

FOR LEASE > SHOP AND RESTAURANT SPACE

# Mission Village

SWC SHAW AVENUE & FRESNO STREET, FRESNO, CALIFORNIA



Anchored By:

**CVS/pharmacy**



*jenny*  
CRAIG

AGENT: TED FELLNER  
559 256 2435  
FRESNO, CA  
ted.fellner@colliers.com  
BRE #00977465

AGENT: BRETT TODD  
559 256 2439  
FRESNO, CA  
brett.todd@colliers.com  
BRE #01912244

AGENT: JOLEY SCHWOERER  
559 221 7394  
FRESNO, CA  
joley.schworer@colliers.com  
BRE #01467860

COLLIERS INTERNATIONAL  
7485 N. Palm Avenue, #110  
Fresno, CA 93711  
www.colliers.com



FOR LEASE > SHOP AND RESTAURANT SPACE

# Mission Village

SWC SHAW AVENUE & FRESNO STREET, FRESNO, CALIFORNIA



## Mission Village > Property Overview

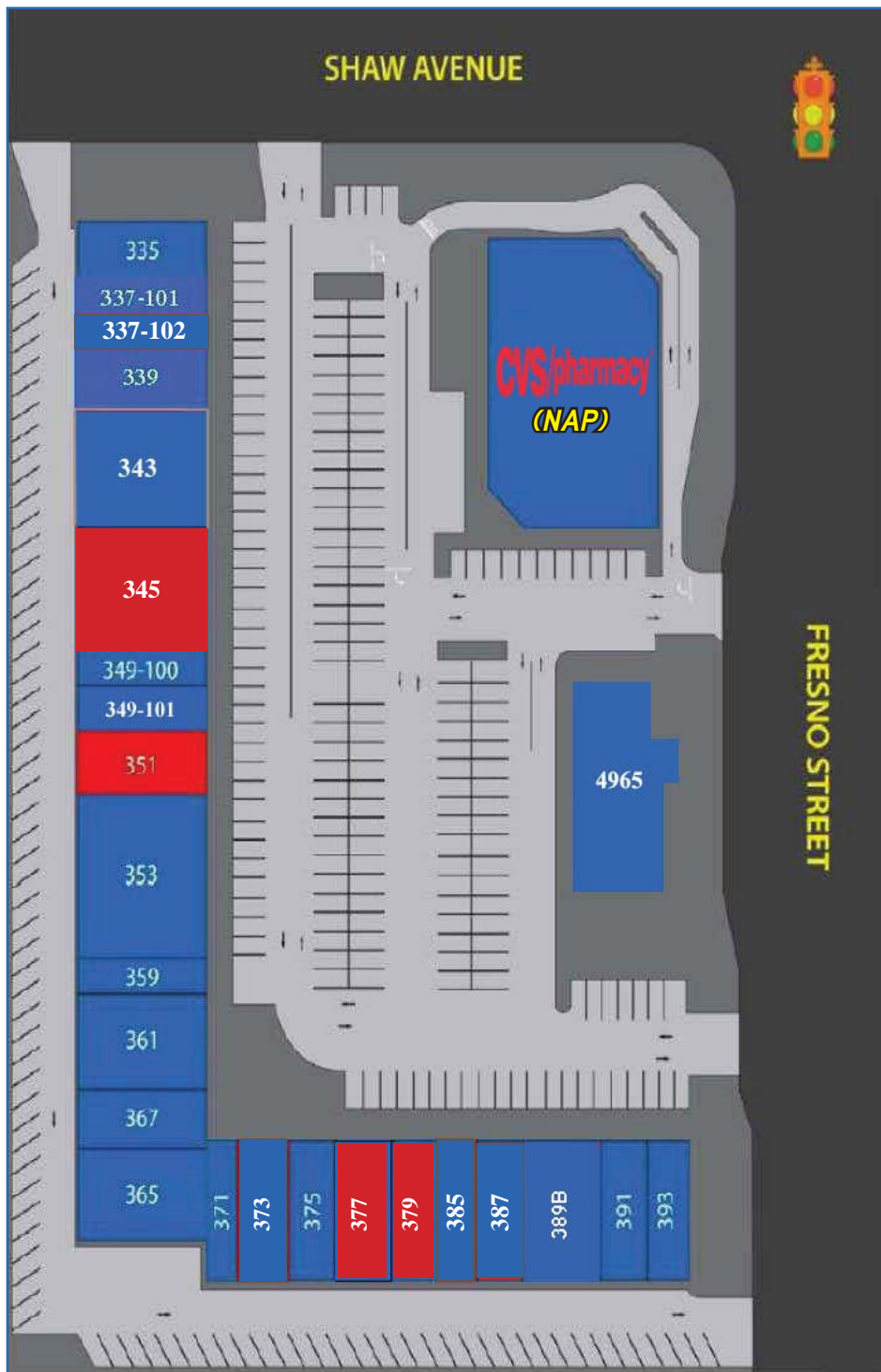
> Location:	SWC Shaw Ave. and Fresno St., Fresno, CA	
> Gross Leasable Area:	65,000± square feet	
> Space Available:	Suite 345 - 3,500 SF (Restaurant Space) Suite 351 - 1,610 SF Suite 377 - 2,730 SF (Former Salon) Suite 379 - 1,506 SF	
> Lease Rate:	\$1.35 - \$1.45 PSF, NNN	
> Traffic Counts:	Highway 41: 130,000 ADT Shaw Avenue: 62,000 ADT Fresno Street: 17,512 ADT	
> Customer Demographics:	<u>Population</u>	<u>Avg. HH Income</u>
	1 Mile: 17,711	\$57,530
	2 Miles: 70,067	\$61,104
	3 Miles: 149,096	\$61,404

- Centrally Located at one of the highest trafficked intersections in Fresno.
- Across from the 964,000± SF Fashion Fair Mall, which is the dominant mall in the Fresno region.
- Shopping Center remodel completed in 2009 and the addition of a new CVS Pharmacy Anchor.
- Situated 1 mile west of CSU Fresno which enrolls over 22,000 students.

FOR LEASE > SHOP AND RESTAURANT SPACE

# Mission Village

SWC SHAW AVENUE & FRESNO STREET, FRESNO, CALIFORNIA



## > Site Plan

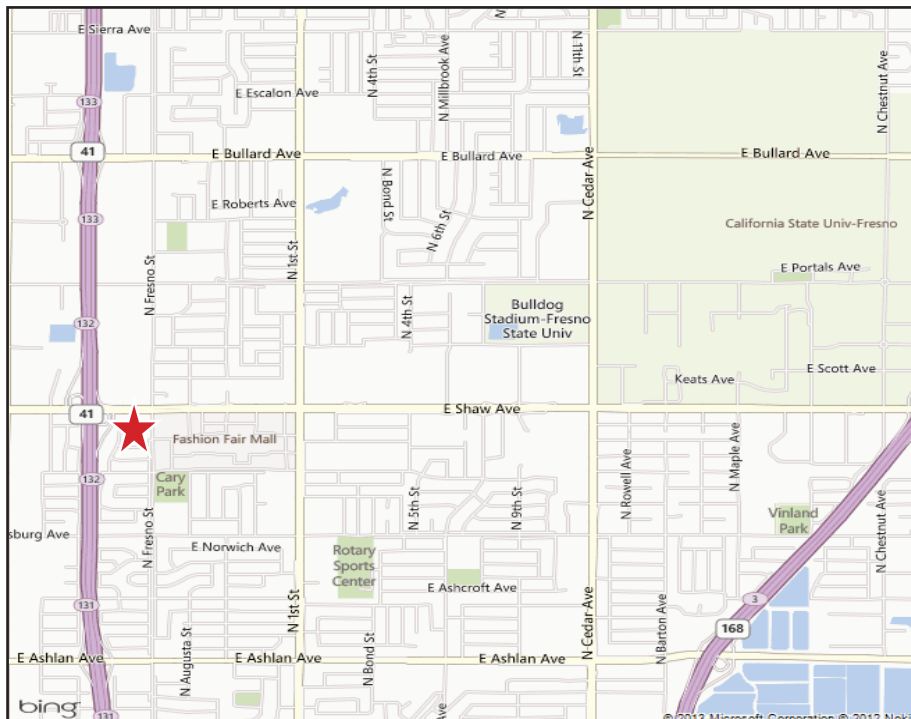
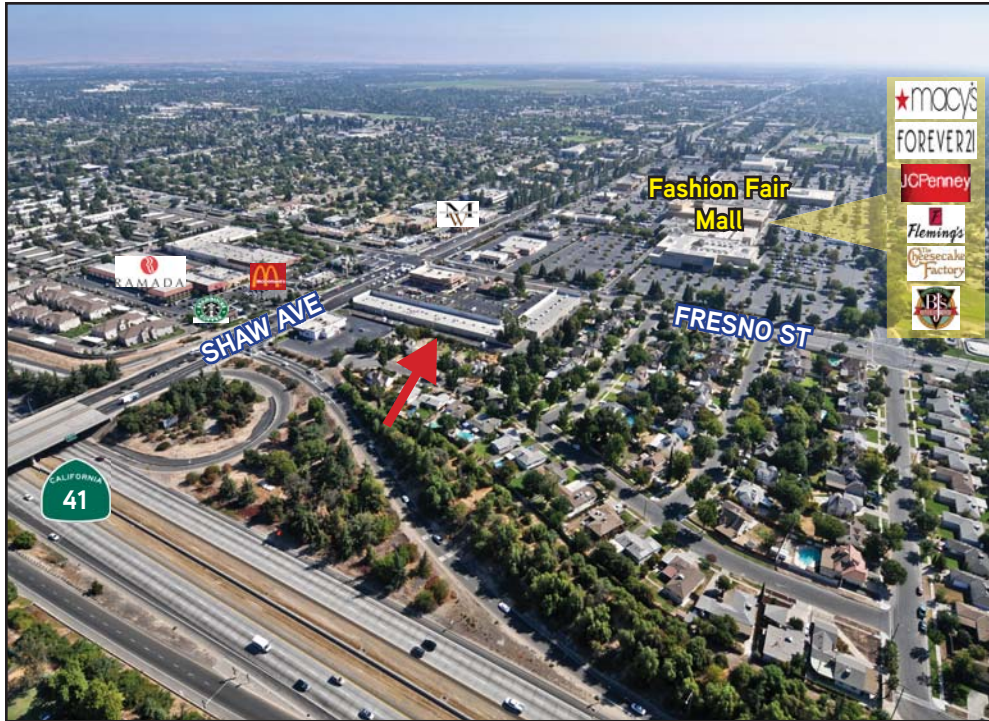
Suite	Tenant	SF
335	Elena's Boutique	1,400
337-101	Gold Connection	980
337-102	The Nines Salon	980
339	Curves	2,100
343	Scrubs and Beyond	3,500
<b>345</b>	<b>AVAILABLE</b>	<b>3,500</b>
349-100	Patel's Threading	1,120
349-101	Peek-A-Baby	1,400
<b>351</b>	<b>AVAILABLE</b>	<b>1,610</b>
353	Korean Market	4,100
359	New Life Massage	1,050
361	Beauty Systems	3,010
365	Toledo's Restaurant	1,741
367	Toledo's Banquet	3,300
371	Fancy Groomers	1,346
373	The UPS Store	2,155
375	Shanty's Tavern	2,100
<b>377</b>	<b>AVAILABLE</b>	<b>2,730</b>
<b>379</b>	<b>AVAILABLE</b>	<b>1,506</b>
385	I-Tea	1,400
387	Jenny Craig	1,540
389B	AJI Sushi	2,800
391	Pretty Nails	1,400
393	Cinderella Cellar Bridal	1,400
4965	Huong Lan Restaurant	4,783



FOR LEASE > SHOP AND RESTAURANT SPACE

# Mission Village

SWC SHAW AVENUE & FRESNO STREET, FRESNO, CALIFORNIA



## Contact Us

AGENT: TED FELLNER

559 256 2435

FRESNO, CA

[ted.fellner@colliers.com](mailto:ted.fellner@colliers.com)

BRE #00977465

AGENT: BRETT TODD

559 256 2439

FRESNO, CA

[brett.todd@colliers.com](mailto:brett.todd@colliers.com)

BRE #01912244

AGENT: JOLEY SCHWOERER

559 221 7394

FRESNO, CA

[joley.schwoerer@colliers.com](mailto:joley.schwoerer@colliers.com)

BRE #01467860

COLLIERS INTERNATIONAL  
7485 N. Palm Avenue, #110  
Fresno, CA 93711

[www.colliers.com](http://www.colliers.com)

This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). ©2014. All rights reserved.

