

# For Sale/Lease

Owner/User Opportunity  
Retail/Commerical Building

Located within an Opportunity Zone

1503-1505 E. Shields Ave.  
Fresno, California



Blackstone Avenue

±34,364 ADT



Great Shields Avenue Exposure  
3,650 Total Square Feet



Shields Avenue

## Beau Plumlee

Senior Vice President | Principal  
+1 559 256 2443  
beau.plumlee@colliers.com  
DRE #01269167

## Scott Buchanan

Senior Vice President | Principal  
+1 559 256 2430  
scott.buchanan@colliers.com  
DRE #01389446

Colliers



## Additional features

- Owner/User Opportunity
- Easy Access to Freeway 41
- Upside Potential
- Great Shields Avenue Street Exposure
- Freestanding Corner Location

# Property Summary

## Location

Located one block west of Blackstone Avenue on Shields Avenue between Blackstone and Maroa Avenues. Excellent Shields Avenue exposure.

Located within an Opportunity Zone which may qualify the property for preferred federal tax treatment or preferred consideration for federal grants and programs. Buyer to verify.

## Building Area

1503 E. Shields Avenue	±2,250 SF (on month-to-month)
1505 E. Shields Avenue	±1,400 SF (Former vacant grocery market with service cooler)
<b>Total</b>	<b>±3,650 SF</b>

## Land Area

Approximately 0.26 acres (±11,400 SF)

## Zoning

RMX, City of Fresno

## APN

435-334-13

## Year Built

Approximately 1948

## Purchase Price

\$499,000

## Lease Rate

1505 E. Shields - \$1,700 per month, plus utilities (water, sewer, garbage, electricity and gas) and CAMS

## Terms

All cash or terms and conditions acceptable to Seller



**Beau Plumlee**

Senior Vice President | Principal  
+1 559 256 2443  
[beau.plumlee@colliers.com](mailto:beau.plumlee@colliers.com)  
DRE #01269167

**Scott Buchanan**

Senior Vice President | Principal  
+1 559 256 2430  
[scott.buchanan@colliers.com](mailto:scott.buchanan@colliers.com)  
DRE #01389446



±307,000 ADT

±34,364 ADT

**Manchester Center**

- Regal Cinemas
- Starbucks
- Panda Express
- Deli Delicious
- Department of Transportation
- Ross Dress for Less
- Manuel's Flower Shop
- Learn4Life Fresno
- T-Mobile
- Tropical Shades
- Daniel's Bridal
- Chipotle
- The Habit Burger
- Sally Beauty
- Cricket Wireless
- UEI College - Fresno
- Sears Appliance
- dd's Discounts
- Global Luggage & Leather



This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2022. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers Tingey International, Inc.

**Broker Disclosure:** Pursuant to the Regulations of the State of California Real Estate Commissioner, Chapter 6, Section 2785 (18), it is disclosed to all potentials Tenants/Buyers and their Broker/Agents, and all other interested parties, that Beau Plumlee and Scott Buchanan, are partners and principals in Colliers International and also partners and principals in SANBAD Investments, LLC and, as such, have an ownership interest in the subject property and will benefit directly and indirectly from the Lease or Sale of the subject property.

