

Price Reduction!

12 Months No Rent!

Colliers

Available: $\pm 10,300$ SF

Shaw Avenue
($\pm 41,671$ ADT)

Blackstone Avenue ($\pm 64,822$ ADT)

For Lease Shopping Center

$\pm 10,300$ SF
Available

Zack Kaufman
559 256 2448
zack.kaufman@colliers.com
License No. 01902869

Brandon Takemoto
559 221 1278
brandon.takemoto@colliers.com
License No. 02208100

Ted Fellner
559 256 2435
ted.fellner@colliers.com
License No. 00977465

7485 N. Palm Avenue, #110
Fresno, CA 93711
P: +1 559 221 1271
F: +1 559 222 8744
www.colliers.com/fresno

Shawstone Shopping Center

SWC Shaw and Blackstone Avenues
Fresno, California

Property Features

- **Busy Shaw/Blackstone Avenue Intersection**
($\pm 106,000$ cars per day)
- **Close Proximity to Highway 41**
- **National Tenant Mix**
- **Ample Parking, Easy Access**
- **Move In Ready**

DXL
BIG + TALL

T-Mobile
LENSCRAFTERS

This document/email has been prepared by Colliers for advertising and general information only. Colliers 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 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 and /or its licensor(s). © 2025. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers Tingey International, Inc.

For Lease | Shawstone Shopping Center

Property Summary

Available: 4931 N. Blackstone - ±10,300 SF

Lease Rate: \$0.80 PSF, NNN

Lease Incentive: 12 months no rent

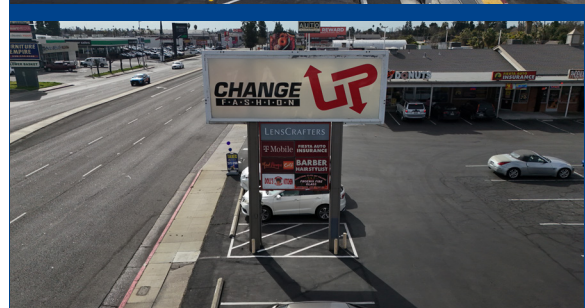
Zoning: CMX (Corridor/Center Mixed Use)

Placer AI Stats: T-Mobile: 90% Nationwide DXL: 84% Nationwide

Customer Demographics:

	Population	Avg. HH Income	Daytime Population
1 Mile:	14,586	\$98,958	24,148
2 Miles:	69,979	\$90,475	80,274
3 Miles:	152,662	\$85,272	196,318
4 Miles:	265,804	\$88,847	301,875
5 Miles:	390,228	\$90,061	454,463

Customer Traffic: Approximately 81,000 cars per day in intersection

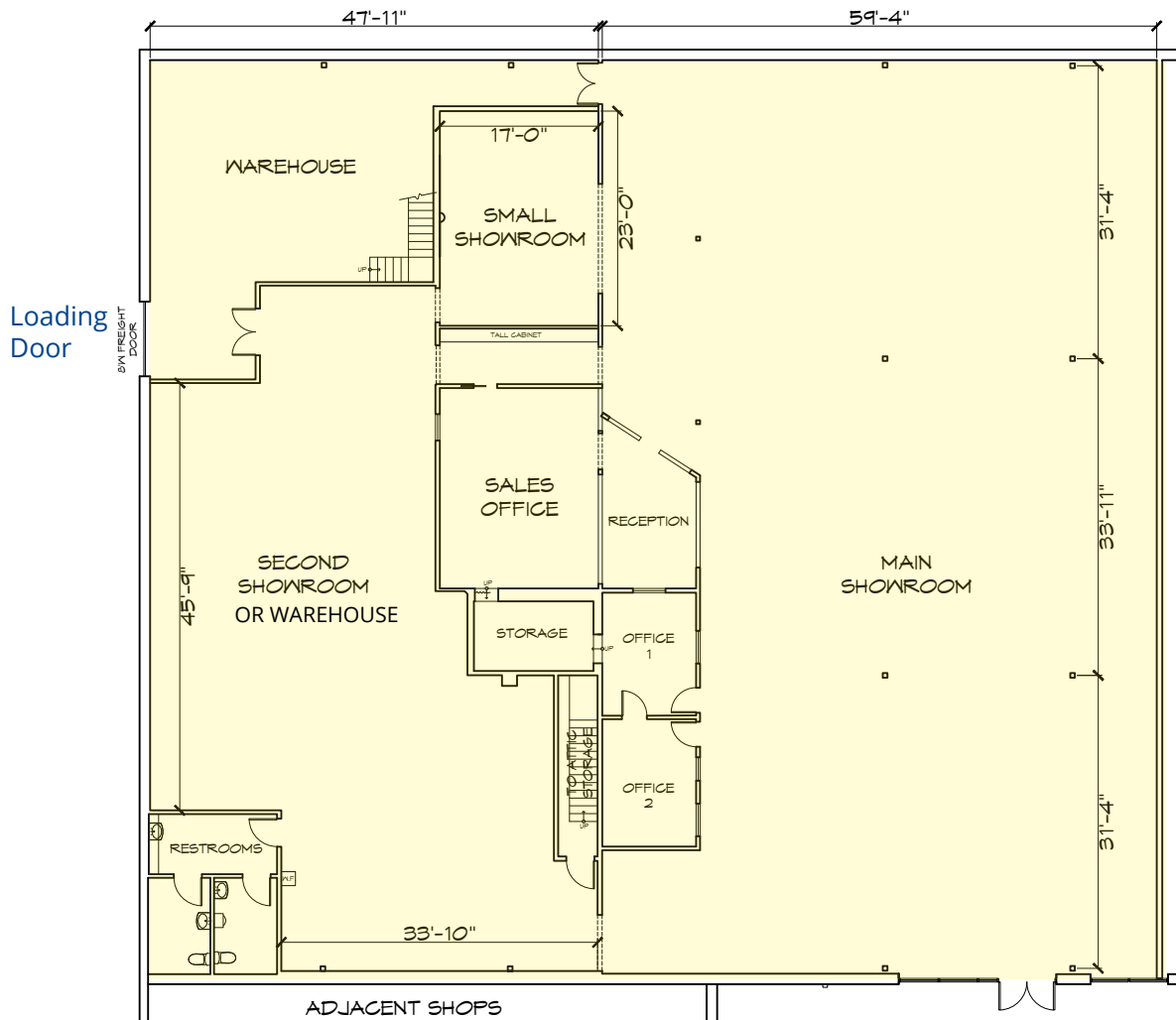


This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers 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 and/or its licensor(s). © 2025. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers Tingey International, Inc.



For Lease | Shawstone Shopping Center

Floor Plan



Approximately 10,300 SF

Contact Us:

Zack Kaufman
559 256 2448
zack.kaufman@colliers.com
License No. 01902869

Ted Fellner
559 256 2435
ted.fellner@colliers.com
License No. 00977465

Colliers
7485 N. Palm Avenue, #110
Fresno, CA 93711
P: +1 559 221 1271
F: +1 559 222 8744
www.colliers.com/fresno

Brandon Takemoto
559 221 1278
brandon.takemoto@colliers.com
License No. 02208100



This document/email has been prepared by Colliers for advertising and general information only. Colliers 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 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 and /or its licensor(s). © 2025. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers Tingey International, Inc.