

OFFICE FOR LEASE

±936 - 2,084 SF OF PROFESSIONAL OFFICE SPACE OFF SHAW AVE

2503 West Shaw Ave, Fresno, CA 93711



Lease Rate

**\$1.15
SF/MONTH**

OFFERING SUMMARY

Building Size: 5,040 SF
Available SF: 936 - 2,084 SF
Suite #: #102 & #103
Lot Size: 19,602 SF
Zoning: CP
Market: N Van Ness Extension
Submarket: West Shaw Financial Park
Cross Streets: Shaw & West Ave
APN: 424-580-24

PROPERTY HIGHLIGHTS

- \$20 Per SF Tenant Improvement Allowance Available
- On Shaw Off Of Van Ness Extension | Clean Complex
- Private Offices + Open Reception + Private Restrooms
- Well-Known Freestanding Office Building @ Entrance
- Private Offices, Open Room, Breakroom
- Beautiful Exterior Courtyard - Mature Landscaping
- Close Proximity to Traffic Generators
- Ample Private Parking Lot on all sides of the Building
- Convenient Location Between CA-99 and CA-41
- Busy & Established Corridor w/ Retail Growth
- Excellent Shaw Presence Surrounded with Quality Tenants
- Located Near Professional Offices, Banks, Restaurants & Shopping

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PROPERTY DESCRIPTION

±936 - 2,084 SF space available: Professional office space located off Shaw Ave. Suite 102 of ±936 SF offers (3) private offices, open reception/waiting area, & private restroom. Suite 103 of ±1,148 SF offers (2) large private offices, open reception/waiting area, storage room, kitchen and 1 private restroom. The building is located off of beautiful N Van Ness Extension and sits within the West Shaw Financial Park between Marks Avenue and Van Ness Extension. All units have access to nice restrooms, signage, and abundant parking.

LOCATION DESCRIPTION

This office space is located in northwest Fresno right off of beautiful Van Ness Extension just south of Shaw between Marks Avenue and N Van Ness Blvd.

Fresno is a major city in the San Joaquin Valley of California, United States. It is the county seat of Fresno County and the largest city in the greater Central Valley region. It covers about 115 square miles and had a population of 542,107 as of the 2020 Census, making it the fifth-most populous city in California, the most populous inland city in California, and the 33rd-most populous city in the nation.



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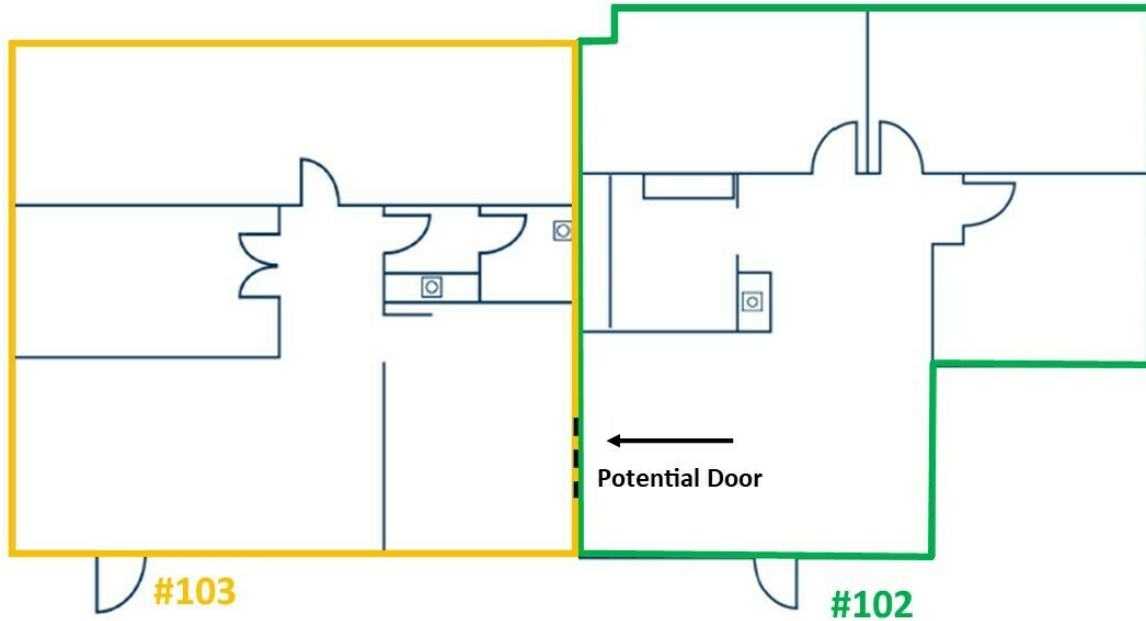
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AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 102	Available	936 - 2,084 SF	Modified Gross	\$1.15 SF/month	Waiting/receptionist area, (3) private offices, and (1) private restroom.
Suite 103	Available	1,148 - 2,084 SF	Modified Gross	\$1.15 SF/month	Waiting/receptionist area, (3) private offices, breakroom/storage room and (1) private restroom.

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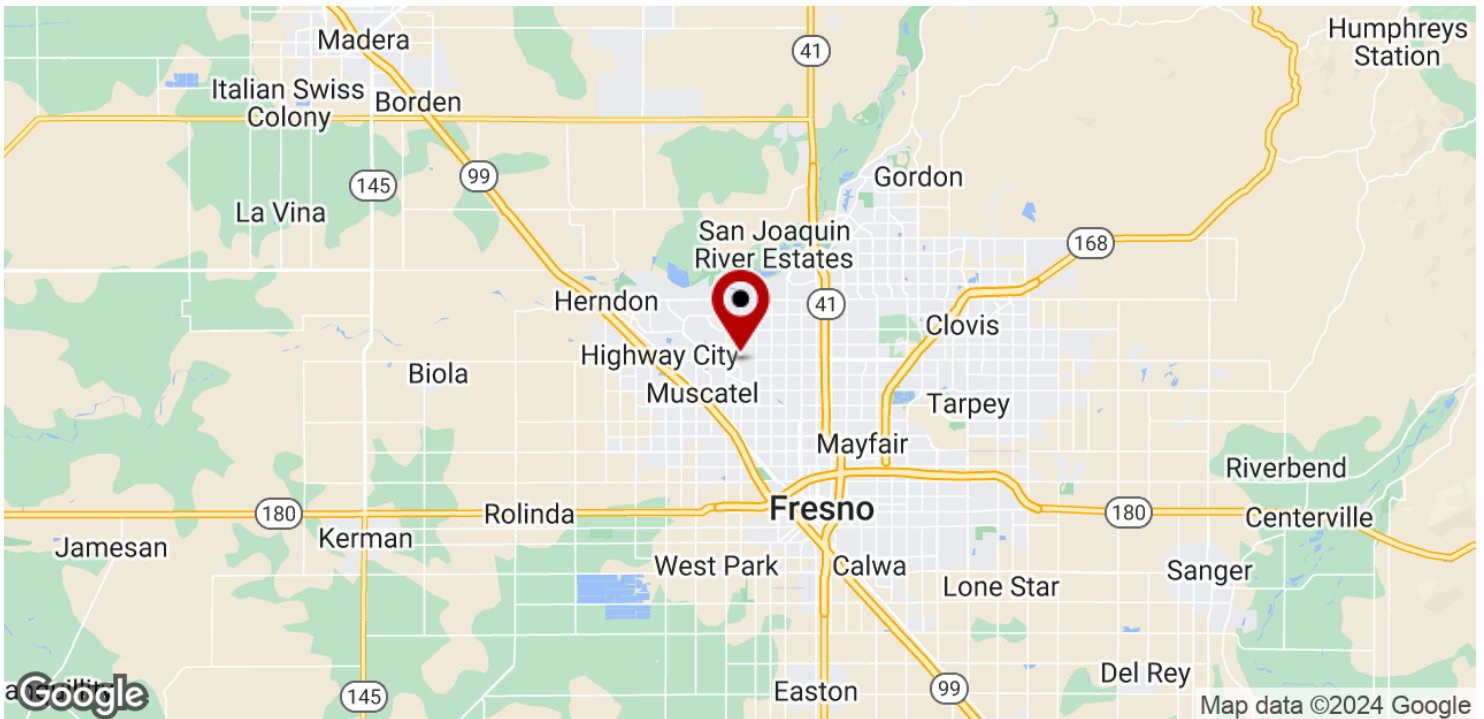
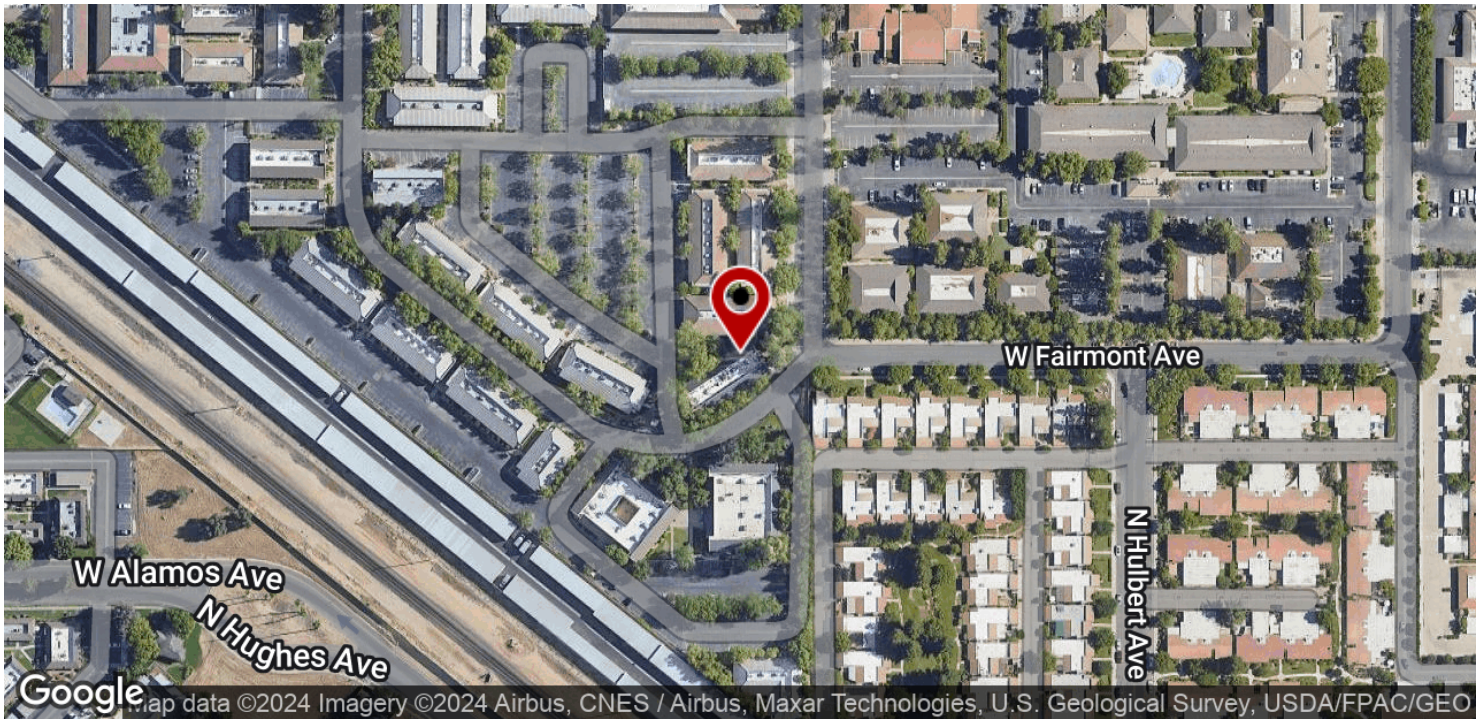
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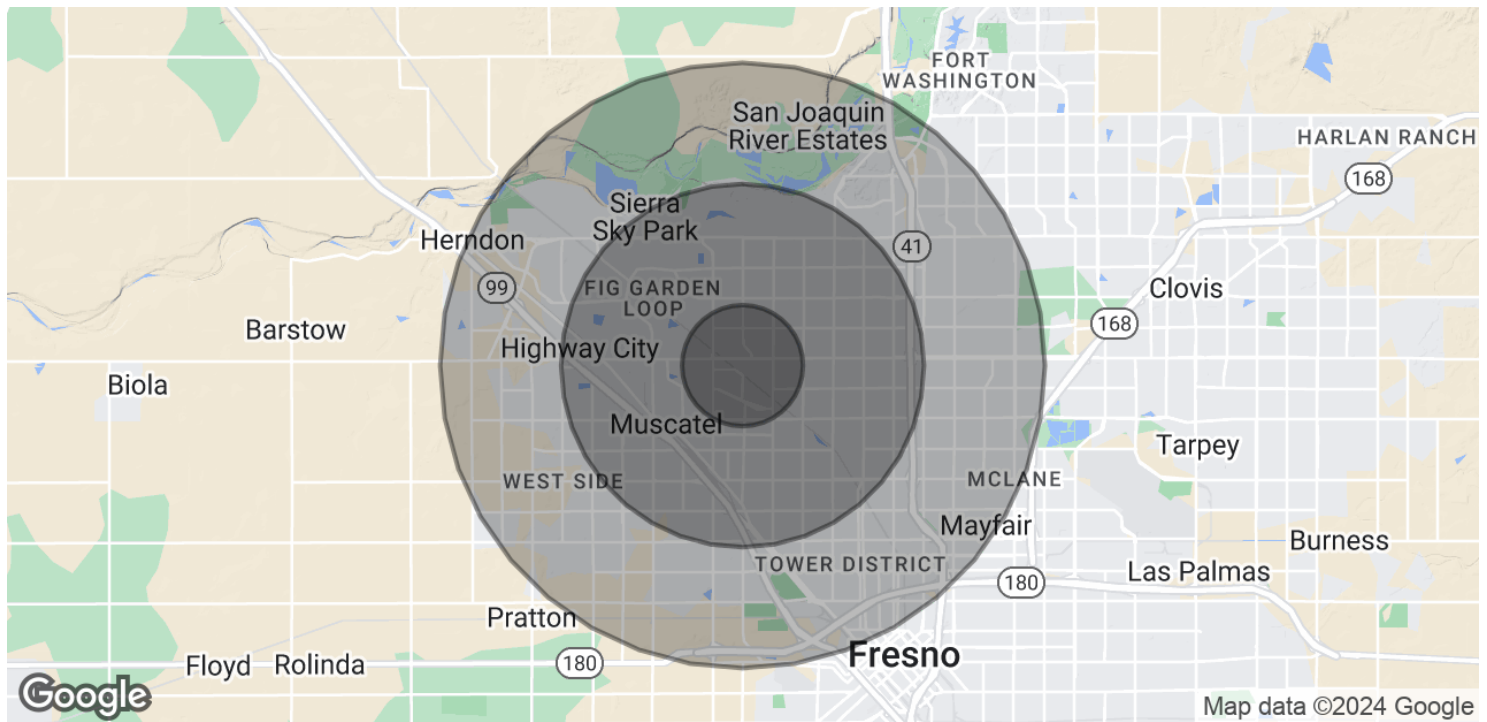
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	16,029	134,847	295,783
Average Age	35.3	34.8	33.2
Average Age (Male)	32.4	32.9	31.9
Average Age (Female)	37.7	36.2	34.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,872	48,912	104,708
# of Persons per HH	2.7	2.8	2.8
Average HH Income	\$58,540	\$67,063	\$62,928
Average House Value	\$291,848	\$309,510	\$284,272
ETHNICITY (%)	1 MILE	3 MILES	5 MILES
Hispanic	39.5%	39.7%	42.1%

* Demographic data derived from 2020 ACS - US Census

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