

# TIMES SQUARE SHOPPING CENTER

## SWC Shaw & Marks, Fresno, CA AVAILABLE FOR LEASE



- 1,360± SF to 6,960± SF of Available Space
- \$1.35 PSF - NNN (\$0.35 PSF)

- Traffic Volumes: Shaw: 44,875± ADT  
Marks: 20,921± ADT  
Total: 65,796± ADT

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## FACT SHEET

**LOCATION:** This Shopping Center services Fresno's Northwest, West and Midtown North neighborhoods. The fully signalized intersection is heavily traveled, and is located in close proximity to numerous national retail anchored centers, adding to the potential customer draw. Current tenants are a desirable variety of national and local retailers

**ZONING:** C-2, City of Fresno

**PARKING:** Ample common area parking

**AVAILABLE SHOP SPACE:** 3,040± SF; 1,680+ SF; 2,113± SF; 2,368 SF;  
1,360± SF - Former office space with turn-key improvements.  
(Contact agents for further details)

**JUNIOR ANCHOR SPACE:** 6,960± SF

**LEASE RATE:** \$1.35 PSF - NNN (\$0.35 PSF)  
Contact agents for more details.

### DEMOGRAPHICS:

	<u>1 Mile</u>	<u>2 Miles</u>	<u>3 Miles</u>
2010 Population	19,788	63,200	139,571
2015 Projection	20,190	66,422	147,325
Growth 2000-2010	10.32%	11.41%	12.05%
Avg HH Income	\$61,208	\$64,578	\$60,543

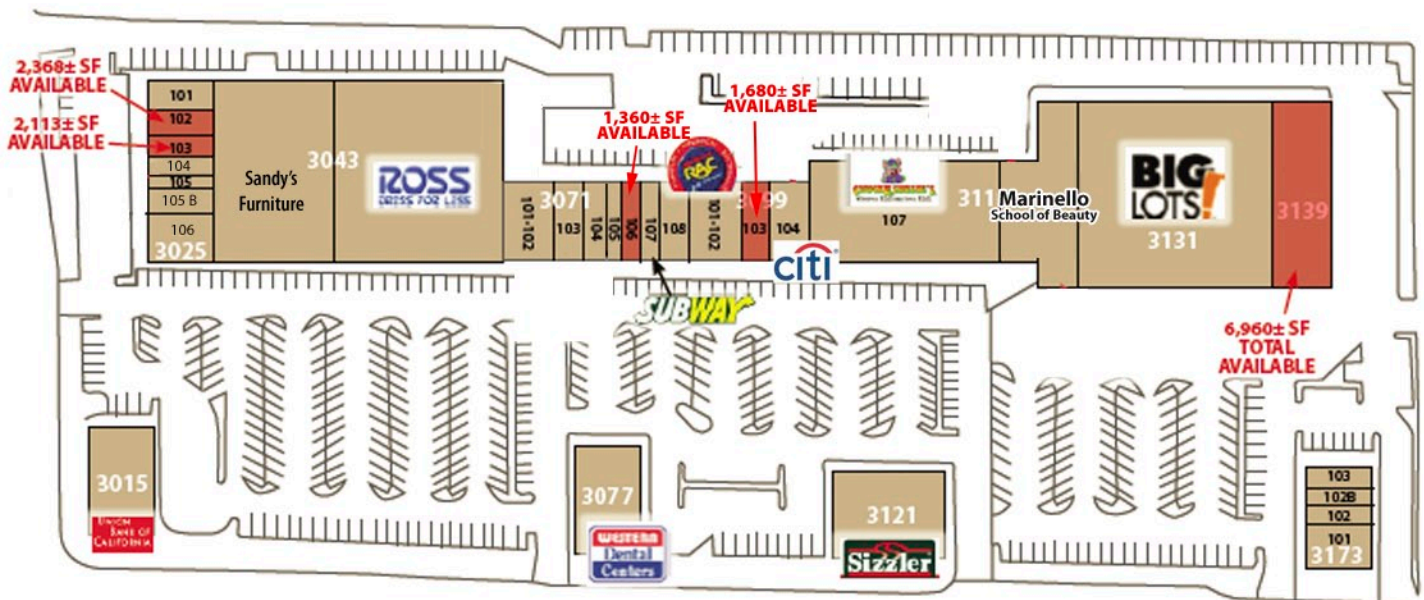
**TRAFFIC COUNTS:**

SHAW	48,760±
MARKS	<u>25,435±</u>
<b>TOTAL</b>	<b>74,195± Average Daily Traffic</b>

Source: Business Insight, City of Fresno Department of Traffic Engineering



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## 3015 WEST SHAW

Union Bank 6,500± SF

## 3025 WEST SHAW

101 Kar Wah Restaurant 1,810± SF  
**102 AVAILABLE 2,368± SF**  
**103 AVAILABLE 2,113± SF**  
 104 JK Cigarettes 1,110± SF  
 105 Alterations Studio 592± SF  
 105B Glamour Girl Jewelry 888± SF  
 106 Fashion Avenue 2,960± SF

## 3043 WEST SHAW

Sandy's Furniture 11,400± SF  
 Ross Dress For Less 36,800± SF

## 3071 WEST SHAW

101-102 Vail's Outlet 3,440± SF  
 103 Thai Day Spa 1,360± SF  
 104 Sunrise Health 1,560± SF  
 105 Cash 4 Gold 1,080± SF  
**106 AVAILABLE 1,360± SF**  
 107 Subway 1,400± SF  
 108 Sterling Cleaners 2,000± SF

## 3077 WEST SHAW

101 Western Dental Centers 5,900± SF  
 102 California Check Cashing 1,719± SF

## 3099 WEST SHAW

101-102 Rent-a-Center 3,374± SF  
**103 AVAILABLE 1,680± SF**  
**104 AVAILABLE 3,040± SF**

## 3117 WEST SHAW

107 Chuck E. Cheese 12,000± SF  
 108 Marinello School of Beauty 10,528± SF

## 3121 WEST SHAW

Sizzler 5,700± SF

## 3131 WEST SHAW

Big Lots 29,540± SF

## 3139 WEST SHAW

**AVAILABLE 6,960± SF**

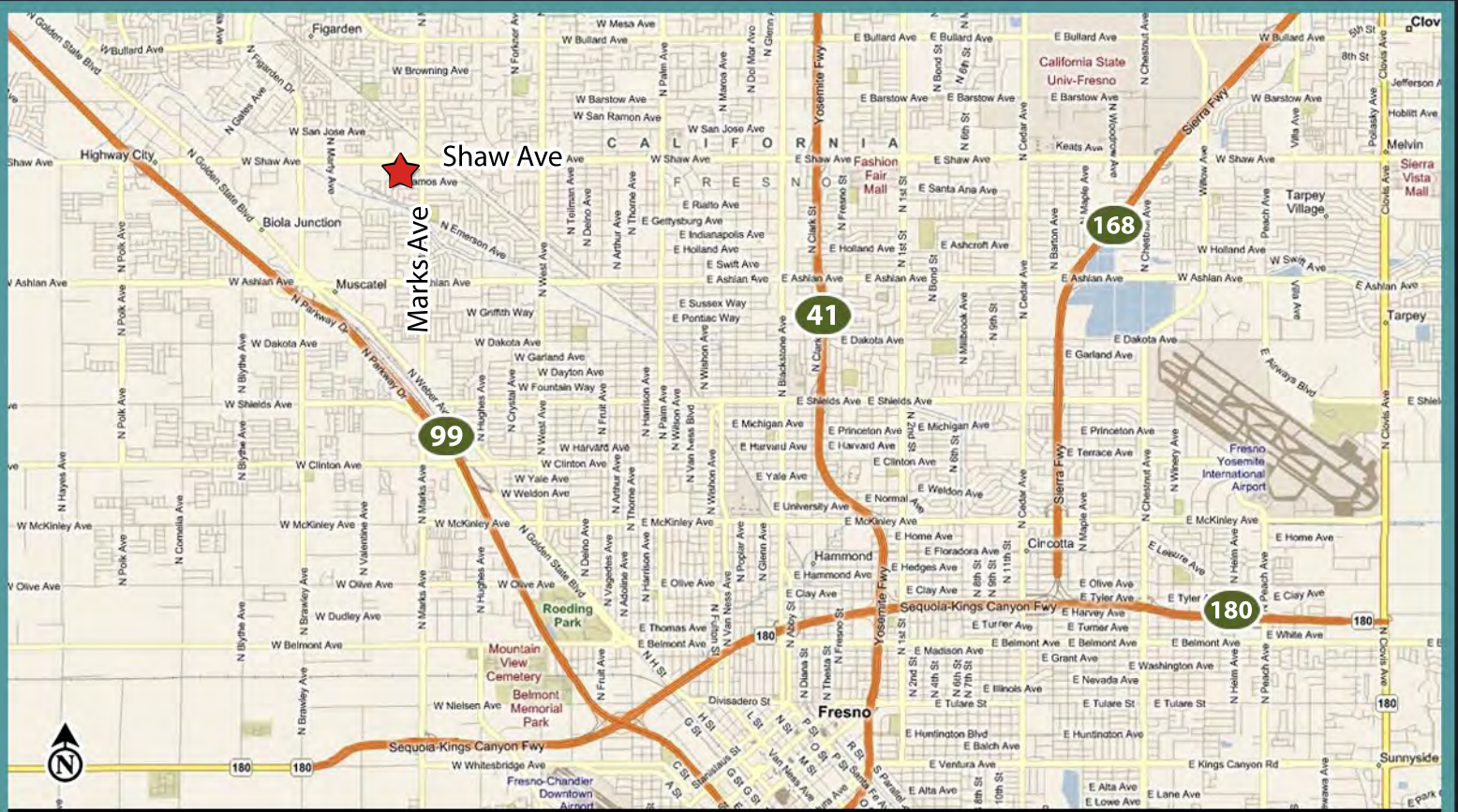
## 3173 WEST SHAW

101 Plaza Ventana 2,400± SF  
 102 Border Cantina 945± SF  
 102B & 103 Indian Restaurant 2,723± SF





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