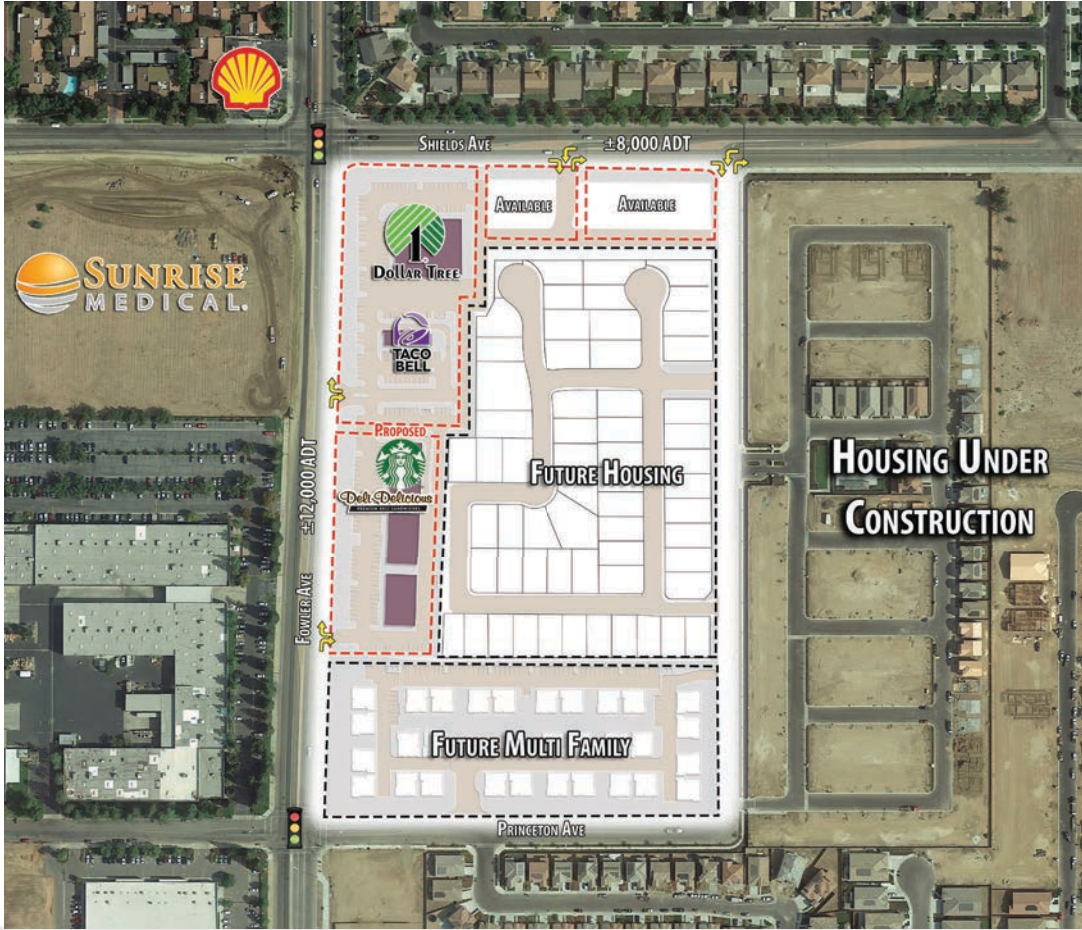


SEC SHIELDS AVE & FOWLER AVE COMING SOON | FRESNO, CA



Location: SEC Shields Ave & Fowler Ave
Fresno, California

Availability: Shops: ±2,300 SF
Pad Space Available - Refer to attached site plan

Pricing: Contact Broker for Pricing.

Demographics:

	1 Mile	2 Mile	3 Mile
2018 Est. Population	12,128	32,757	96,806
Avg HH Income	\$76,995	\$85,030	\$72,132
Daytime Population	5,817	11,074	31,472

Traffic Counts:

Fowler Ave	±12,000 ADT
Shields Ave	± 8,000 ADT
Total:	±20,000 ADT

(Source: REgisOnline, 2019)

- Property Highlights:**
- Trade area is underserved with retail.
 - Residential growth is strong. Over 1,600 homes planned or under construction in the trade area
 - Hwy 180 access 1.7 miles to the south.
 - New Construction.
 - Close proximity to office / industrial parks.



COMMERCIAL RETAIL ASSOCIATES

For further information, please contact:

Nathan Negri

Direct Line: 559/650.1317
nnegri@retailassociates.com

DRE License #01905421

Nathan Simpson

Direct Line: 559/650.1306
nsimpson@retailassociates.com

DRE License #02083153

Jon Cox

Direct Line: 559/650.1202
jcox@retailassociates.com

DRE License #01233044

PHONE 559/650.1300 FAX 559/650.1311

680 West Shaw Avenue, Suite 202 | Fresno, California 93704
www.RetailAssociates.com

All projections, opinions, assumptions or estimates are supplied for example only, and may not represent current or future performance of the property. Any and all information pertaining to location, demographics and the site plan is supplied by sources believed to be reliable. We do not guarantee the accuracy of information and make no warranty or representation thereto. All information is presented here with the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Commercial Retail Associates operates under the corporate Department of Real Estate License 01121565.



SEC SHIELDS AVE & FOWLER AVE COMING SOON | FRESNO, CA



For further information, please contact:

Nathan Negri

Direct Line: 559/650.1317

nnegri@retailassociates.com

DRE License #01905421

Nathan Simpson

Direct Line: 559/650.1306

nsimpson@retailassociates.com

DRE License #02083153

Jon Cox

Direct Line: 559/650.1202

jcox@retailassociates.com

DRE License #01233044

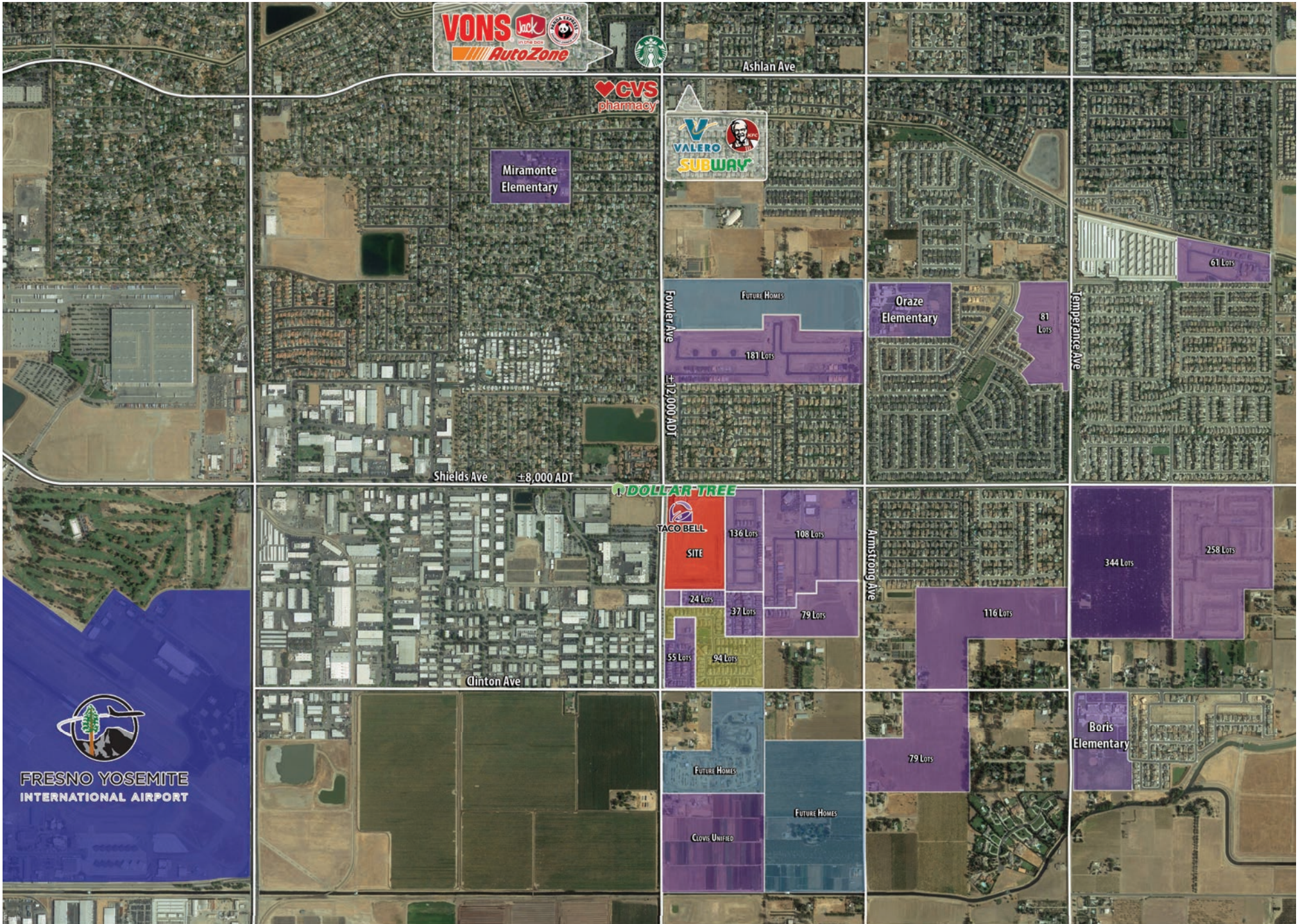


680 West Shaw Avenue, Suite 202 | Fresno, California 93704
www.RetailAssociates.com

All projections, opinions, assumptions or estimates are supplied for example only, and may not represent current or future performance of the property. Any and all information pertaining to location, demographics and the site plan is supplied by sources believed to be reliable. We do not guarantee the accuracy of information and make no warranty or representation thereto. All information is presented here with the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Commercial Retail Associates operates under the corporate Department of Real Estate License 01121565.



SEC SHIELDS AVE & FOWLER AVE COMING SOON | FRESNO, CA



FRESNO YOSEMITE
INTERNATIONAL AIRPORT