



FOR LEASE

Peppertree Plaza

SEC Shaw & Marks Avenues | Fresno, CA
Retail or Office Space Available

CONTACT US

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

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

Peppertree Plaza



Property and Lease Overview

Location: Peppertree Plaza
Shaw and Marks Avenue, Fresno, CA

Availability:

SUITE	SF	RATE (PSF)
2745-116	1,406	\$1.15 PSF, plus NNN
2745-124	1,500	\$1.15 PSF, plus NNN
2767-114	1,800	\$1.15 PSF, plus NNN
2785-107	2,000	\$1.15 PSF, plus NNN

Property Features:

- Tenant improvement allowance available
- Excellent visibility and access at high-traffic Shaw/Marks intersection
- Signage on both Shaw and Marks Avenues
- Surrounded by major national retailers

Customer Demographics (Source: Esri, 2025)

	1 Mile	3 Miles	5 Miles
Population	19,163	146,250	298,027
2030 Projected Population	19,042	146,267	298,730
Estimated Households	7,194	51,704	105,203
2030 Projected Households	7,258	52,403	106,764
Average Household Income	\$88,464	\$102,365	\$94,863
2030 Avg. Household Income	\$94,134	\$111,191	\$103,741
Median Age	35.9	35.6	34.9
Daytime Population	21,103	130,329	315,268

Co-Tenants:



Peppertree Plaza



Suite	Tenant
2745-103	Ocean Dental Group
2745-110	Barbershop
2745-111	Loaded Bases
2745-114	Valley Tax Group
2745-116	AVAILABLE 1,406 SF
2745-120	Fast Sign's USA
2745-123	Sun City Tan
2745-124	AVAILABLE 1,500 SF
2745-126	Mika's Japanese Restaurant
2765	Outback Steakhouse
2767-106/110	Pijja Paradise
2767-114	AVAILABLE 1,800 SF
2767-117	Araz Bakery
2767-120	Artistic Nails & Spa
2767-108	In Love Flower Shop
2767-126	Punjab Jewelers & Fabrics
2767-130	Marian's Mexican Restaurant
2785-101	Yin & Yang Massage
2785-103	Jibe Staffing
2785-107	AVAILABLE 2,000 SF
2787-101	State Bank of India
2787-106	Amini Restoration & Tailoring
2787-110	Deli Delicious



Tenant List

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.

COSTCO
WHOLESALE

Walmart
Supercenter

**Office
DEPOT**



Smart & Final.

DICK'S
SPORTING GOODS

**BOOT
BARN**



**MATTRESS
FIRM**



**Fresno Police
Department**



Sizzler



ROSS
DRESS FOR LESS

us bank



±72,400 CPD



N MARKS AVE

W SHAW AVE



OUTBACK
STEAKHOUSE®



FASTSIGNS



Peppertree Plaza



Peppertree Plaza



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

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

Colliers
7485 N. Palm Avenue, Suite 110
Fresno, California 93711
559 221 1271
www.colliers.com/fresno



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.