

OFFICE FOR LEASE

OFFICE SPACE AVAILABLE IN EXCELLENT CONDITION & MOVE-IN READY

568 E Shields Ave, Fresno, CA 93704



Lease Rate

\$650.00 PER MONTH

OFFERING SUMMARY

Building Size:	2,400 SF
Available SF:	402 SF
Lot Size:	0.14 Acres
Year Built:	1966
Renovated:	2020
Zoning:	O—Office
Market:	Central Fresno
Submarket:	Manchester Center Area
APN:	443-062-25
Cross Streets:	Shields Ave & Van Ness Blvd

PROPERTY HIGHLIGHTS

- #574: ±402 SF Available - End Cap Unit
- Economical Spaces | Move-In Ready | New Finishes
- New Paint & Flooring | Quality Restrooms | Fresh Remodel
- Great Access & Visibility w/ Unmatched Level of Consumer Traffic
- Parking On All Sides Of Building | Easy Access
- Convenient Location Between CA-99 and CA-41 On/Off Ramps
- Excellent Shields Presence Surrounded with Quality Tenants
- Huge Daytime Population Base (±405,249 within 5 Mlles)
- CASp Certified ADA Compliant
- Close Proximity to Traffic Generators
- Private Restrooms | Private Entrances
- Ample Parking, Quality Tenants, & Great Exposure
- Well-Known Freestanding Office Building Off Corner Location

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7520 N. Palm Ave #102
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PROPERTY DESCRIPTION

#574 of ±402 SF offers a newly remodeled open space in excellent condition and is move-in ready. Space features room for 3 chairs/desks, a storage room, and a private rear restroom. The suite is located on the end cap against the newly upgraded Shields Avenue with direct signage and exposure. Former uses were a hair & nail salon and therapy business, with neighboring uses including beauty-based businesses. The space is located at the end cap against the newly upgraded Shields Avenue with direct signage and exposure. Include access to nice ADA restroom, signage, and abundant parking.

LOCATION DESCRIPTION

Attractive freestanding office building located on manicured grounds and surrounded by lush landscaping. Just north of E Simpson Avenue, east of N Wilson Avenue, south of E Shields Avenue and west of N Van Ness Blvd. in Fresno, California. Location provides easy access to Highway 41 & 99 and to several nearby retail amenities.

This office building enjoys a prime location along a highly traveled road in Fresno, California, making it a prominent fixture in the city's commercial landscape. With its strategic positioning, the property ensures maximum visibility, attracting attention from the steady stream of commuters and passersby. Its accessibility, coupled with the dynamic surroundings of retail establishments and business activity, positions this office building as a hub of professional activity in Fresno's bustling urban environment.



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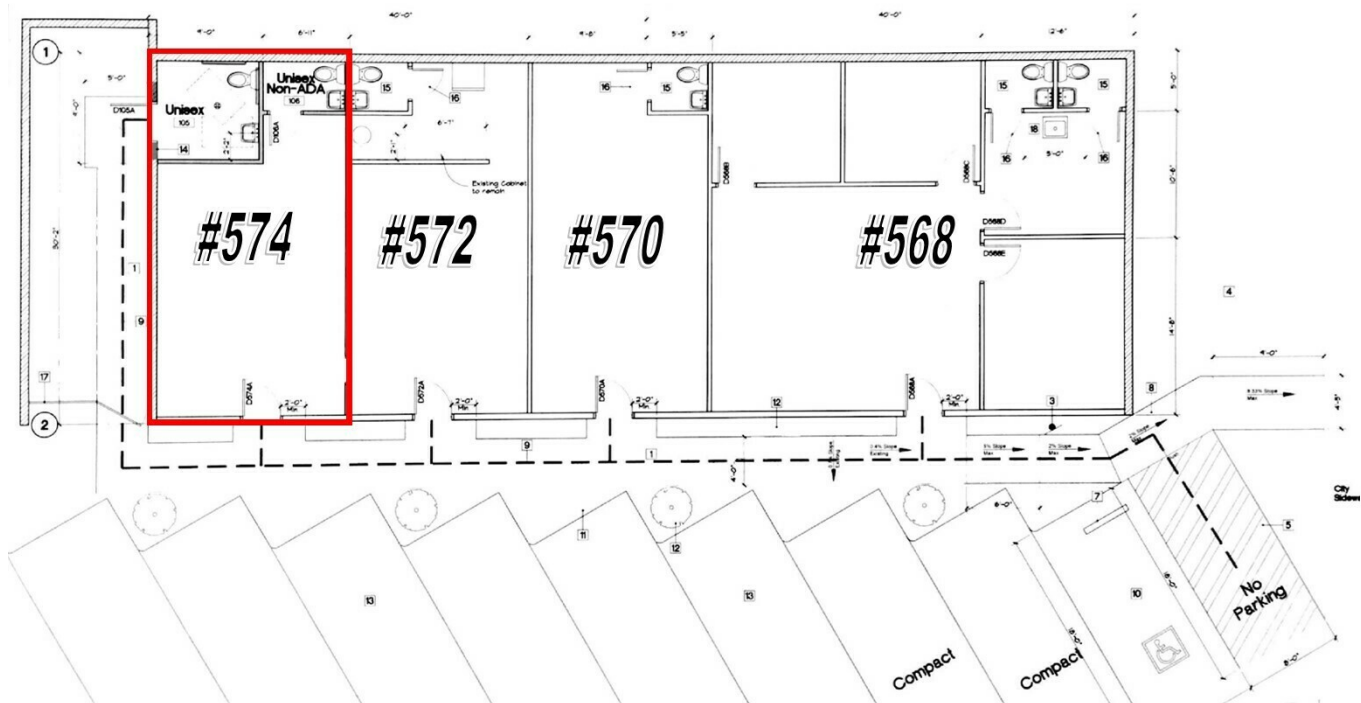
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AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
574 E Shields Ave	Available	402 SF	Modified Gross	\$650 per month	End cap former salon space of ±402 SF offering a newly remodeled open space in excellent condition and is move-in ready. Space features room for 3 chairs/desks, a storage room, and a private rear restroom.

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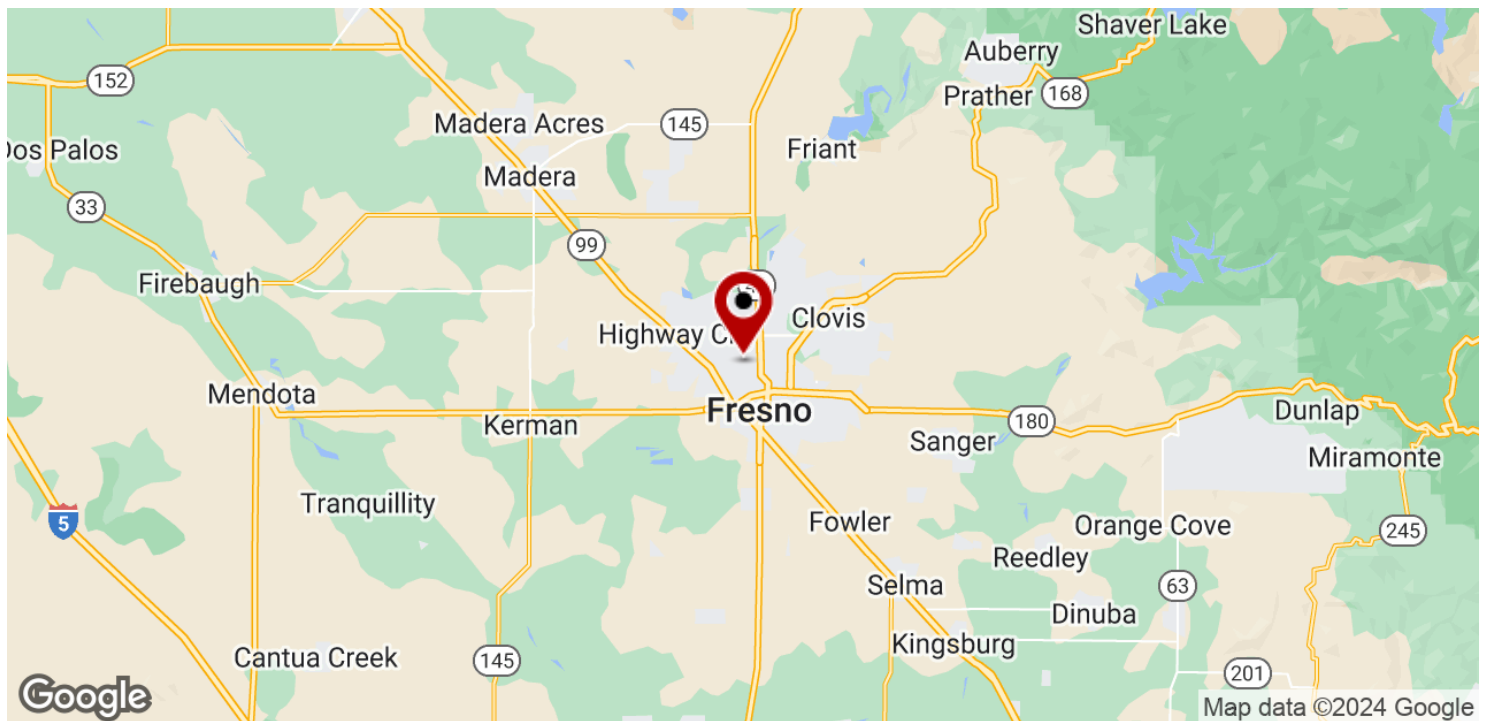
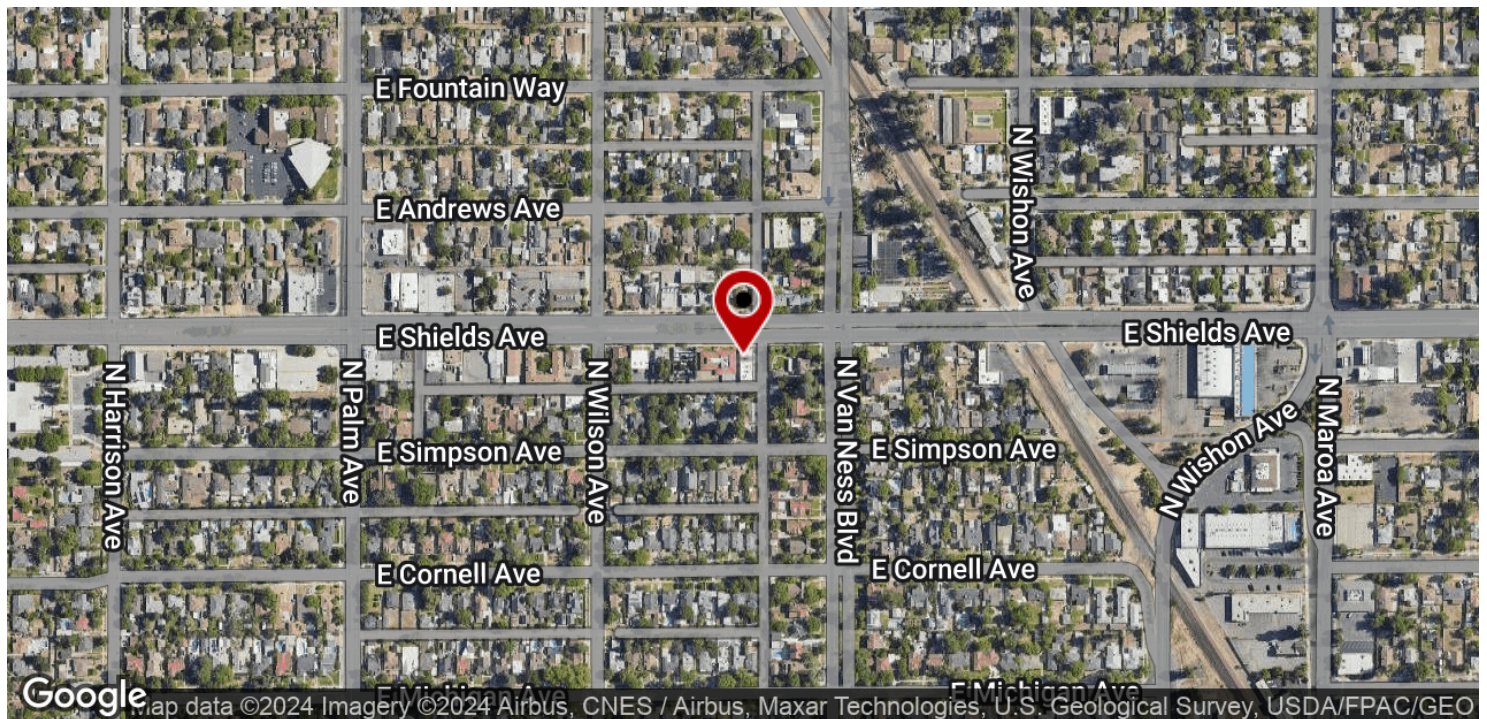
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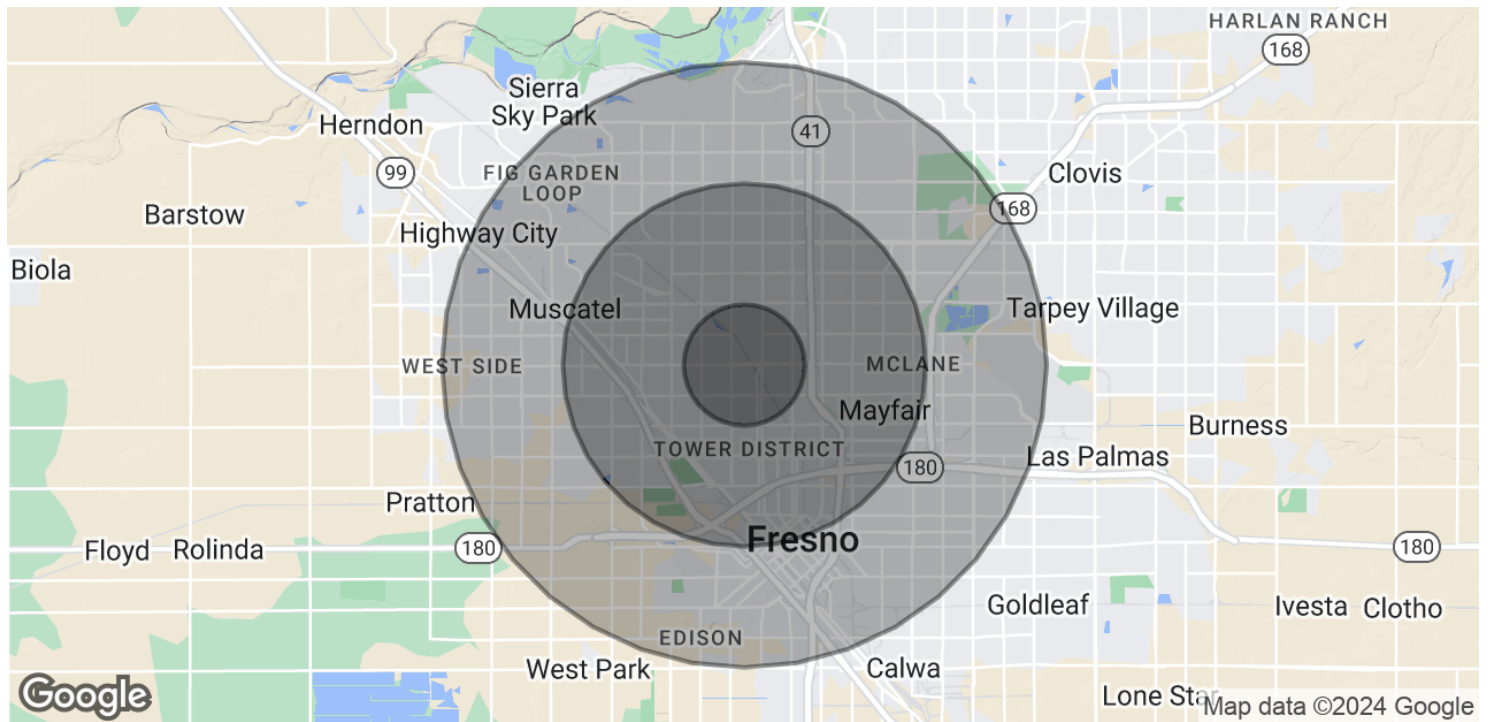
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	19,534	158,319	392,064
Average Age	32.2	31.8	30.4
Average Age (Male)	32.2	30.7	29.3
Average Age (Female)	32.4	32.9	31.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	7,309	55,105	128,296
# of Persons per HH	2.7	2.9	3.1
Average HH Income	\$56,229	\$48,122	\$51,422
Average House Value	\$262,870	\$245,854	\$263,436
ETHNICITY (%)	1 MILE	3 MILES	5 MILES
Hispanic	48.0%	50.3%	49.5%

* Demographic data derived from 2020 ACS - US Census

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