



Multiple Professional Office Units in Shaw-Sixth Square



OFFERING SUMMARY

| | |
|-----------------------|-----------------------|
| Lease Rate: | \$1.40 SF/month (MG) |
| Available SF: | 555 - 1,341 SF |
| Lot Size: | 25,404 SF |
| Building Size: | 7,816 SF |
| Zoning: | CMX: Center Mixed Use |
| Market: | Fresno |
| Submarket: | Shaw |
| Cross Streets: | Shaw Ave & Cedar Ave |
| APN: | 418-430-09 |

PROPERTY HIGHLIGHTS

- ±555 - 1,341 SF of Professional Office Space in Fresno, CA
- Economical Spaces | Move-In Ready | New Finishes
- Gated On-Site Parking and Abundant Street Parking
- Huge Daytime Population Base (±407,017 within 5 Miles)
- Private Offices, Open Rooms, Multiple Entrance Points
- CA-168 On/Off-Ramps Located 1.65 Mile East Of Property
- CA-41 On/Off-Ramps Located 1.25 Mile West Of Property
- Energy Efficient Improvements - Separately Metered Utilities
- Surrounded with Ample Parking and Mature Landscaping
- Busy Retail Growth Corridor | Surrounded w/ Quality Tenants
- High Level of Consumer Traffic & High Volume Exposure
- High Income Demographics - Estimated HH of \$80,000+

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PROPERTY DESCRIPTION

±555 - 1,341 SF of professional office space available in Shaw-Sixth Square Complex off Shaw Avenue in Fresno, CA. There are currently (3) spaces available and all units have access to nice restrooms, signage, & abundant parking. Suite #180 of ±779 SF offers two open work areas. Suite #186 of ±555 SF offers one private office, reception area & storage. Suite #189 of ±1,341 SF offers four private offices, conference room with sink & open work area. Space is in well maintained condition, offering endless potential for the interior to easily be molded to the next occupants desired layout.

LOCATION DESCRIPTION

Attractive freestanding office building located within the Shaw Sixth Square Office complex. The complex is just north of Shaw Ave, east of Fresno State, south of Barstow Ave, & west of 6th Street. Excellent location with direct access to CA-41 (1.25 miles) and CA-168 (1.65 miles), offering easy connectivity to all areas of Fresno, CA. Close proximity to CSUF, restaurants, shopping & other amenities.

Fresno is a city in and the county seat of Fresno County, California, United States. It covers about 112 square miles in the center of the San Joaquin Valley, the southern portion of California's Central Valley. The population of Fresno grew from 134,000 in 1960 to 428,000 in 2000. With a census-estimated 2018 population of 530,093, Fresno is the fifth-most populous city in California, the most populous inland city in California, and the 34th-most populous city in the nation. Fresno is near the geographical center of California. It lies approximately 220 miles north of Los Angeles, 170 miles south of the state capital, Sacramento, and 185 miles southeast of San Francisco. Yosemite National Park is about 60 miles to the north, Kings Canyon National Park is 60 miles to the east, and Sequoia National Park is 75 miles to the southeast.



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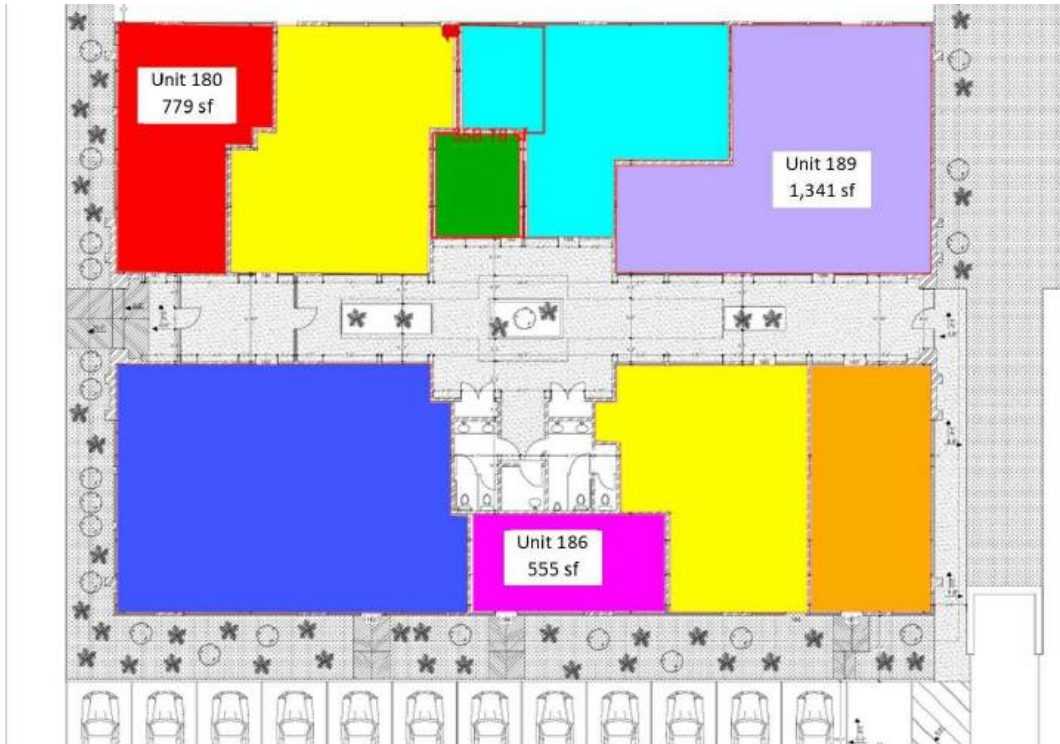
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LEASE INFORMATION

| | | | |
|--------------|----------------|-------------|-----------------|
| Lease Type: | MG | Lease Term: | Negotiable |
| Total Space: | 555 - 1,341 SF | Lease Rate: | \$1.40 SF/month |

AVAILABLE SPACES

| SUITE | TENANT | SIZE (SF) | LEASE TYPE | LEASE RATE |
|-----------|-----------|-----------|----------------|-----------------|
| Suite 180 | Available | 779 SF | Modified Gross | \$1.40 SF/month |
| Suite 186 | Available | 555 SF | Modified Gross | \$1.40 SF/month |
| Suite 189 | Available | 1,341 SF | Modified Gross | \$1.40 SF/month |

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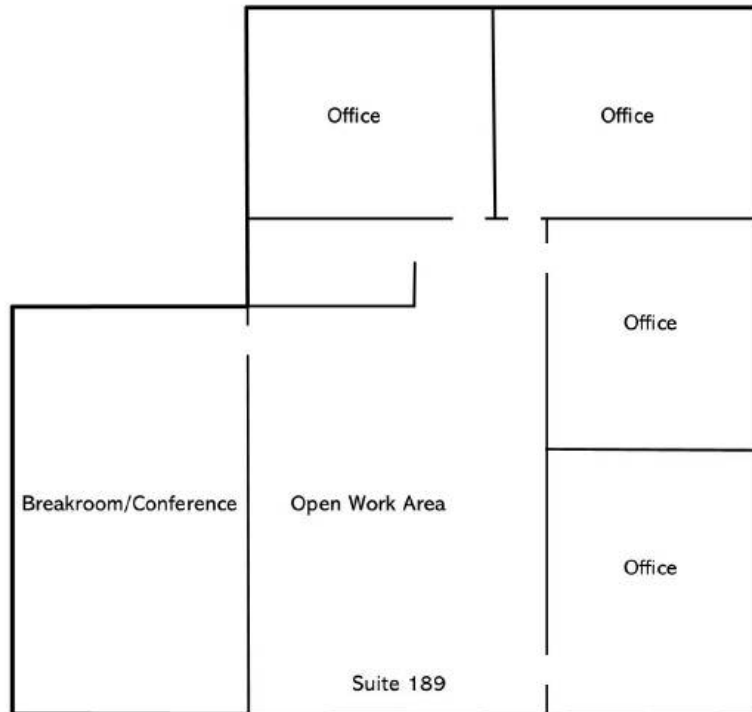
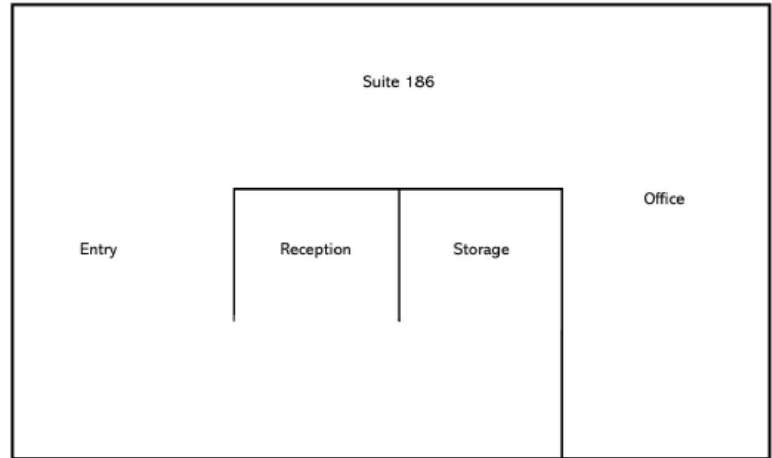
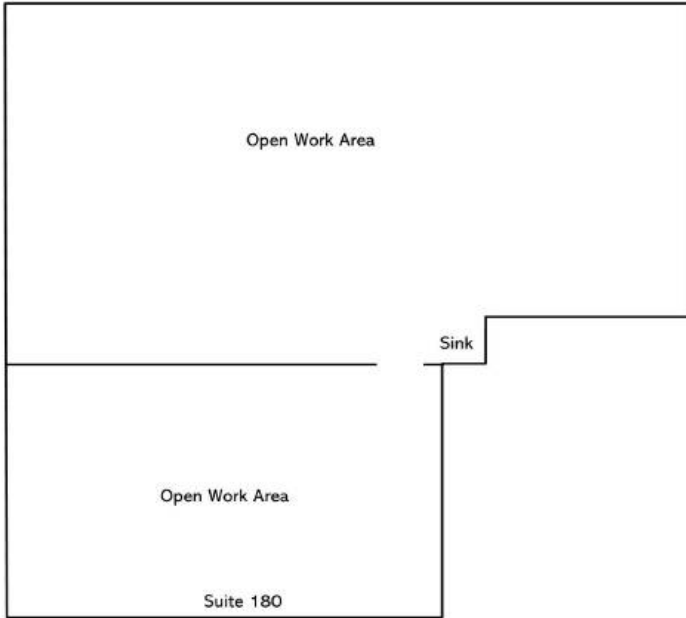
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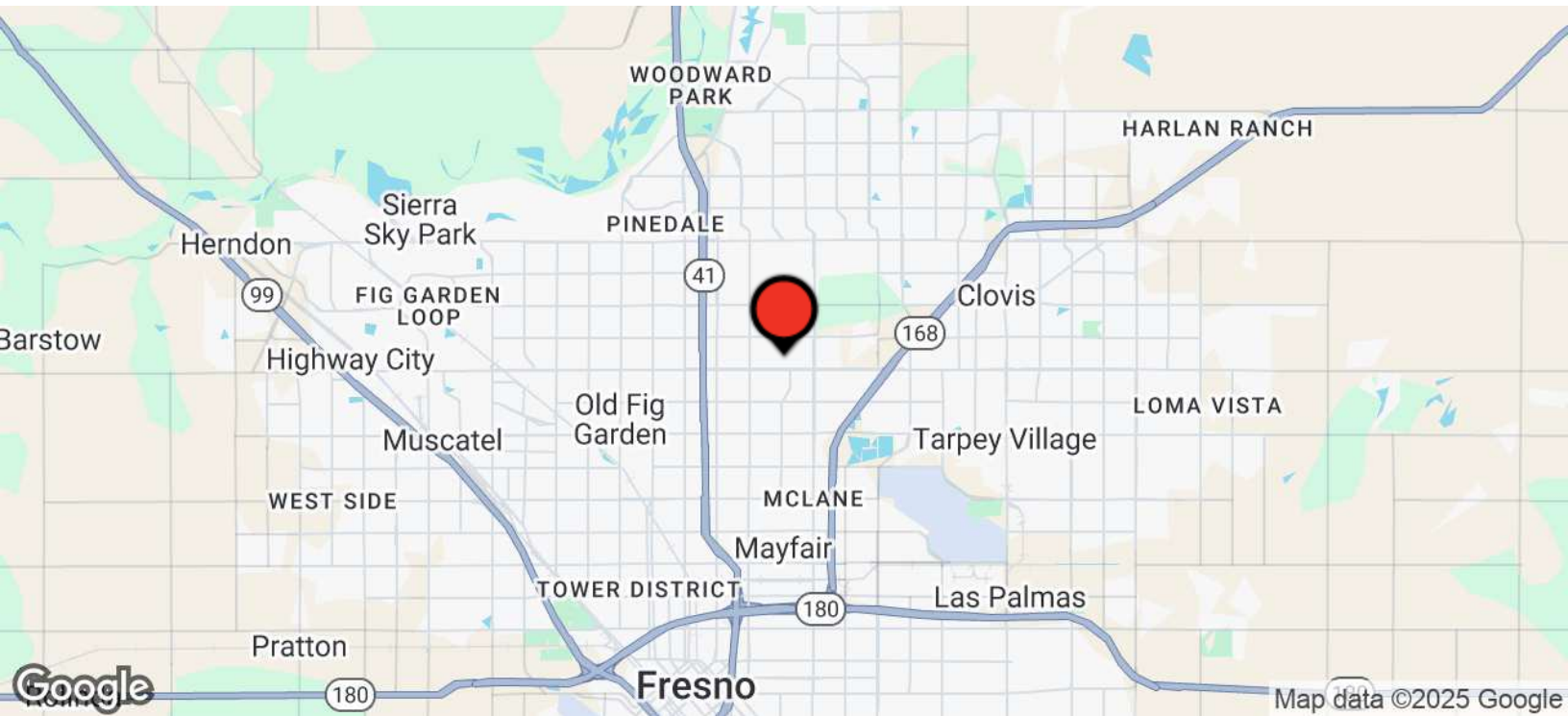
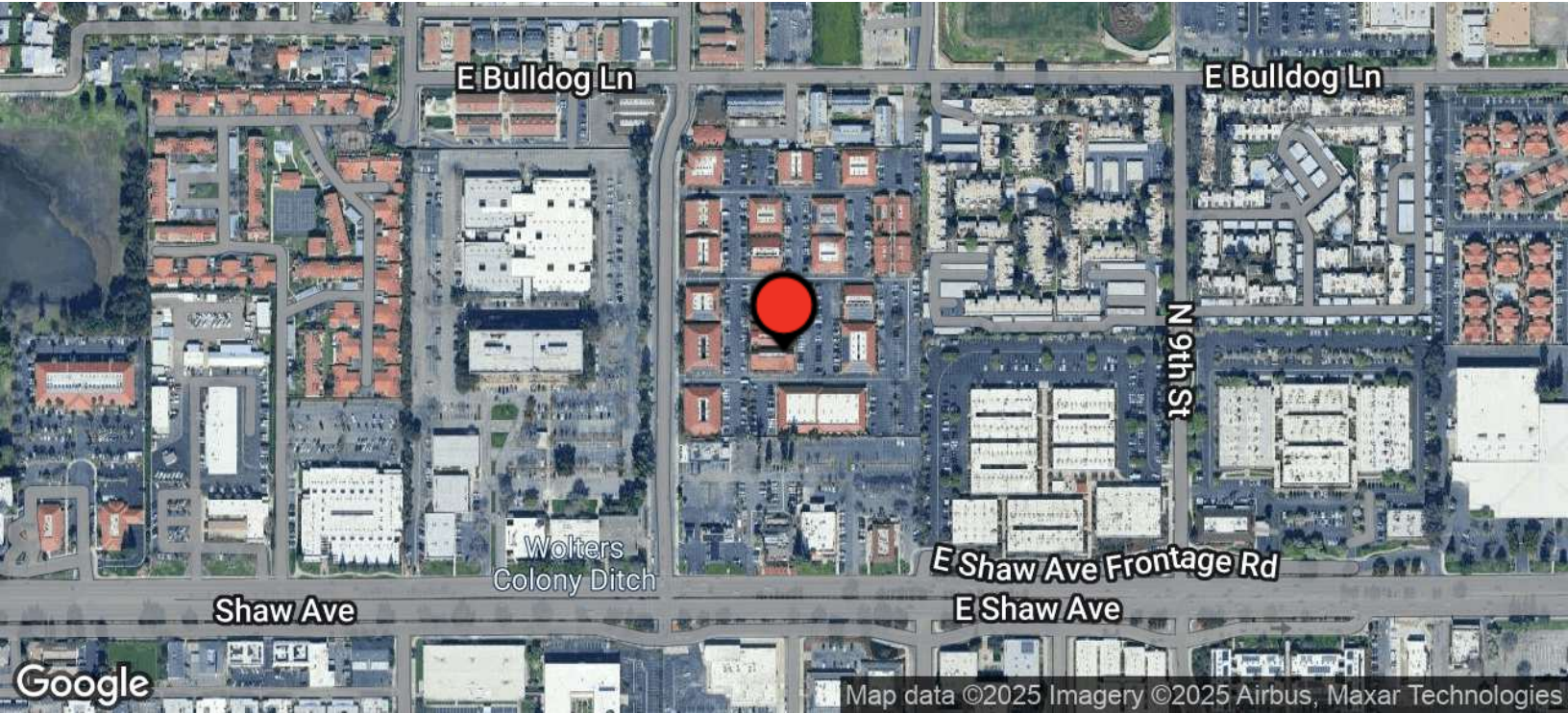
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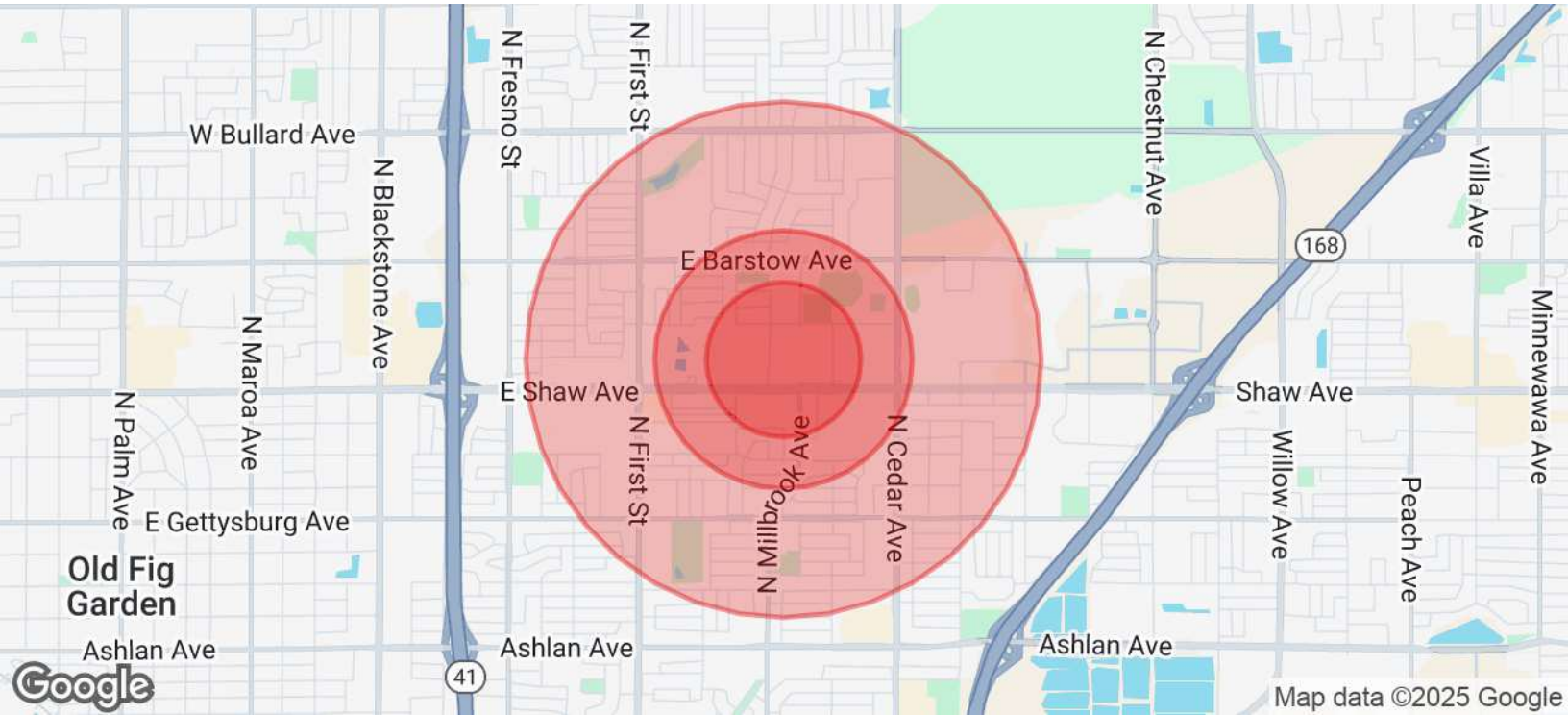
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| POPULATION | 0.3 MILES | 0.5 MILES | 1 MILE |
|----------------------|------------------|------------------|---------------|
| Total Population | 1,825 | 6,451 | 20,690 |
| Average Age | 29 | 31 | 33 |
| Average Age (Male) | 28 | 31 | 32 |
| Average Age (Female) | 29 | 32 | 34 |

| HOUSEHOLDS & INCOME | 0.3 MILES | 0.5 MILES | 1 MILE |
|--------------------------------|------------------|------------------|---------------|
| Total Households | 717 | 2,415 | 7,510 |
| # of Persons per HH | 2.5 | 2.7 | 2.8 |
| Average HH Income | \$39,459 | \$56,282 | \$63,056 |
| Average House Value | \$292,280 | \$286,924 | \$310,334 |

| ETHNICITY (%) | 0.3 MILES | 0.5 MILES | 1 MILE |
|----------------------|------------------|------------------|---------------|
| Hispanic | 50.1% | 50.7% | 50.0% |

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