

AVAILABLE FOR SALE OR LEASE
OFFICE BUILDING

2580 W. SHAW LANE
FRESNO, CA

PRICE REDUCTION!



2580

PARTIALLY FURNISHED

NEWMARK
PEARSON COMMERCIAL

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2580 W. SHAW LANE
FRESNO, CA

PROPERTY INFORMATION



Building Size:	15,974± SF
Lot Size:	0.93± Acres
Cross Streets:	Shaw Avenue & Shaw Lane
Property Type:	Office Building
Existing Build-Out:	Fully Improved
Year Built:	1989
Parking:	34 Secured Subterranean 17 Surface
Zoning:	CMX (<i>Commercial Mixed Use</i>)
APN:	415-054-03
Asking Price:	\$3,600,000 \$2,795,450 (<i>\$175.00 PSF</i>)
Lease Rate:	\$1.25 PSF NNN
Furniture:	Available for Tenant Use

BUILDING DESCRIPTION:

The subject asset is a single-story, freestanding office building. The property features excellent exposure on Shaw Avenue as well as secured subterranean parking, a rare amenity for single-story buildings in Fresno. The structure as well as the landscaping and parking areas have been well maintained with no deferred maintenance. All HVAC units have been serviced annually with some replaced. All units have GPS-F24AC sanitizer units installed. The entrances have been CASp inspected with new sidewalks and ramps/handrails installed during remodels in 2015 and 2016. The building exterior was repainted in 2018. The building is partially furnished with cubicles, desks, chairs, etc. included in the purchase price. An itemization of the furnishings is available on request.

PROPERTY HIGHLIGHTS



34 SUBTERRANEAN PARKING STALLS



SIGNAGE OPPORTUNITIES



GREAT VISIBILITY



WELL MAINTAINED

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AERIAL OVERVIEW

LOCATION DESCRIPTION

The subject building is located in the West Shaw office market and equidistant from Freeways 41 and 99 offering excellent access to both major highways. The area is characterized by multiple office complexes as well as retail centers in close proximity which provides ancillary services such as banking, shopping, food service, and transportation.



2580 W. SHAW LANE
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FLOOR
PLAN



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PARKING
IMAGES



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INTERIOR
IMAGES



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AERIAL
MAP



MARTY GRAS
SHOPPING CENTER

ARBOR FAIRE

WEST ACRES
SHOPPING CENTER

CENTRAL VALLEY
REGIONAL CENTER

VALLEY CENTER
FOR THE BLIND

TIMES
SQUARE

PEPPERTREE
PLAZA

PALM MEDICAL
GROUP INC

PACIFIC COAST
MEDICAL CENTER

HINDS
HOSPICE

UNIQUE
ORTHODONTICS

SITE

BARSTOW AVENUE

SHAW AVENUE

WEST AVENUE

MARKS AVENUE

BRAWLEY AVENUE

VALENTINE AVENUE

BIG LOTS!
GROCERY OUTLET
bargain market
Panera
BREAD
BURGER KING
IHOP

TARGET
AspenDental
MURPHY'S
SUPERCUTS
Carl's Jr.
COUNTRY WAFFLES
BIG 5 SPORTING GOODS
TEXAS
WORLD TEA MARKET
verizon
UNCLE HARRY'S
Culichi TOWN

ALDI
Starbucks
TACO BELL
7 ELEVEN

Indigo Rights
Supportive Services
citicbank
Dutch Bros
Denny's

TJ-maxx
C+S DAZZLE
SALLY
Rite Aid
Western Union



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