

## OFFICE FOR LEASE

±2,150 SF OF PROFESSIONAL OFFICE SPACE OFF SHAW AVE

1284 W Shaw Ave, Fresno, CA 93711



Lease Rate

**\$1.35  
SF/MONTH**

### OFFERING SUMMARY

Building Size:	4,300 SF
Available SF:	2,150 SF
Lot Size:	0.33 Acres
Renovated:	2020
Zoning:	RP
Market:	California Central Valley
Submarket:	West Shaw Office
Cross Streets:	N Arthur Ave
APN:	417-293-14

### PROPERTY HIGHLIGHTS

- ±2,150 SF Available - Former Optometrist w/ Water/Drains
- Near Fig Garden Shopping Center On Shaw Ave
- Move-In Ready Condition w/ Fresh Paint & Carpet
- Well-Known Freestanding Office Building + Parking
- Private Offices, Open Rooms, Multiple Entrance Points
- Located In a Densely Populated Trade Area
- ±346,165 Residents Within 5-Mile Radius
- ±106,345 Cars Per Day @ Corner Location
- Convenient Location Between CA-99, CA-41, and CA-180
- Excellent Presence Surrounded with Quality Tenants
- Great Access & Visibility w/ Unmatched Level of Consumer Traffic
- Located Near Professional Offices, Banks, Restaurants & Shopping
- Prime Location w/ Shaw Ave Signage & Ample Parking

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### PROPERTY DESCRIPTION

±2,150 SF space available: Move-In ready former Optometrist Space that consist of (6) exam rooms, lab room, open optical area, breakroom, storage area, private restroom, (1) private office, large receptionist area and waiting room. All units have access to nice restrooms, signage, and abundant parking. Site is located on the corner, elevated from the street and is one of the most prominent buildings in the area. Near several restaurants, all necessary services and shopping centers, including River Park. The building has it's own private parking lot (plus street) and is perfect for attorney practice, medical uses, professional office, and more. This building is located on a corner parcel which, provides excellent visibility & easy access to all parts of Fresno!

### LOCATION DESCRIPTION

Attractive freestanding office building located off Shaw Avenue on manicured grounds and lush landscaping. On a corner lot accessible from both East and Westbound Shaw Avenue traffic just west of Palm Avenue, and east of Fruit Avenue. Location provides easy nearby access to Highway 41 and 99 on/off ramps and to several nearby retail amenities.



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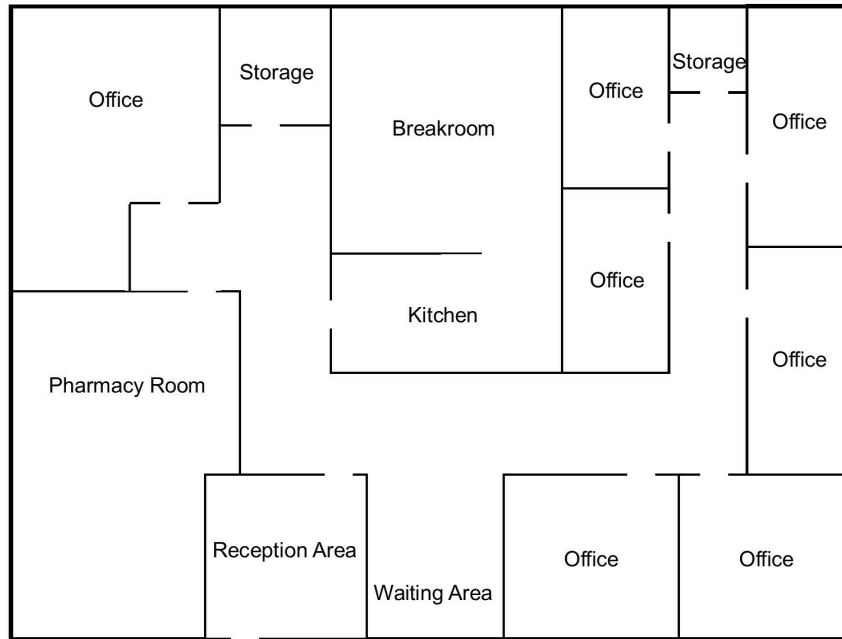
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### LEASE INFORMATION

Lease Type:	MG	Lease Term:	Negotiable
Total Space:	2,150 SF	Lease Rate:	\$1.35 SF/month

### AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
1284 W Shaw Ave #105	Available	2,150 SF	Modified Gross	\$1.35 SF/month

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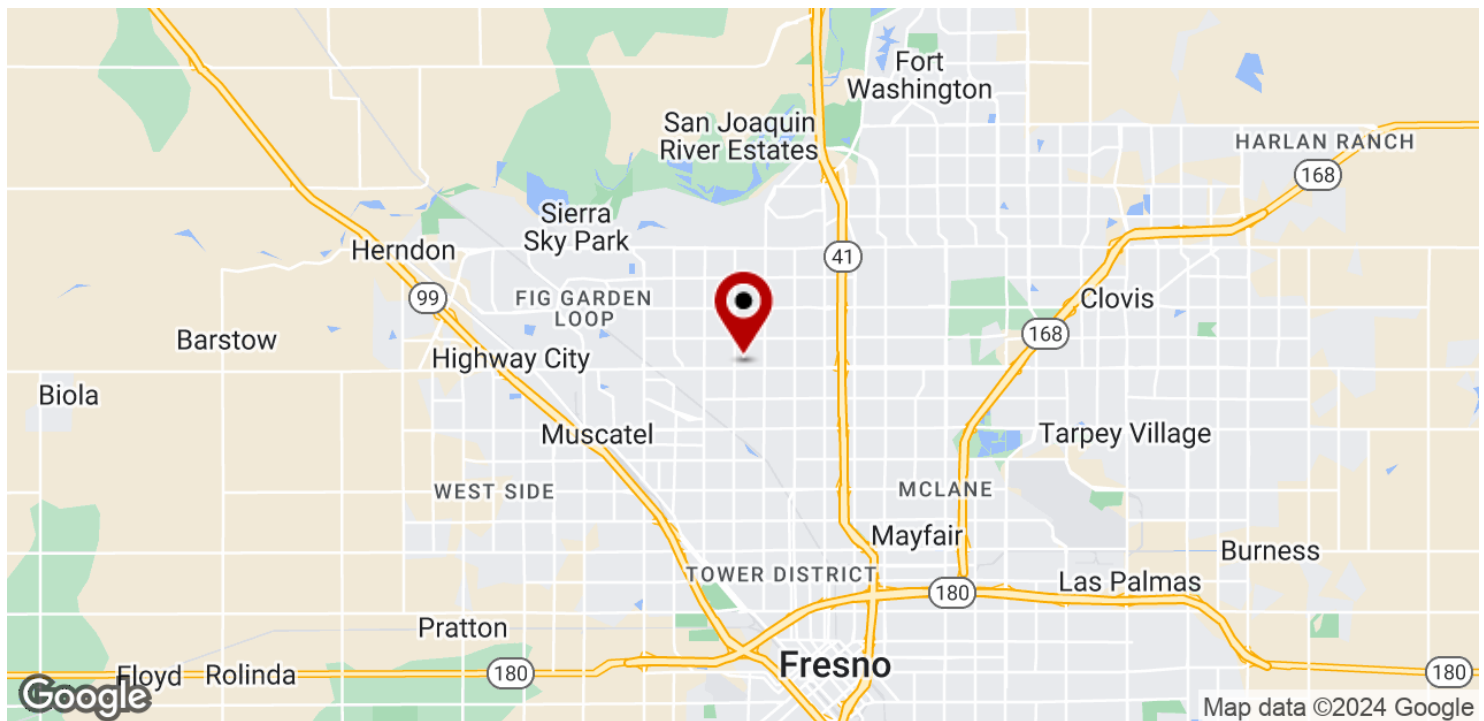
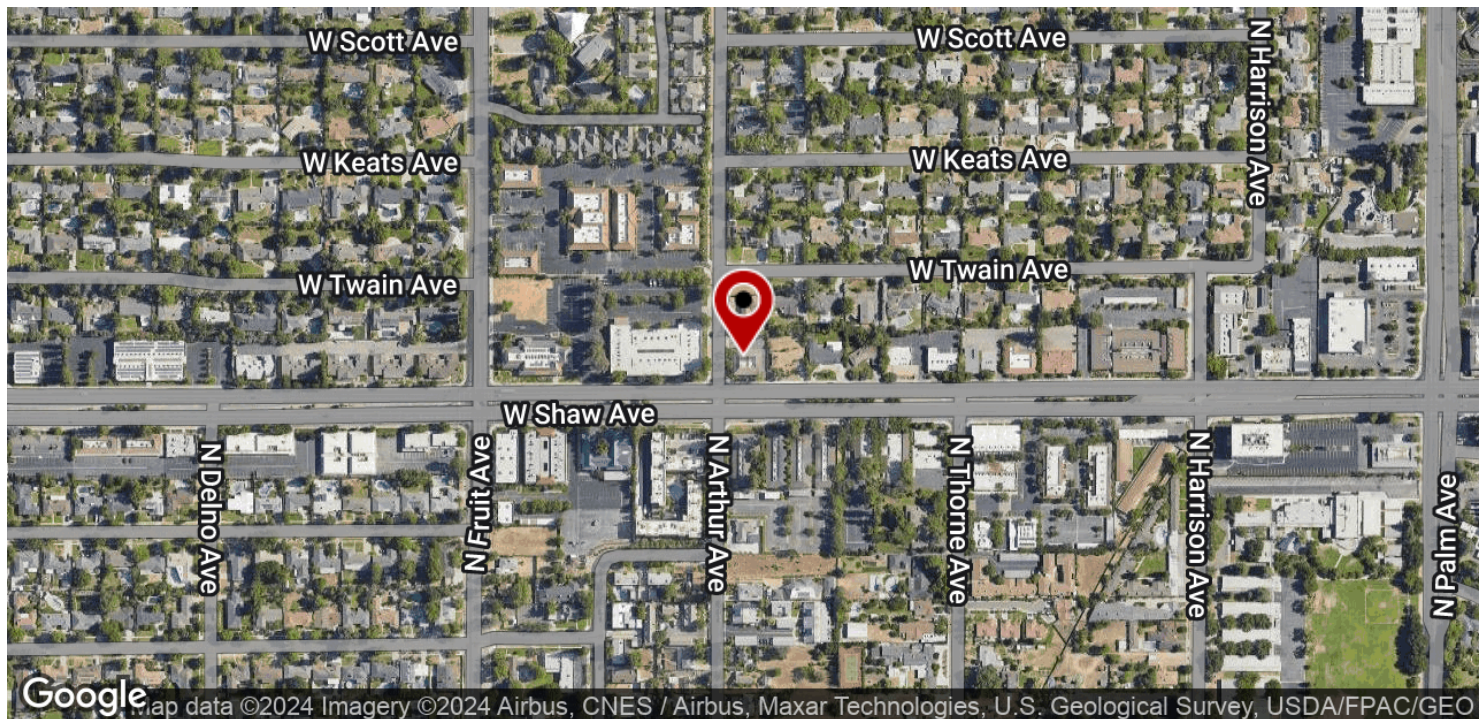
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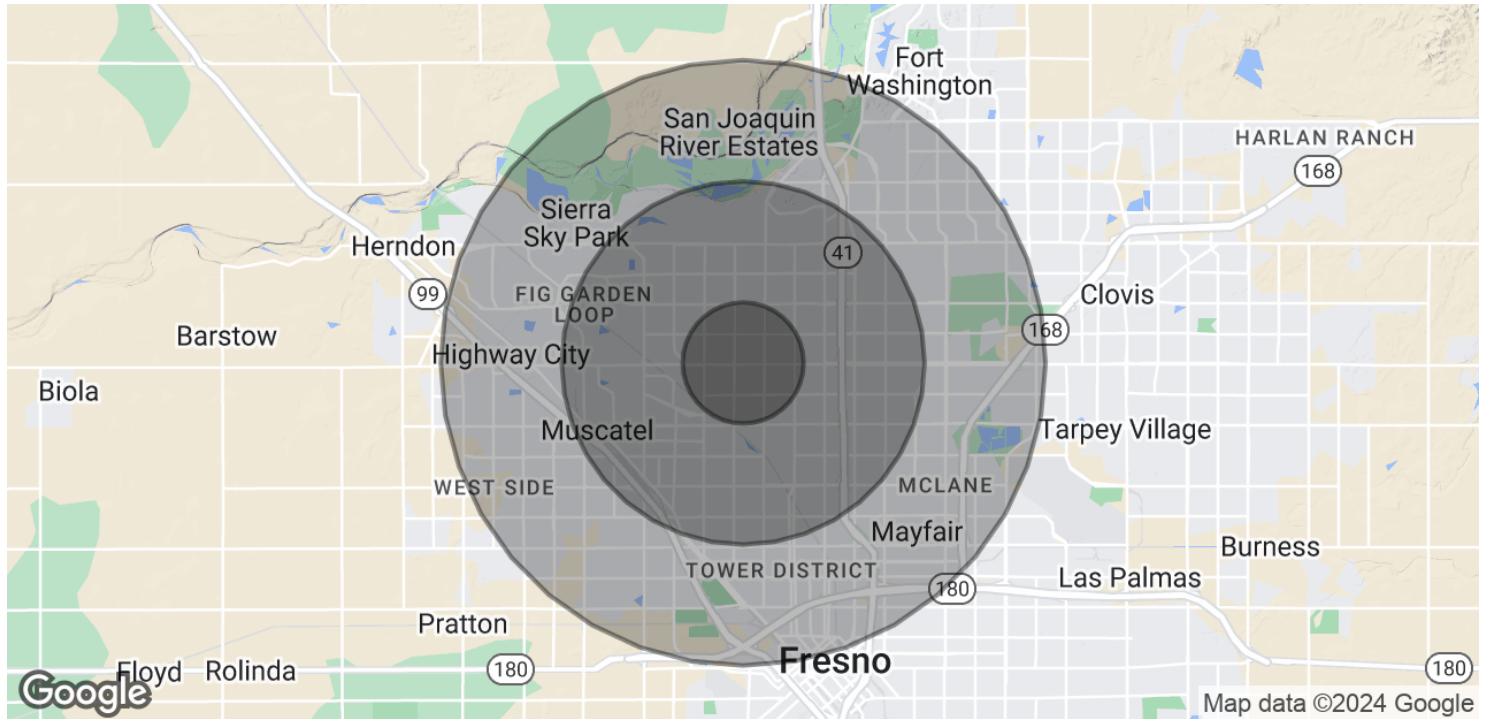
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,969	137,532	346,165
Average Age	47.7	35.3	32.8
Average Age (Male)	42.9	33.7	31.6
Average Age (Female)	52.6	36.4	33.8
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,230	51,387	122,989
# of Persons per HH	2.4	2.7	2.8
Average HH Income	\$87,011	\$63,177	\$60,360
Average House Value	\$389,537	\$326,512	\$282,970
ETHNICITY (%)	1 MILE	3 MILES	5 MILES
Hispanic	20.2%	39.1%	41.6%

\* Demographic data derived from 2020 ACS - US Census

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