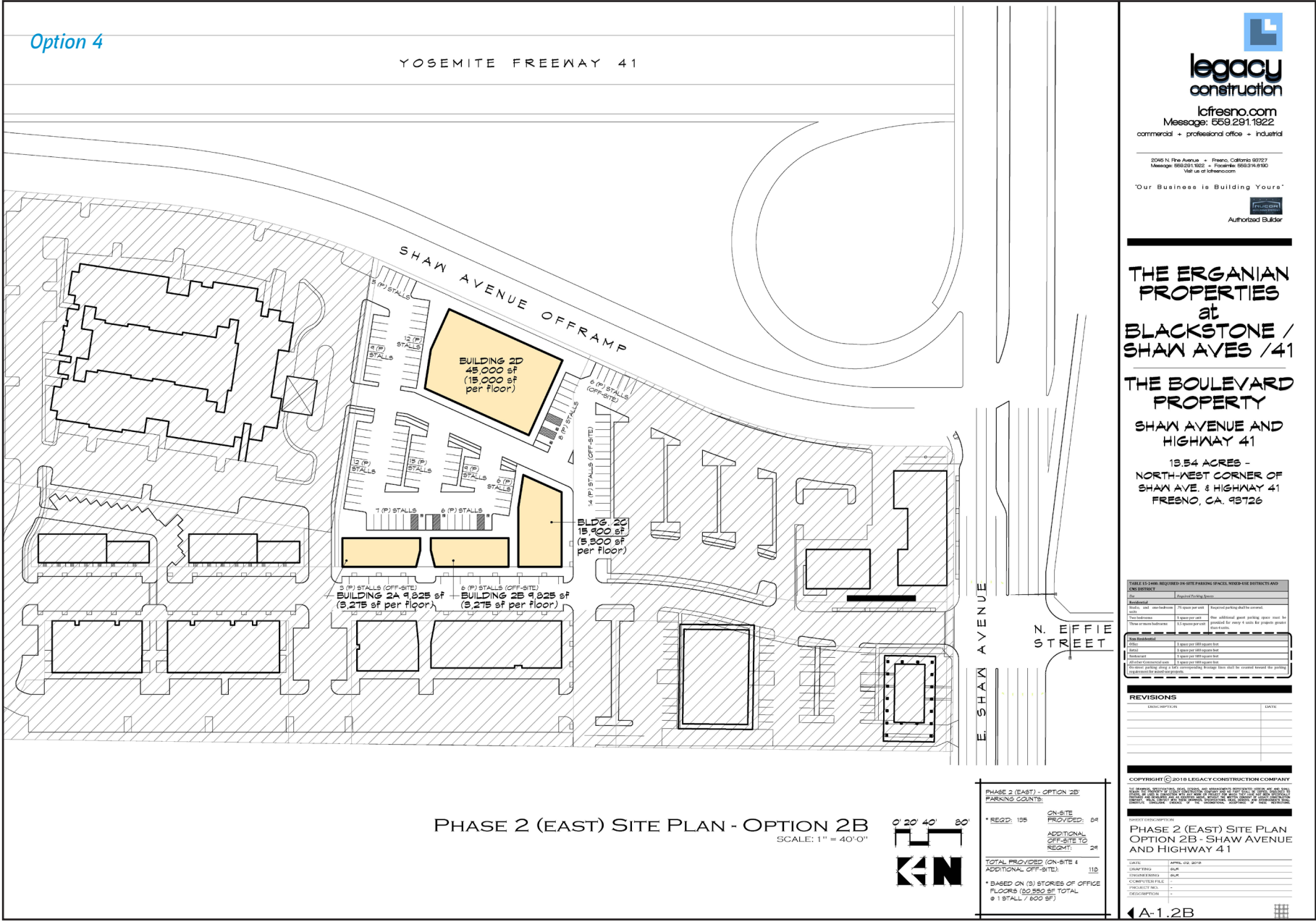
Options - Site Plans



Options - Site Plans



Options - Site Plans





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