



For Sale or Lease

# 191 W. Shaw Avenue Fresno, CA

## Multi-Tenant Office Building Available

Unlock the ideal setting for your business in the prime West Shaw Corridor. Our space provides ample parking for convenience and flexibility, while the available monument signage enhances visibility, helping you attract more customers. This multi-story office building, offers gated and secured parking located on the corner of Shaw and Del Mar Avenues.

### Property Features

- Size: The two-story building spans approximately 21,208 square feet
- Restrooms: Shared exterior restrooms serve the building
- Signage: The property benefits from excellent visibility along Shaw Avenue
- Location: It is conveniently located close to Highway 41, enhancing accessibility
- Parking: The property includes an onsite gated parking lot for added security
- Energy Efficiency: The building is equipped with owned solar panels

Total Building Size:  
**±21,208**  
square feet

### Contact us:

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# 191 W. Shaw Avenue Fresno, CA

## Property Information



APN  
425-091-24



BUILDING SF  
±21,208 SF



LOT SIZE  
±2.00 Acres



ZONING  
CP RP



STORIES  
2



BUILT/RENOVATED  
1972 | 2020

## Proforma

Rental Income:	\$355,560
Operating Expenses (2023):	(\$106,782)
5% Vacancy:	(\$ 17,778)
<b>NOI:</b>	<b>\$231,000</b>
<b>CAP RATE:</b>	<b>6.80%</b>

SALE PRICE:

**\$3,400,000**

(Approx. \$159 PSF)

LEASE RATE:

**\$6,120 per mo.,**  
**Full Service**

**(\$1.50 PSF) \*MOVE IN SPECIAL\***

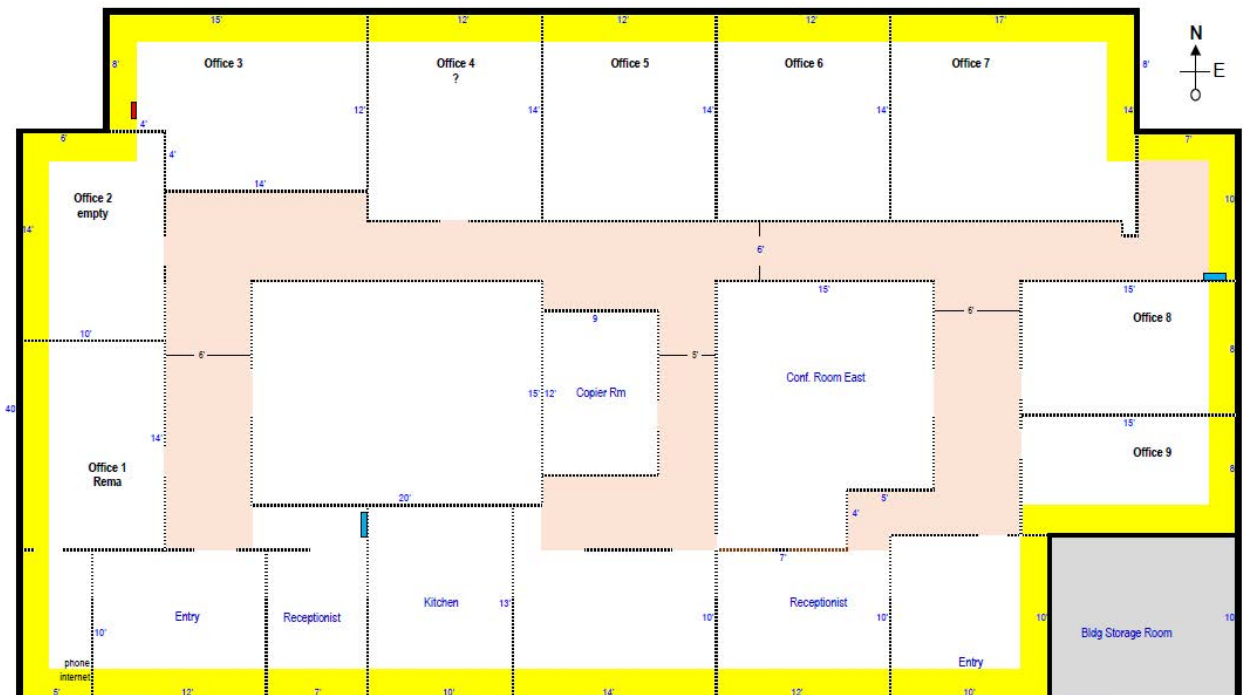
(Tenant pays internet)

AVAILABLE FOR LEASE:

**±4,080 SF**

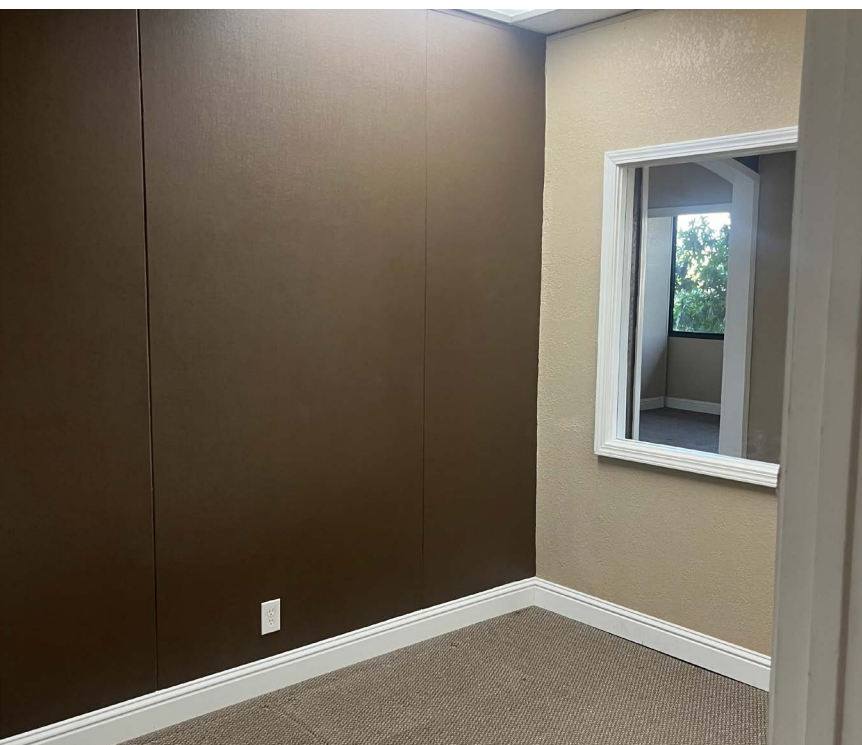
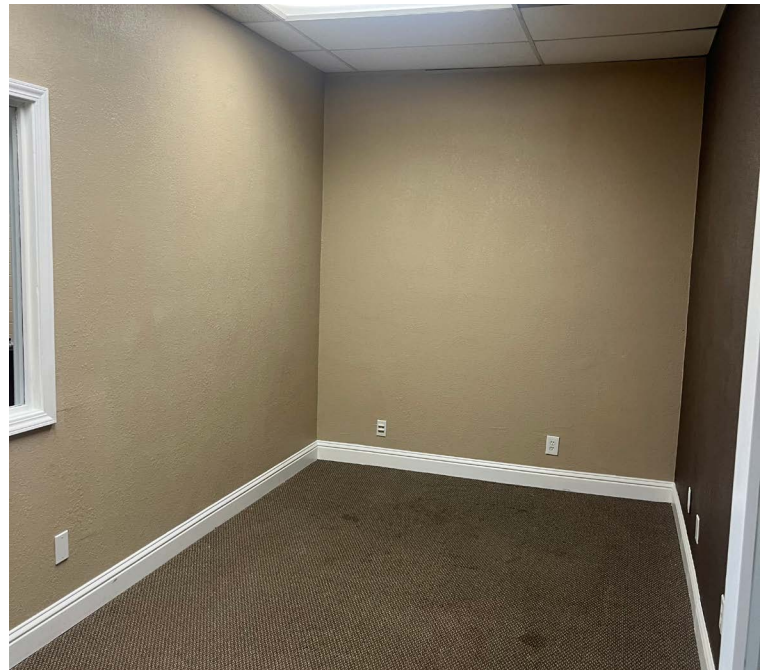
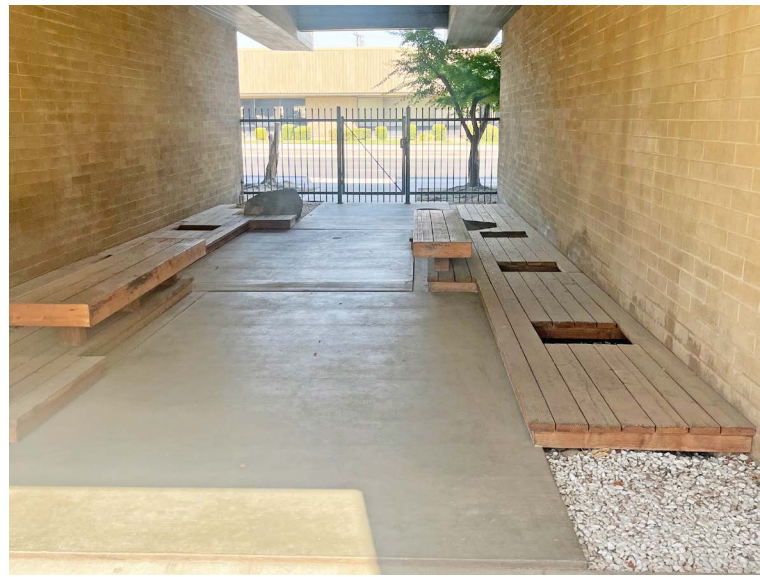
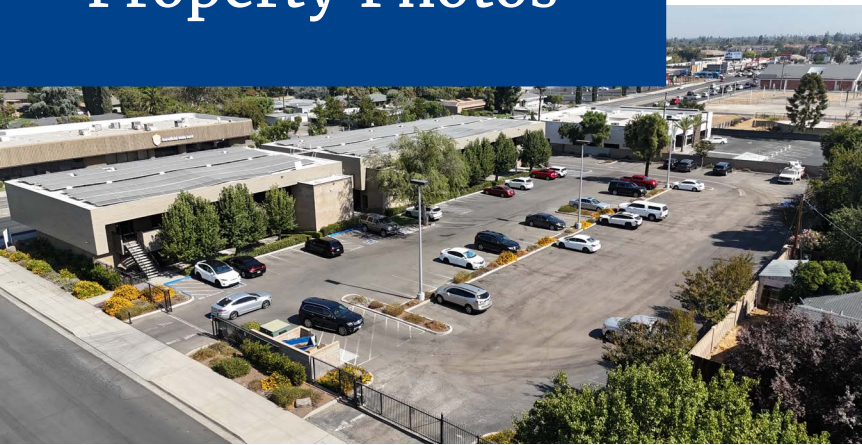
Suites 201-204

## Floor Plan | Second Floor

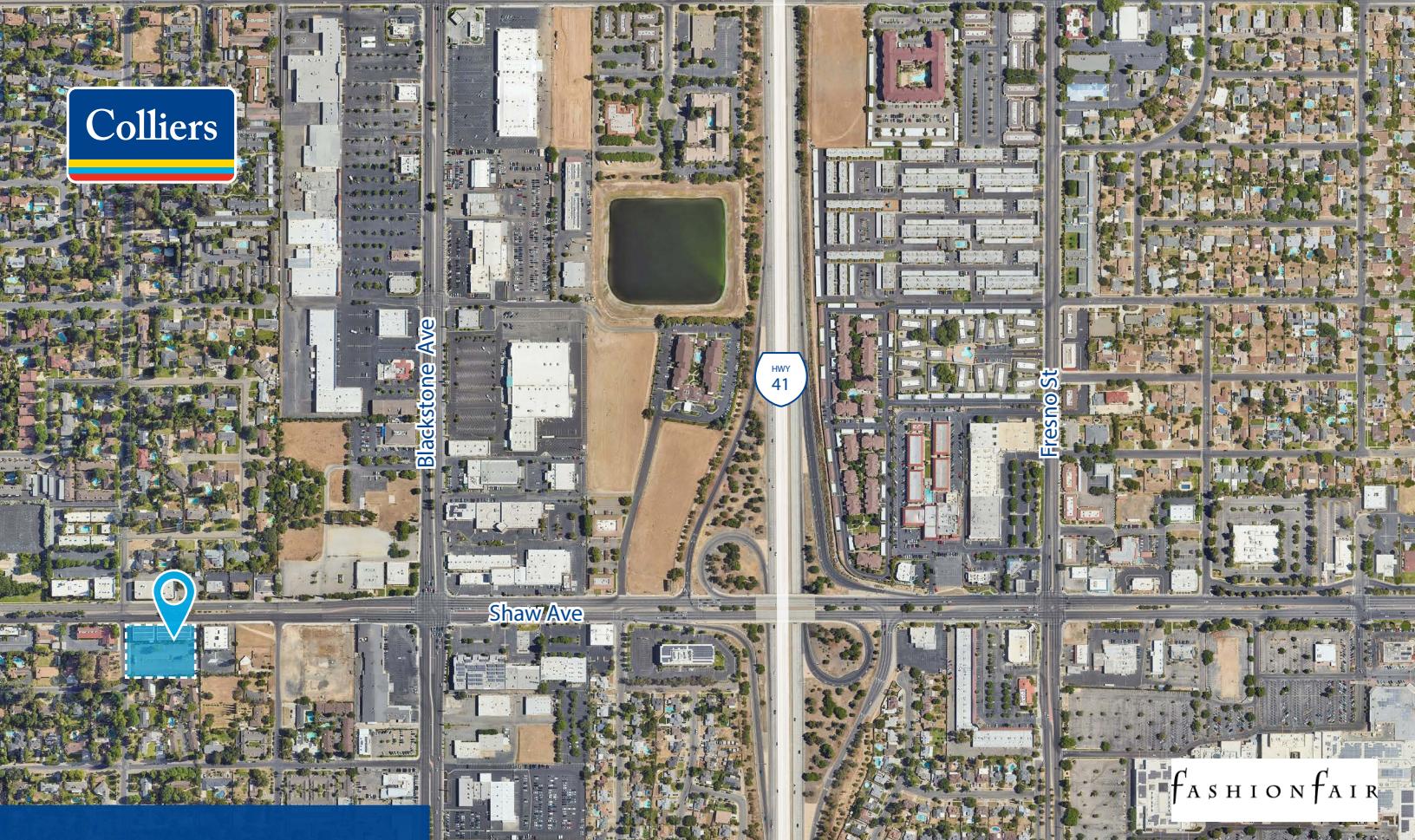




# Property Photos



Colliers



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OFFICE BUILDING AVAILABLE

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Fresno, CA



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