

FOR LEASE > SHOP AND RESTAURANT SPACE

# Mission Village

SWC SHAW AVENUE & FRESNO STREET, FRESNO, CALIFORNIA



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## Mission Village > Property Overview

- > Location: SWC Shaw Ave. and Fresno St., Fresno, CA
- > Gross Leasable Area: 65,000± square feet
- > Space Available:
  - 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:

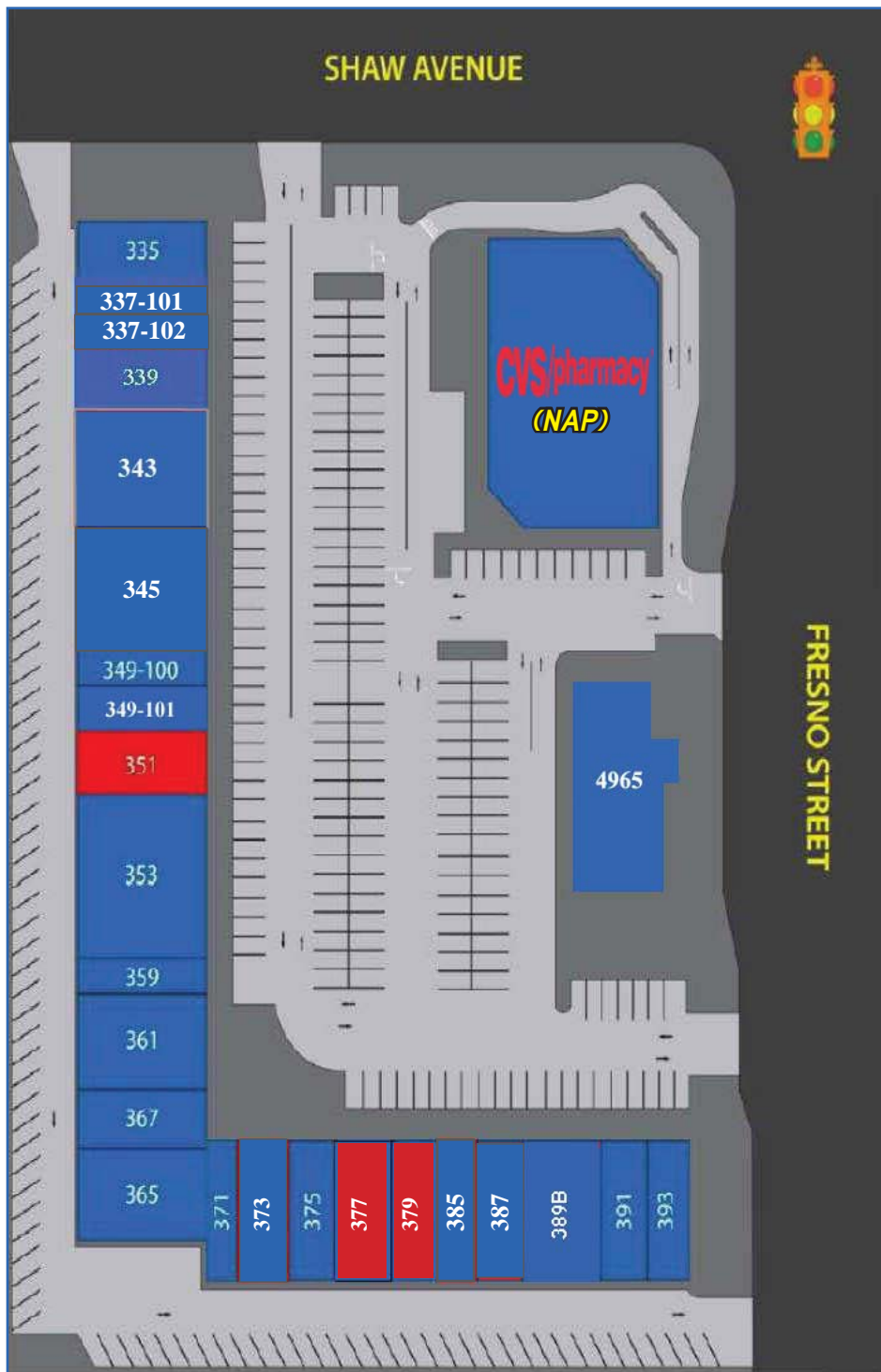
	<u>Population</u>	<u>Avg. HH Income</u>
1 Mile:	17,711	\$57,530
2 Miles:	70,067	\$61,104
3 Miles:	149,096	\$61,404

- 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.

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## > Site Plan

Suite	Tenant	SF
335	Elena's Boutique	1,400
337-101	Pizza	980
337-102	The Nines Salon	980
339	Curves	2,100
343	Scrubs and Beyond	3,500
345	Cedars Lebanese Restaurant	3,500
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



# Mission Village

Canada

McDonald's

SHAW AVE

FRESNO ST

Fashion Fair Mall

California 41

Macy's

FOREVER 21

JCPenney

Fleming's

Oldemark Factory

License No. 01912244

