

OFFICE FOR LEASE

RENOVATED PROFESSIONAL / GENERAL OFFICE SPACE AVAILABLE

3475 W Shaw Ave, Fresno, CA 93711



AVAILABLE SF: Fully Leased

LEASE RATE: Negotiable

LOT SIZE: 5.57 Acres

BUILDING SIZE: 12,544 SF

ZONING: RP (Residential And Professional Office – City Of Fresno)

MARKET: Shaw Westgate Center

SUB MARKET: West Shaw Submarket

CROSS STREETS: N Valentine Ave

PROPERTY FEATURES

- ±720 to ±2,234 SF available - Can be divided/combined
- Move-In Ready Condition w/ New Paint & Carpet
- Multiple Configurations Available
- Well-Known Freestanding Office Building @ Entrance
- Private Offices, Open Rooms, Multiple Entrance Points
- Ample Private Parking Lot on all sides of the Building
- Convenient Location Between CA-99 and CA-41
- Excellent Shaw Presence Surrounded with Quality Tenants

KW COMMERCIAL
7520 N. Palm Ave #102
Fresno, CA 93711

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PROPERTY OVERVIEW

±720 to ±2,234 SF spaces available (divisible): Professional Move-In Ready office spaces with fresh paint and new carpet. Suite 103 of ±2,234 SF of 5 large private offices, 1 conference room, storage room, mail/copy room, filing room, private restroom, and coffee bar. Suite 104 of ±1,460 SF has 2 private offices, 2 large open office/conference rooms, a break room, copy/storage, large bull pen, and a generous reception area. Suite 105 of ±720 SF has a 20 ft X 36 ft open room with 1 small storage area. All units have access to nice restrooms, signage, and abundant parking.

LOCATION OVERVIEW

Attractive freestanding office building located within the ±67.34 Acre manicured grounds and lush landscaped Shaw Westgate Office Complex just south of the southwest corner of Shaw and Valentine Avenues. Location provides easy access to Highway 99 on/off ramps and to several nearby retail amenities.



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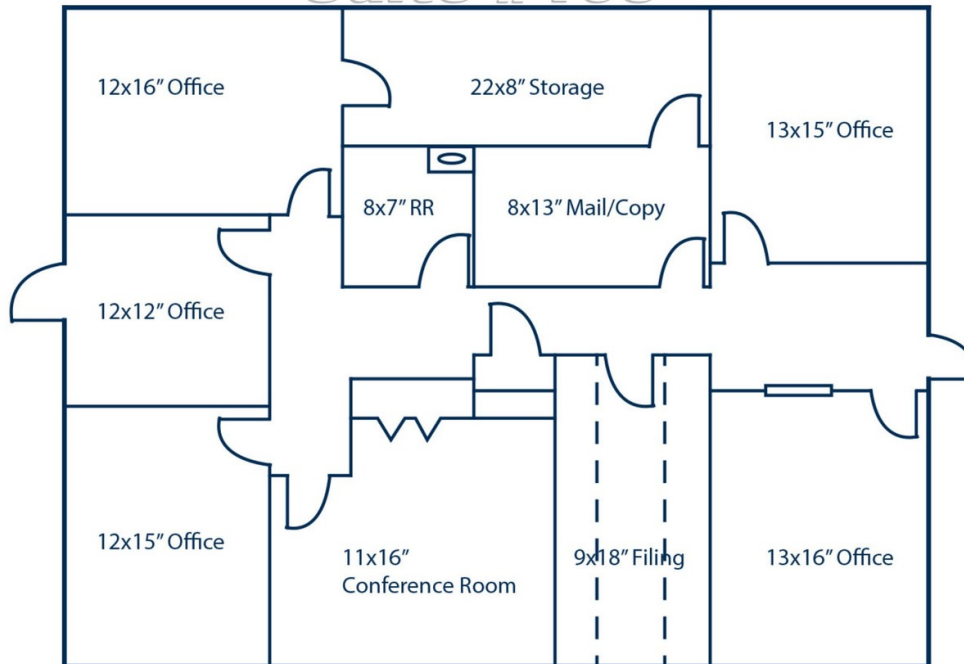
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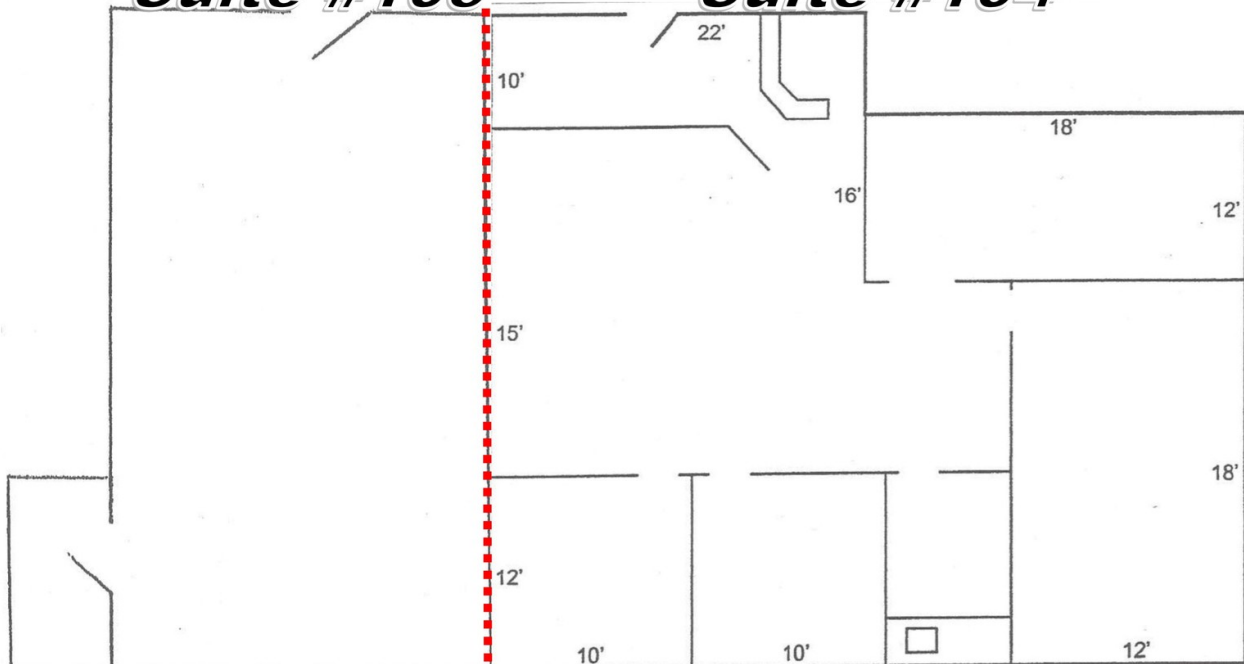


Suite #103



Suite #105

Suite #104



(Can Be Split)

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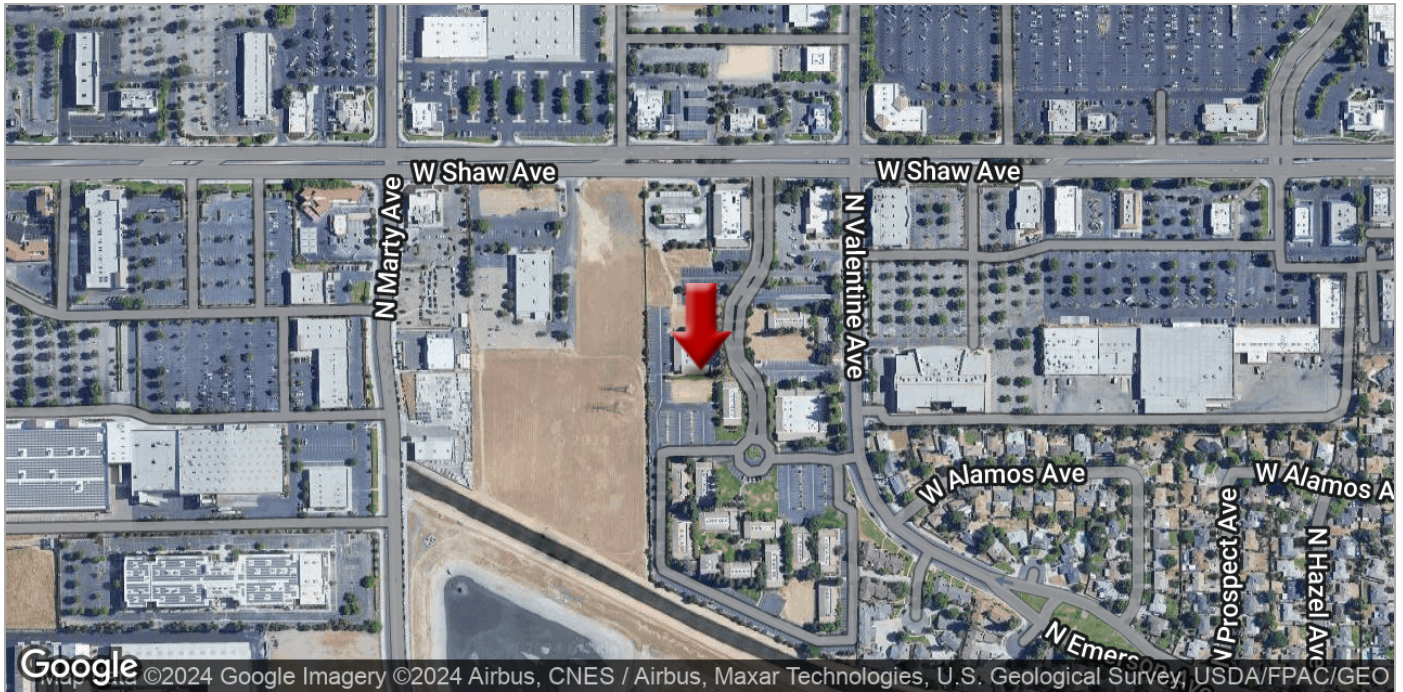
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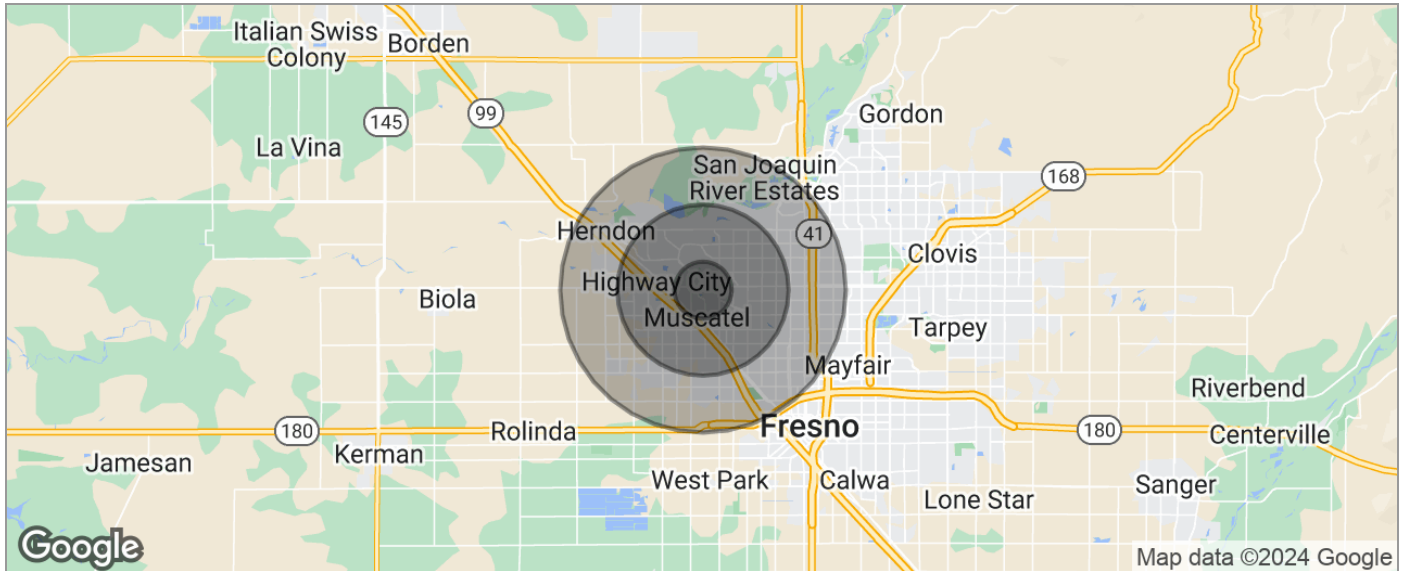
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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	13,872	128,155	239,010
MEDIAN AGE	30.7	32.8	33.7
MEDIAN AGE (MALE)	28.5	31.2	32.4
MEDIAN AGE (FEMALE)	31.8	34.3	34.8
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	5,113	44,103	83,857
# OF PERSONS PER HH	2.7	2.9	2.9
AVERAGE HH INCOME	\$51,771	\$67,610	\$67,247
AVERAGE HOUSE VALUE	\$273,580	\$294,395	\$290,995
RACE	1 MILE	3 MILES	5 MILES
% WHITE	58.9%	63.0%	64.4%
% BLACK	11.5%	8.6%	7.1%
% ASIAN	6.8%	8.9%	8.8%
% HAWAIIAN	0.0%	0.1%	0.1%
% INDIAN	0.5%	0.8%	0.8%
% OTHER	14.9%	14.0%	14.0%
ETHNICITY	1 MILE	3 MILES	5 MILES
% HISPANIC	41.1%	41.4%	41.9%

* Demographic data derived from 2020 ACS - US Census

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