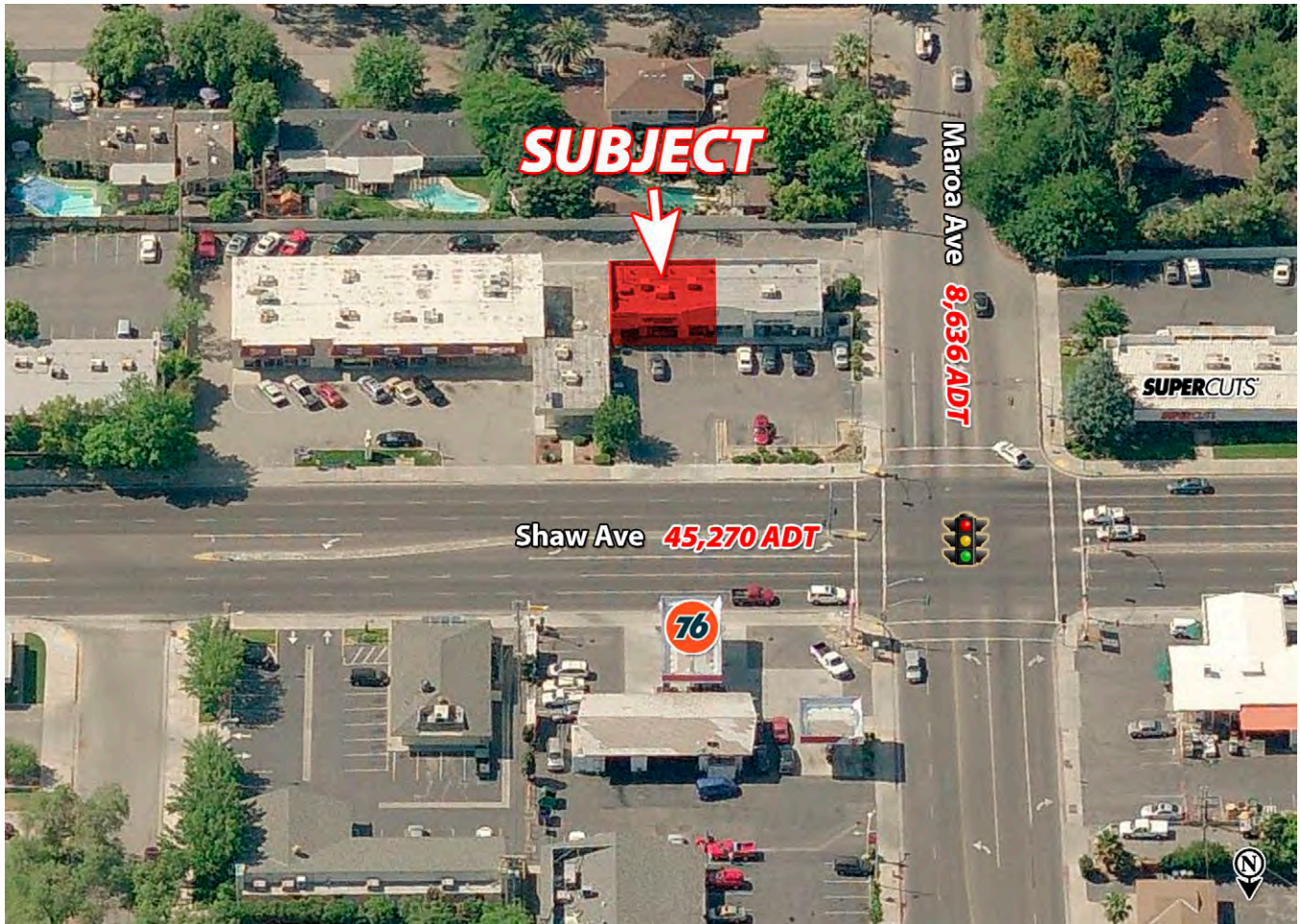


PRIME RETAIL CORRIDOR **SEC Shaw Ave & Maroa in Fresno, CA**



Prime Shaw Ave. Retail • High Traffic • Excellent Exposure
Fig Garden Village Shopping Center Area in North Fresno

385 W. Shaw Avenue
Fresno, CA 93704

For more information, please contact:

Michael Kennedy
559.447.6271
mkennedy@retailcalifornia.com
DRE Lic. # 01496337

PROPERTY FACT SHEET

Property Description

The subject property is a small retail strip located on the SEC of Shaw and Maroa Avenues in Fresno, Ca. The Property has very good access from both Shaw and Maroa, as well as great visibility from one of the busiest streets in Fresno. This is a great location for any type of retail business. The subject space is in good condition and is ready for occupancy.

Highlights

The intersection of Shaw and Maroa is surrounded by a strong mix of high end retail to the west in Fig Garden Village, service commercial and heavy retail to the east on Blackstone Avenue, professional office in both directions, and a mix of middle to high end residential in all directions. The project sits at one of the main entrances to the exclusive Old Fig residential community and sees great benefits from the high traffic of this very busy intersection.

Building Size: 2,520± SF

Available Space: 1,260 SF

Zoning: C-2, City of Fresno

2010 Demographics Source: Business Insight

	1 Mile	2 Mile	3 Mile
Total Population	9,467	63,913	159,468
Total Households	4,199	25,130	59,527
Avg HH Income	\$72,425	\$62,274	\$61,384
Total Daytime Pop	20,496	75,724	169,121

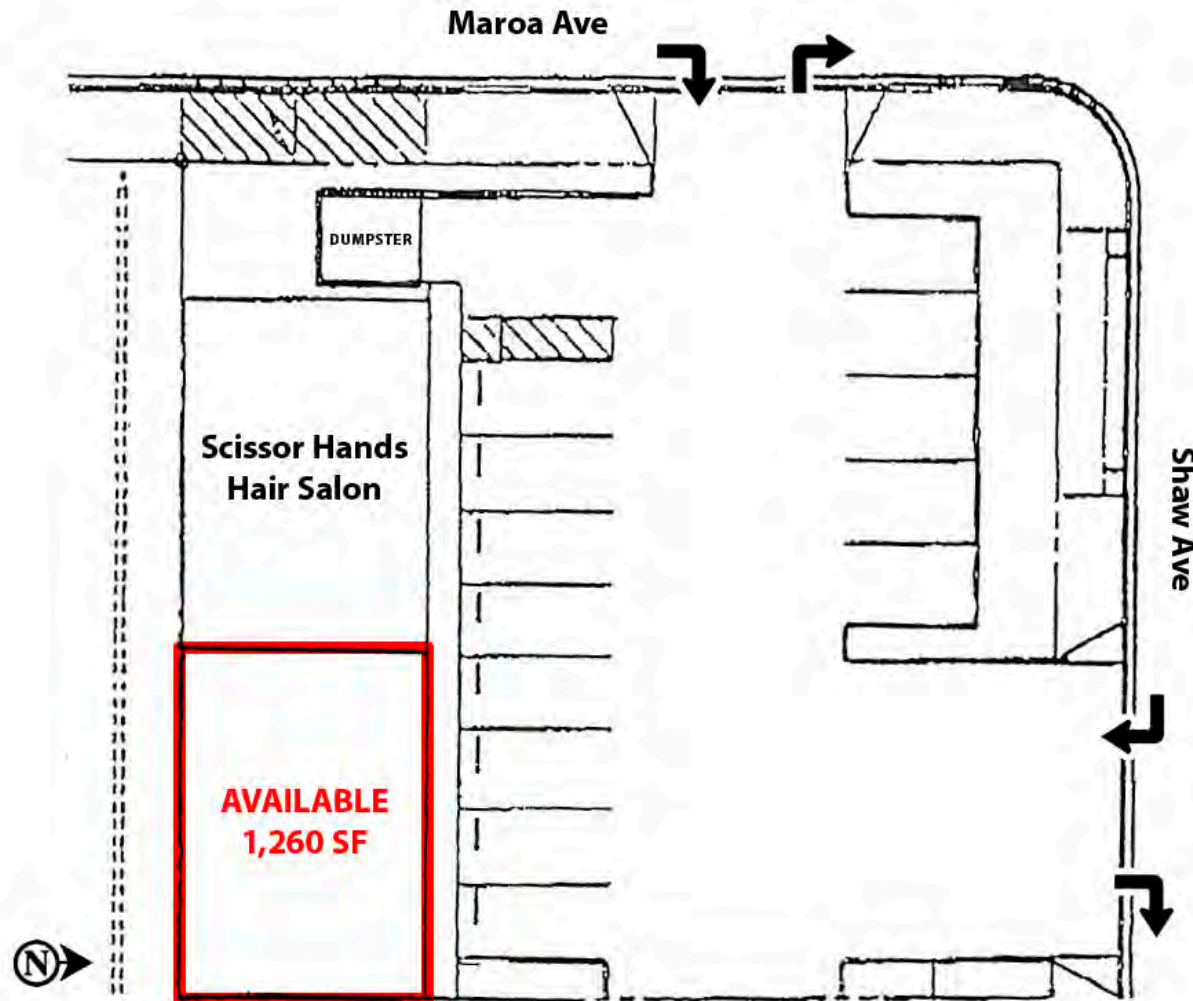
2011 Traffic Counts Source: City of Fresno

Shaw at Maroa:	45,270 ADT
<u>Maroa at Shaw:</u>	<u>8,636 ADT</u>
Total:	53,906 Average Daily Traffic

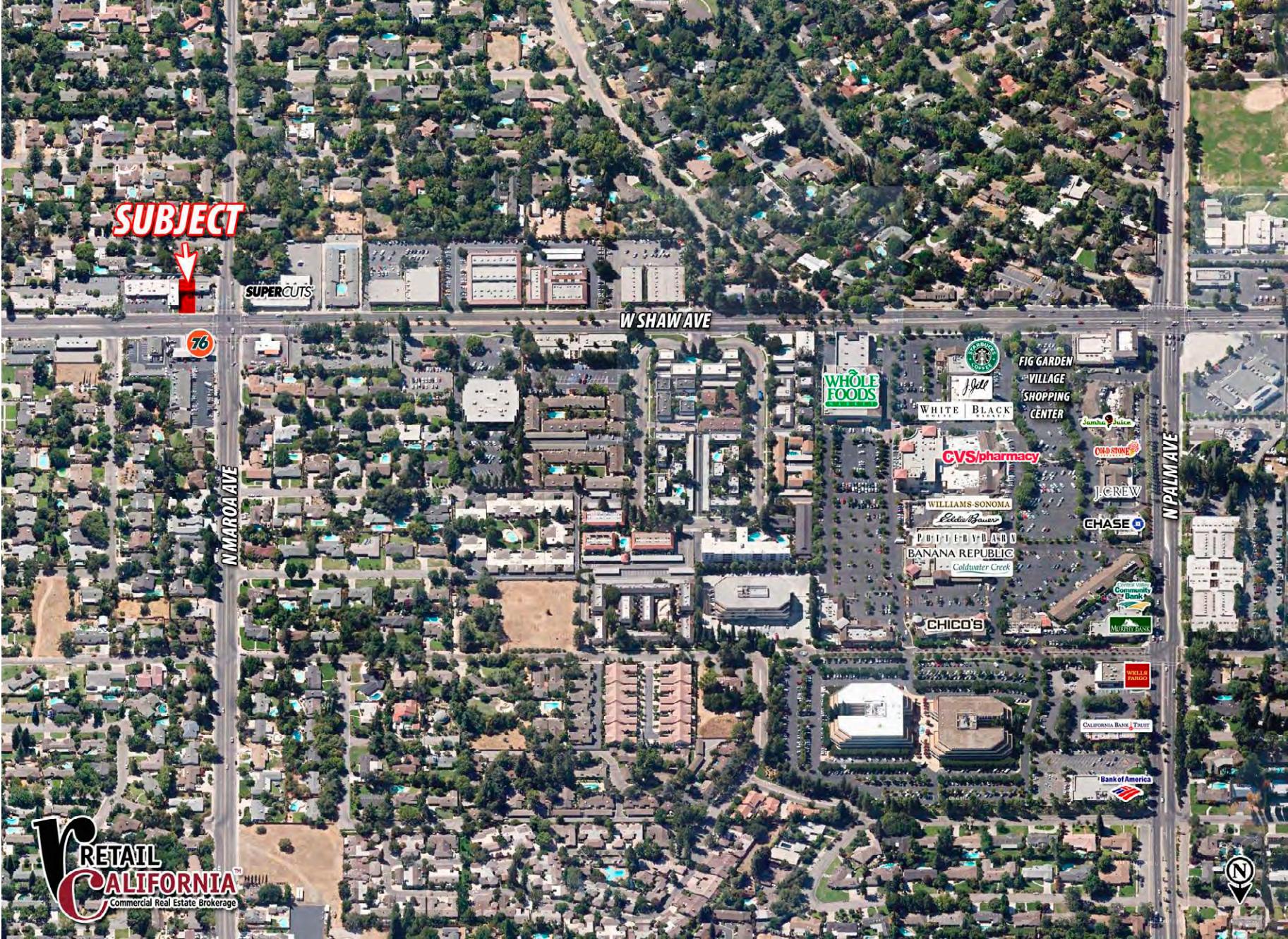


Site Plan

385 W. Shaw Avenue, Fresno, CA 93704



Proximity Aerial



Retail California Demographic Study Basic Updated Summary Report (%)

Prepared by: Retail California GIS



Shaw Ave & Maroa Ave Fresno, CA 93704

15 September 2011

Coordinates Longitude: -119.799450

Latitude: 36.808520

	1 MILE RING 3.14 SQ/MI	2 MILE RING 12.56 SQ/MI	3 MILE RING 28.27 SQ/MI
POPULATION			
1990 Total Population	9,676	57,121	143,340
2000 Total Population	9,547	59,541	150,439
2010 Total Population	9,467	63,913	159,468
2015 Total Population	9,601	66,850	163,799
% Population Change 1990-2000	-1.33%	4.24%	4.95%
% Population Change 2000-2010	-0.84%	7.34%	6.00%
% Population Change 2010-2015	1.42%	4.60%	2.72%
HOUSEHOLDS			
1990 Total Households	4,275	23,407	55,784
2000 Total Households	4,204	23,641	56,733
2010 Total Households	4,199	25,130	59,527
2015 Total Households	4,268	26,282	61,402
% Households Change 1990-2000	-1.66%	1.00%	1.70%
% Households Change 2000-2010	-0.12%	6.30%	4.92%
% Households Change 2010-2015	1.64%	4.58%	3.15%
2010 RACE			
% 2010 White Population	78.76%	66.80%	63.71%
% 2010 Black Population	3.73%	6.41%	6.96%
% 2010 American Indian/Alaska Native	0.72%	1.03%	1.04%
% 2010 Asian/Hawaiian/Pacific Islander	6.05%	8.77%	9.50%
% 2010 Other Population (Incl 2+ Races)	10.74%	16.99%	18.79%
% 2010 Hispanic Population	22.03%	32.36%	35.97%
% 2010 Non-Hispanic Population	77.97%	67.64%	64.03%
INCOME			
2010 Per Capita Income	\$32,123	\$24,486	\$22,914
2010 Median Household Income	\$45,783	\$39,659	\$40,228
2010 Average Household Income	\$72,425	\$62,274	\$61,384
% 2010 Household Income < \$10,000	6.33%	7.47%	7.73%
% 2010 Household Income \$10,000-\$14,999	6.41%	6.40%	6.23%
% 2010 Household Income \$15,000-\$19,999	6.38%	7.69%	7.27%
% 2010 Household Income \$20,000-\$24,999	5.95%	7.29%	7.29%
% 2010 Household Income \$25,000-\$29,999	7.29%	7.16%	6.69%
% 2010 Household Income \$30,000-\$34,999	6.45%	8.01%	8.03%

Retail California Demographic Study Basic Updated Summary Report (%)

Prepared by: Retail California GIS



Shaw Ave & Maroa Ave Fresno, CA 93704

15 September 2011

Coordinates Longitude: -119.799450
Latitude: 36.808520

	1 MILE RING 3.14 SQ/MI	2 MILE RING 12.56 SQ/MI	3 MILE RING 28.27 SQ/MI
% 2010 Household Income \$35,000-\$39,999	5.03%	6.41%	6.45%
% 2010 Household Income \$40,000-\$44,999	5.14%	6.76%	6.53%
% 2010 Household Income \$45,000-\$49,999	6.45%	6.64%	6.25%
% 2010 Household Income \$50,000-\$59,999	8.26%	8.76%	9.24%
% 2010 Household Income \$60,000-\$74,999	12.67%	10.37%	11.67%
% 2010 Household Income \$75,000-\$99,999	11.65%	8.95%	9.38%
% 2010 Household Income \$100,000-\$124,999	4.45%	3.24%	3.16%
% 2010 Household Income \$125,000-\$149,999	3.93%	2.15%	1.75%
% 2010 Household Income \$150,000-\$199,999	1.62%	1.35%	1.06%
% 2010 Household Income \$200,000-\$249,999	0.38%	0.36%	0.28%
% 2010 Household Income \$250,000-\$499,999	1.57%	0.97%	0.94%
% 2010 Household Income \$500,000+	0.02%	0.02%	0.03%
2010 Average Household Size	2.3	2.5	2.6
2010 Total Daytime Population	20,496	75,724	169,121
2010 Total Daytime Work Population	15,407	43,690	90,294