

OFFICE FOR LEASE

HIGH EXPOSURE PROFESSIONAL OFFICE COMPLEX W/ PARKING

1535 E Shaw Ave, Fresno, CA 93710



Lease Rate

**\$1.00 - 1.10
SF/MONTH**

OFFERING SUMMARY

Building Size: 8,504 SF
Available SF: 1,020 - 3,132 SF
Lot Size: 0.84 Acres
Zoning: CP (Professional Office)
Market: Shaw Office Market
Submarket: East Shaw Submarket
Cross Streets: Shaw Ave & Millbrook Ave
APN: 427-390-030

PROPERTY HIGHLIGHTS

- Multiple Suites: ± 1020 , ± 3132 , Or ± 4152 SF Available
- Private Offices, Open Rooms, Multiple Entrance Points
- Conveniently Located Off Shaw Ave Between CA-41 and CA-168
- Parking On All Sides Of Building on ± 0.84 Acres
- Well-Known Freestanding Office Building @ Entrance
- Excellent Presence Surrounded with Quality Tenants
- Energy Efficient Improvements - Low Cost Bulk Rate Utilities
- Densely Populated Trade Area Equidistant to S. Fresno & Clovis
- Convenient Location Between CA-41, and CA-168
- Excellent Shaw/Cedar Presence Surrounded with Quality Tenants
- Great Access & Visibility w/ Unmatched Level of Consumer Traffic
- Located Near Professional Offices, Banks, Restaurants & Shopping
- Private Rear Parking Lot w/ Ample Spaces
- Shaw Avenue Signage Exposure
- Many Energy Upgrades & Assisted By Solar

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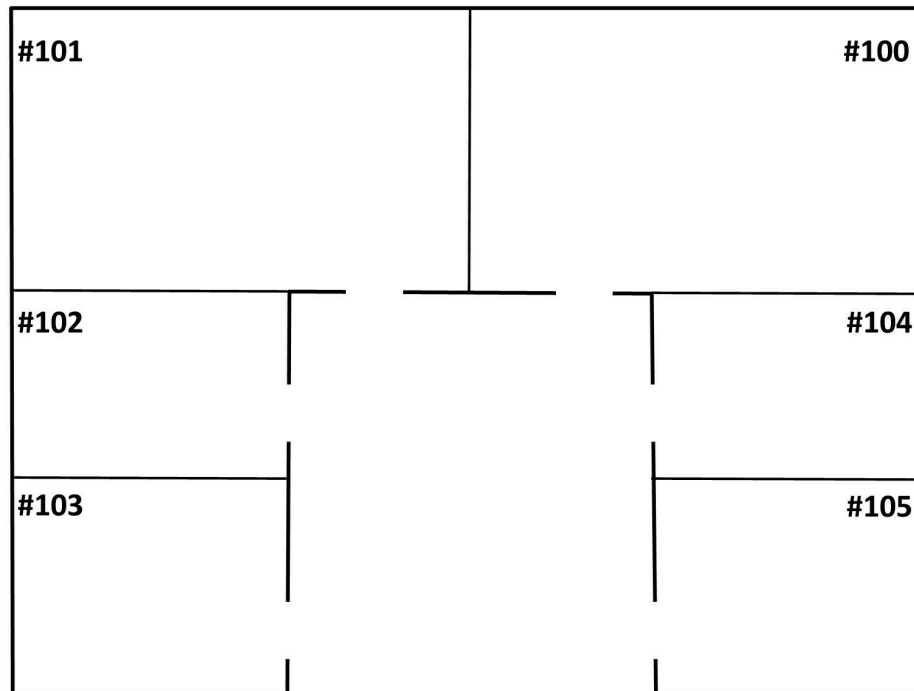
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Fresno, CA 93711

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PROPERTY DESCRIPTION

Freestanding Office building with ± 1020 , ± 3132 , or ± 4152 SF available. Conveniently located with high exposure off Shaw Avenue and ample rear parking. Suite #100 is $\pm 3,132$ SF consisting of an open reception area, (4) private offices, open bull pen, (2) private restrooms and a breakroom. Suite #102 is $\pm 1,020$ SF consisting of an open bull pen area/training room, (2) private offices, and ample storage. Building has many energy upgrades, including being assisted by solar. Additional tenant improvements are available.

LOCATION DESCRIPTION

Property is located off of E Shaw Avenue near California State University, Fresno. Building is located north of Santa Ana Avenue, east of N Millbrook Avenue, south of E Shaw Avenue and west of N Cedar Avenue. Strategically positioned on a highly traveled road in the vibrant city of Fresno, California, this office building enjoys prime visibility and accessibility, making it a focal point for professionals and clients alike. Surrounded by a dynamic urban landscape, the location offers not only the convenience of proximity to major transportation routes but also ensures exposure to a diverse demographic of potential business connections. With a bustling atmosphere and easy access to amenities, this office building stands as a prominent address for businesses seeking a strategic and dynamic location in Fresno.

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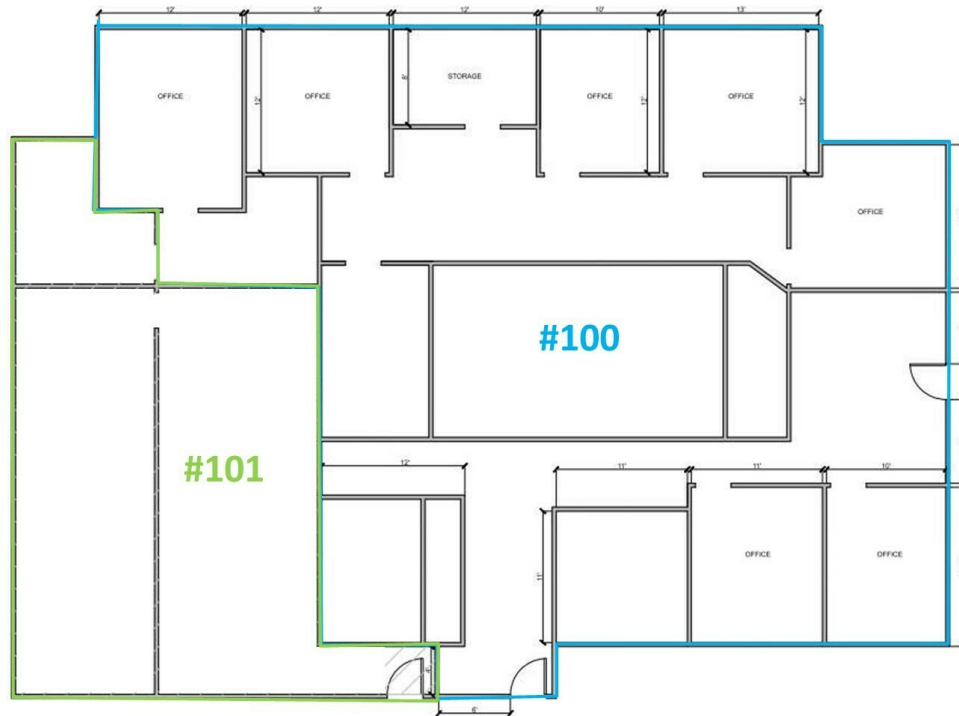
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AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Suite #100	Available	3,132 SF	Modified Gross	\$1.00 SF/month
Suite #102	Available	1,020 SF	Modified Gross	\$1.10 SF/month
Suite #103	Available	1,020 SF	Modified Gross	\$1.10 SF/month

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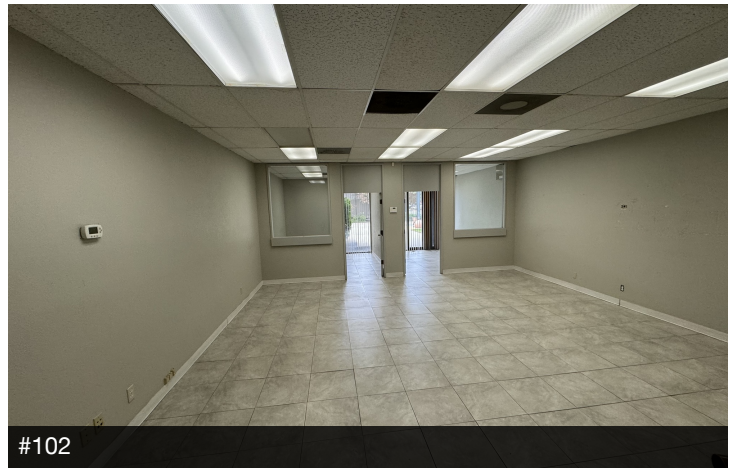
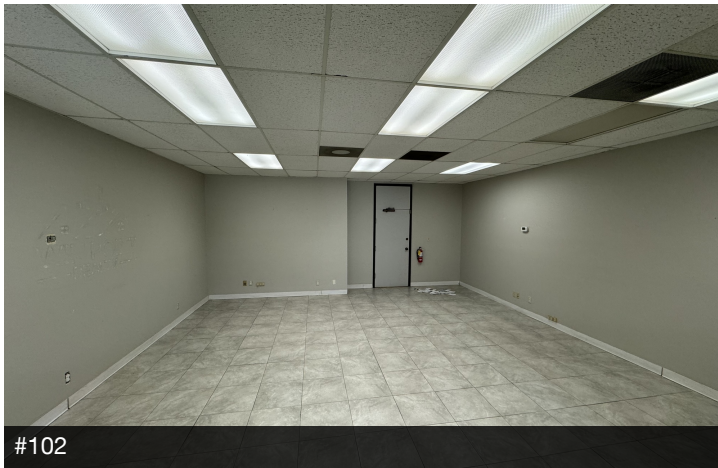
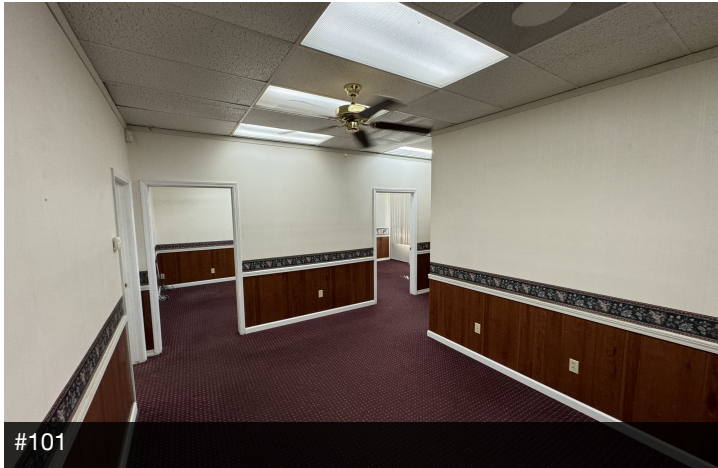
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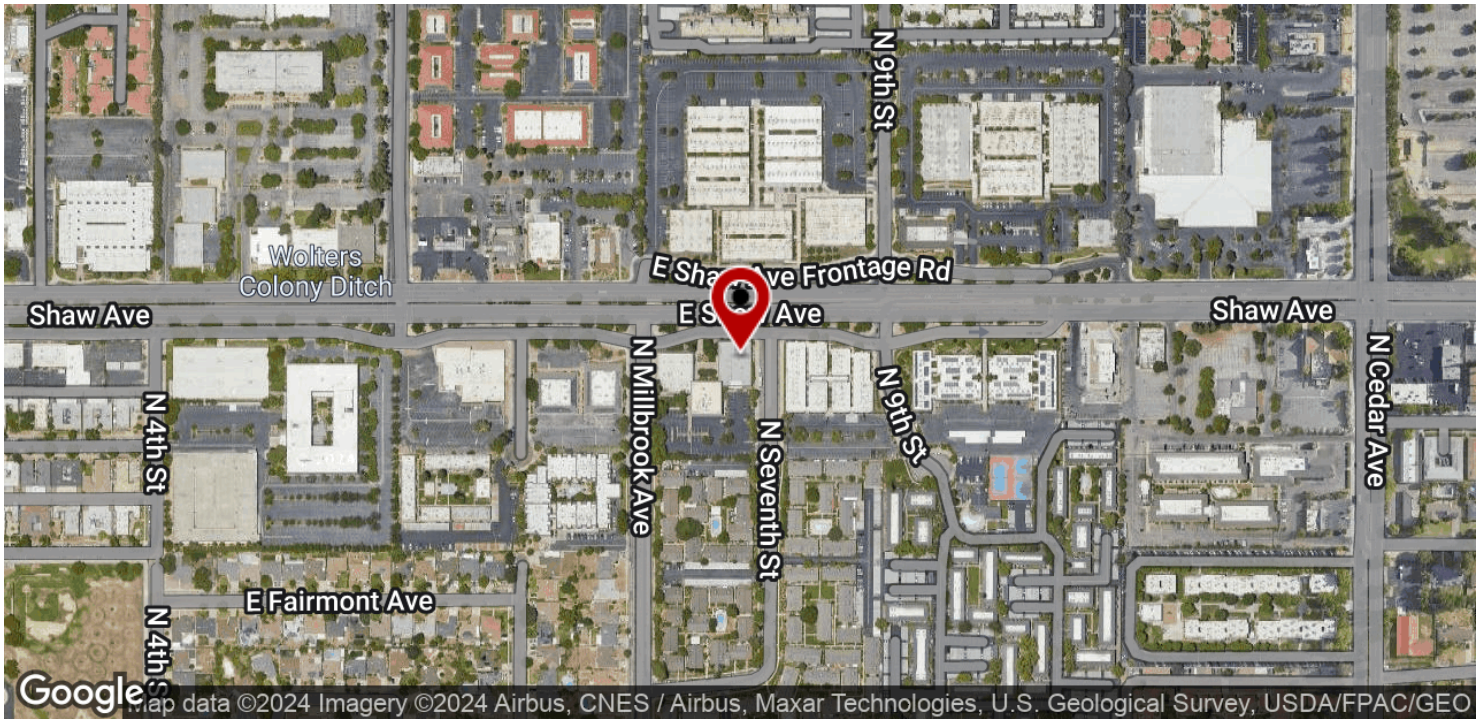
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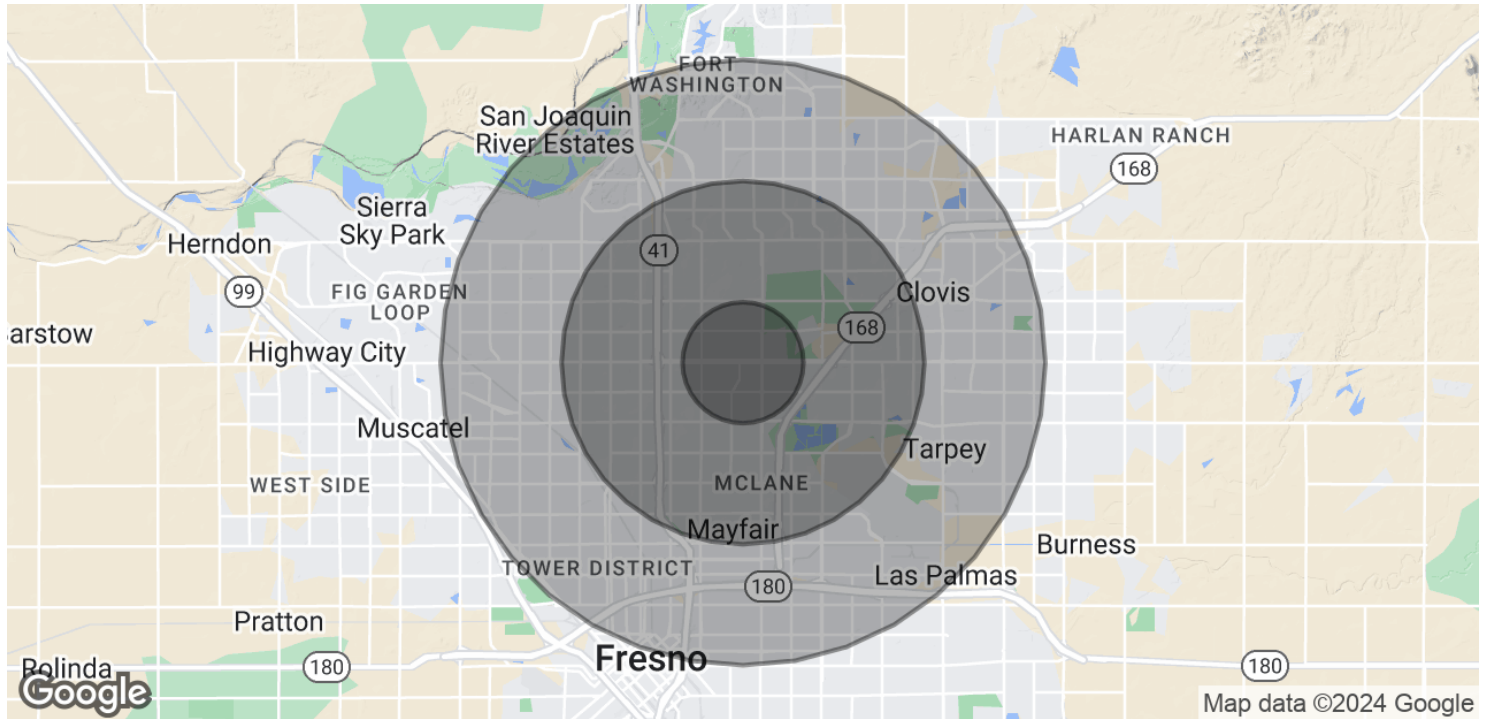
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	21,180	155,396	395,417
Average Age	28.2	33.3	34.1
Average Age (Male)	29.6	32.2	32.9
Average Age (Female)	28.4	34.8	35.7
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	8,044	58,744	146,470
# of Persons per HH	2.6	2.6	2.7
Average HH Income	\$44,793	\$61,410	\$71,455
Average House Value	\$197,705	\$198,767	\$236,764
ETHNICITY (%)	1 MILE	3 MILES	5 MILES
Hispanic	43.2%	45.4%	46.8%

* Demographic data derived from 2020 ACS - US Census

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