

## OFFICE FOR LEASE

### MULTIPLE OFFICE SPACES AVAILABLE ON SHAW AVE

1265 W Shaw Avenue, Fresno, CA 93711



#### OFFERING SUMMARY

<b>AVAILABLE SF:</b>	115 - 273 SF
<b>LEASE RATE:</b>	Suite #108: \$1.30/SF + \$0.25/SF Utilities Executive Suites: \$550-750 per month (Full Service)
<b>LOT SIZE:</b>	0.54 Acres
<b>BUILDING SIZE:</b>	6,917 SF
<b>ZONING:</b>	RP (Residential and Professional Office – City of Fresno)
<b>MARKET:</b>	Shaw Medical Office Center
<b>SUBMARKET:</b>	West Shaw Submarket

#### PROPERTY HIGHLIGHTS

- Full 5% To Tenant Broker + Free Rent w/ Qualified 3+ Yr Lease
- ±115 - 273 SF Available - Move-In Ready Space
- Full-Service Executive Suites: Includes Utilities
- Well-Known Freestanding Office Building + Parking
- Private Offices, Open Rooms, Multiple Entrance Points
- Fenced with Electric Gates | Outdoor Restrooms
- Huge Daytime Population Base (±354,739 within 5 Miles)
- Economical Spaces | Move-In Ready | New Finishes
- Convenient Location Between CA-99 and CA-41

**KW COMMERCIAL**  
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#### PROPERTY OVERVIEW

±115 - 273 SF of professional or medical office space available located off Shaw Ave. All units are executive suites ranging from ±115 SF - 231 SF. The executive suites are a full-service lease rate which includes all utilities, common area maintenance, trash, and all NNN expenses. High-traffic intersection near Shaw Ave retail corridor with many national and local retailers in close proximity. On site private parking lot for various uses (ie. attorney practice, medical uses, professional office, and more). Easy access, abundant parking, and direct signage/exposure to Shaw Ave.

#### LOCATION OVERVIEW

Attractive freestanding office building located within the ±4.08 Acre manicured grounds and lush landscaped 51,689 SF West Shaw Office Complex between Palm and Fruit Avenues just south of Barstow Avenue and North of Gettysburg Avenue. Location provides easy access to Highway 41 and 99 on/off ramps and to several nearby retail amenities.



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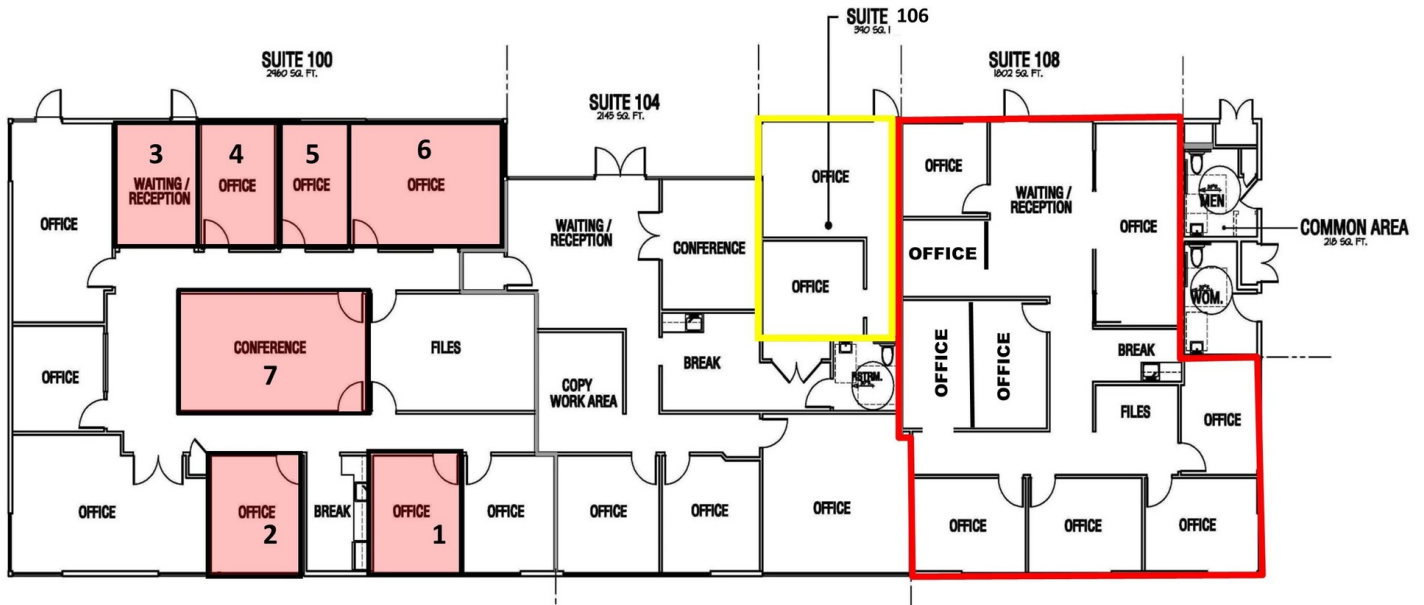
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SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM
Executive Suite 1	Office Building	\$575 per month	Full Service	124 SF	Negotiable
Executive Suite 2	Office Building	\$600 per month	Full Service	132 SF	Negotiable
Executive Suite 4	Office Building	\$550 per month	Full Service	115 SF	Negotiable
Executive Suite 5	Office Building	\$550 per month	Full Service	115 SF	Negotiable
Executive Suite 6	Office Building	\$750 per month	Full Service	231 SF	Negotiable
Executive Suite 7	Office Building	\$750 per month	Full Service	273 SF	Negotiable

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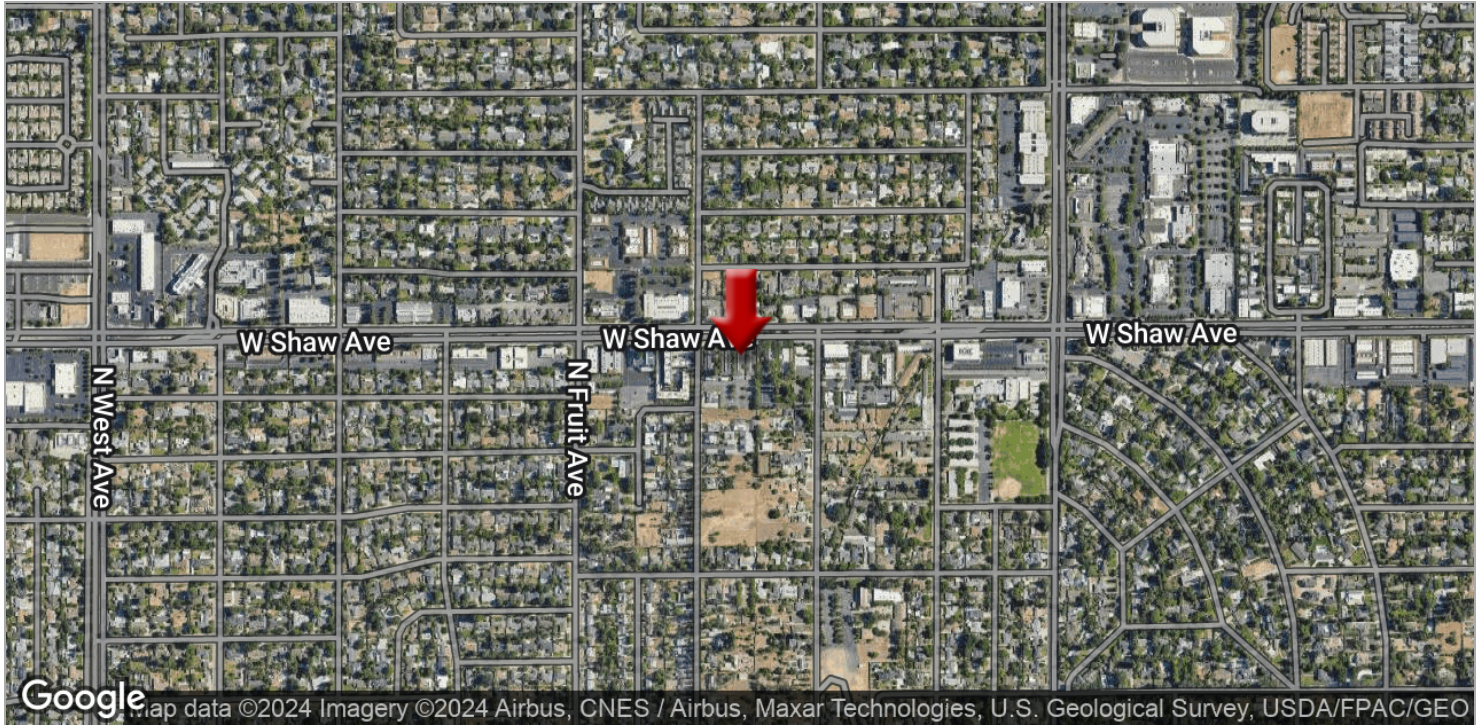
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	11,469	148,970	354,739
Median age	42.9	36.2	33.8
Median age (male)	40.2	35.5	32.9
Median age (Female)	46.9	37.8	35.0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	4,693	57,209	130,345
# of persons per HH	2.4	2.6	2.7
Average HH income	\$115,170	\$71,658	\$68,840
Average house value	\$437,558	\$257,206	\$249,170
ETHNICITY (%)	1 MILE	3 MILES	5 MILES
Hispanic	28.9%	45.0%	48.4%
RACE (%)	1 MILE	3 MILES	5 MILES
White	75.3%	62.0%	58.5%
Black	2.7%	7.4%	7.0%
Asian	4.9%	8.3%	10.3%
Hawaiian	0.0%	0.1%	0.1%
American Indian	1.1%	1.2%	1.2%
Other	6.2%	11.8%	13.3%

\* Demographic data derived from 2020 ACS - US Census

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