



SIZE

83,414 square feet

DEMOGRAPHICS

1 mile	3 mile	5 mile
Population		
18,947	148,504	280,505
Households		
6,961	50,692	96,498
Median HH Income (\$)		
64,584	71,947	67,740

MAJOR TENANT(S)

Food Maxx
Work World
Little Caesars



LOCATION

3209-3241 West Shaw Avenue | Fresno, CA 93711

PROPERTY HIGHLIGHTS

- Anchored by Food Maxx
- National tenants include Work World, Little Caesars and Boost Mobile
- Located in Fresno, the fifth largest city in the state, with a population exceeding 148,500 in a three-mile radius
- The center is located on West Shaw Avenue, which benefits from 40,100+ vehicles per day

LEASING CONTACT

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MORE INFO

www.phillipsedison.com



PHILLIPS EDISON & COMPANY®

WEST ACRES SHOPPING CENTER

3209-3241 West Shaw Avenue | Fresno, CA 93711

SPACE	TENANT	SQ. FT.
Shad1	McDonald's	
Shad2	Drexel Heritage	
Shad3	Bixmore Broadway Group	
Shad4	Carpeteria	
Shad5	America's Tire	
Shad6	Leslie's Pool Supplies	
I01	Little Caesars	1,240 SF
I03	New India Sweets & Spices	4,950 SF
I05	Rhapsody's Restaurant	2,016 SF
I08	Hon's Chinese Restaurant	1,500 SF
I09	COMING AVAILABLE	840 SF
I10A	Mega Food & Spirits	2,400 SF
I10B	Laundryday	1,960 SF
I12	Nail Glamour	1,050 SF
I14	Atlas Health Care	1,880 SF
I15	Boost Mobile	1,750 SF
I18	Work World	7,528 SF
I24	Best Cuts	1,220 SF
3241	Food Maxx	55,080 SF
TOTAL SQ. FT.		83,414

SITE LEGEND

 Available	 Occupied
 Leased (not occupied)	 Owned by Others
 Site Boundary	



WEST ACRES SHOPPING CENTER

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Demographic Summary Report

1990 - 2000 Census, 2023 Estimates & 2028 Projections

Calculated using TAS Retrieval Retrieval

Apr 17, 2024



Latitude: 36.806704

Longitude: -119.85015

West Acres Shopping Center Fresno, CA		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	Q4 2023 Estimated Population	18,947	148,504	280,505
	2028 Projected Population	19,467	154,014	291,946
	2010 Census Population	17,106	136,705	255,797
	2000 Census Population	15,587	118,581	226,922
	1990 Census Population	14,131	90,975	188,433
	Historical Annual Growth 1990 to 2000	0.99%	2.69%	1.88%
	Historical Annual Growth 2000 to 2010	0.93%	1.43%	1.21%
	Estimated Annual Growth 2010 to 2023	0.75%	0.60%	0.67%
	Projected Annual Growth 2023 to 2028	0.54%	0.73%	0.80%
	Median Age	34.9	35.9	35.8
Households	Q4 2023 Estimated Households	6,961	50,692	96,498
	2028 Projected Households	7,150	52,452	100,062
	2010 Census Households	6,307	47,227	89,117
	2000 Census Households	5,856	42,441	82,136
	1990 Census Households	5,213	33,938	70,901
	Historical Annual Growth 1990 to 2000	1.17%	2.26%	1.48%
	Historical Annual Growth 2000 to 2010	0.74%	1.07%	0.82%
	Estimated Annual Growth 2010 to 2023	0.72%	0.52%	0.58%
	Projected Annual Growth 2023 to 2028	0.54%	0.69%	0.73%
	Population per Household	2.70	2.92	2.89
Population by Race	White	27.8%	29.7%	29.1%
	Black or African American	8.4%	7.7%	6.8%
	Asian & Pacific Islander	9.7%	10.7%	10.9%
	Other Races	6.5%	4.8%	4.8%
	Hispanic Population	47.6%	47.1%	48.4%
Income	Average Household Income	\$79,233	\$98,259	\$91,275
	Median Household Income	\$64,584	\$71,947	\$67,740
	Per Capita Income	\$29,315	\$33,672	\$31,548
Education (Age 25+)	Elementary	5.1%	6.4%	7.1%
	Some High School	10.9%	10.0%	9.4%
	High School Graduate	23.0%	21.7%	22.5%
	Some College	25.2%	26.0%	25.5%
	Associates Degree Only	11.7%	9.8%	9.7%
	Bachelors Degree Only	16.8%	16.7%	17.0%
	Graduate Degree	7.2%	9.4%	8.7%
Business	Number of Businesses	1,126	6,097	14,617
	Total Number of Employees	6,767	37,627	105,568
	Employees per Business	6.01	6.17	7.22
	Residential Population per Business	16.83	24.36	19.19

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