

# FOR SALE

## Shaw Sixth Square



**5150 N. Sixth St., Fresno, CA**  
Investment & Owner/User Opportunity

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CA DRE #01269167



# Property Summary

Address:	5150 N. Sixth Street, Suites 150-159
Sale Price:	\$800,000.00
Building Size:	±5,049 RSF
Year Built:	1978
APN:	418-402-11
Leased:	Suites 156 & 158 - ±2,170 RSF Tenant - Key Writing Concepts
Vacant:	Suite 150 - ±2,879 RSF
Zoning:	CMX

## FINANCIAL SUMMARY

### Income

Monthly Rent	Yr 1: \$2,713 /mo. (5/1/2025 - 4/30/2026) Yr 2: \$2,794 /mo. (5/1/2026 - 4/30/2027) Yr 3: \$2,878/mo. (5/1/2027 - 4/30/2028)
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Annual Rent	\$32,556 (Year 1) Tenant pays P.G.&E. and interior janitorial
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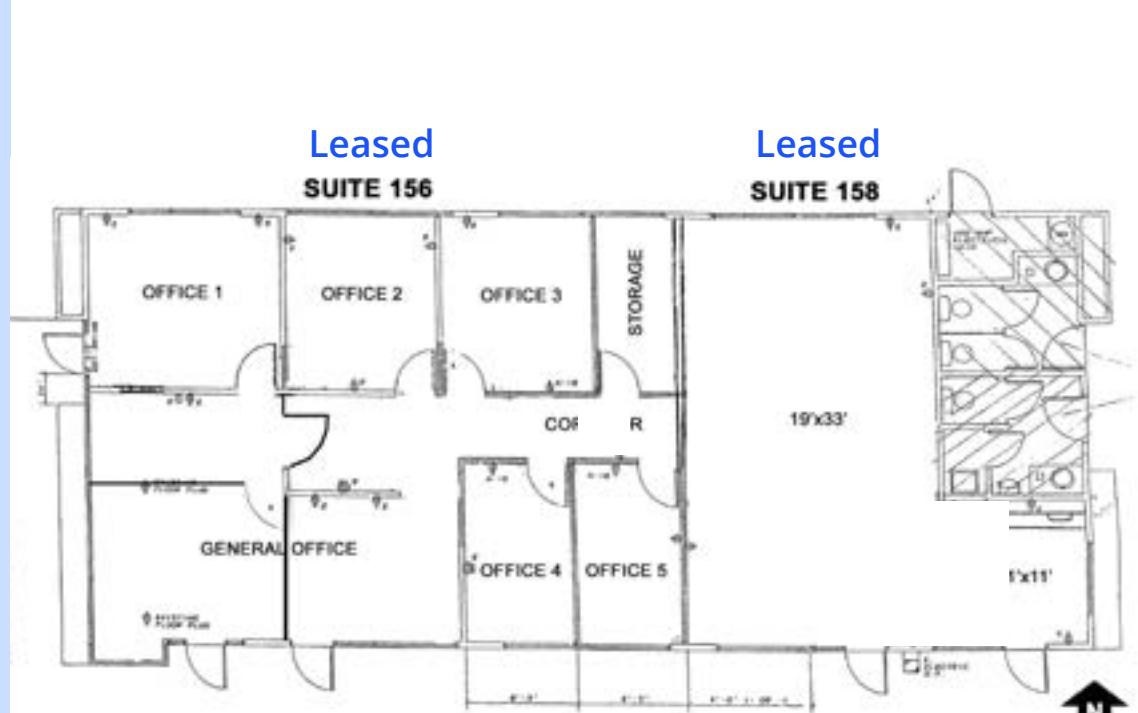
### Expenses (2025)

Taxes	\$ 6,495
Association Dues	\$ 5,570
Pest Control	\$ 592
Janitorial	\$ 216 (Common area restrooms)
Insurance	\$ 4,313
Repairs/Maintenance	\$ 1,000
Total	\$18,186

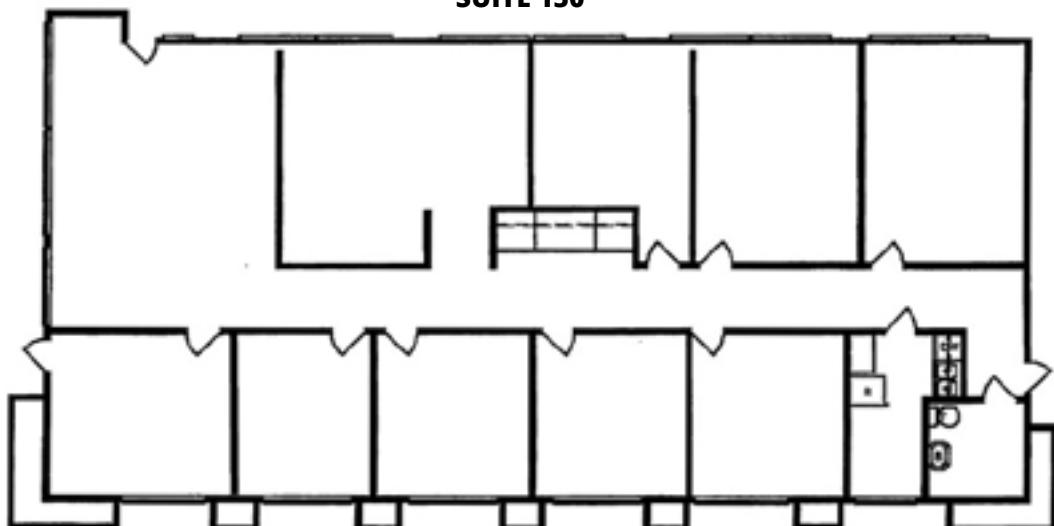
Additional Financial Information - Contact Broker

## HIGHLIGHTS

- Located near the northeast corner of Shaw Avenue and Sixth Street (across the street from the Starpointe Towers Complex).
- Within close proximity to CSUF, restaurants, shopping and other amenities
- Easy access to and from Freeways 41 and 168
- Excellent parking



**Vacant  
SUITE 150**

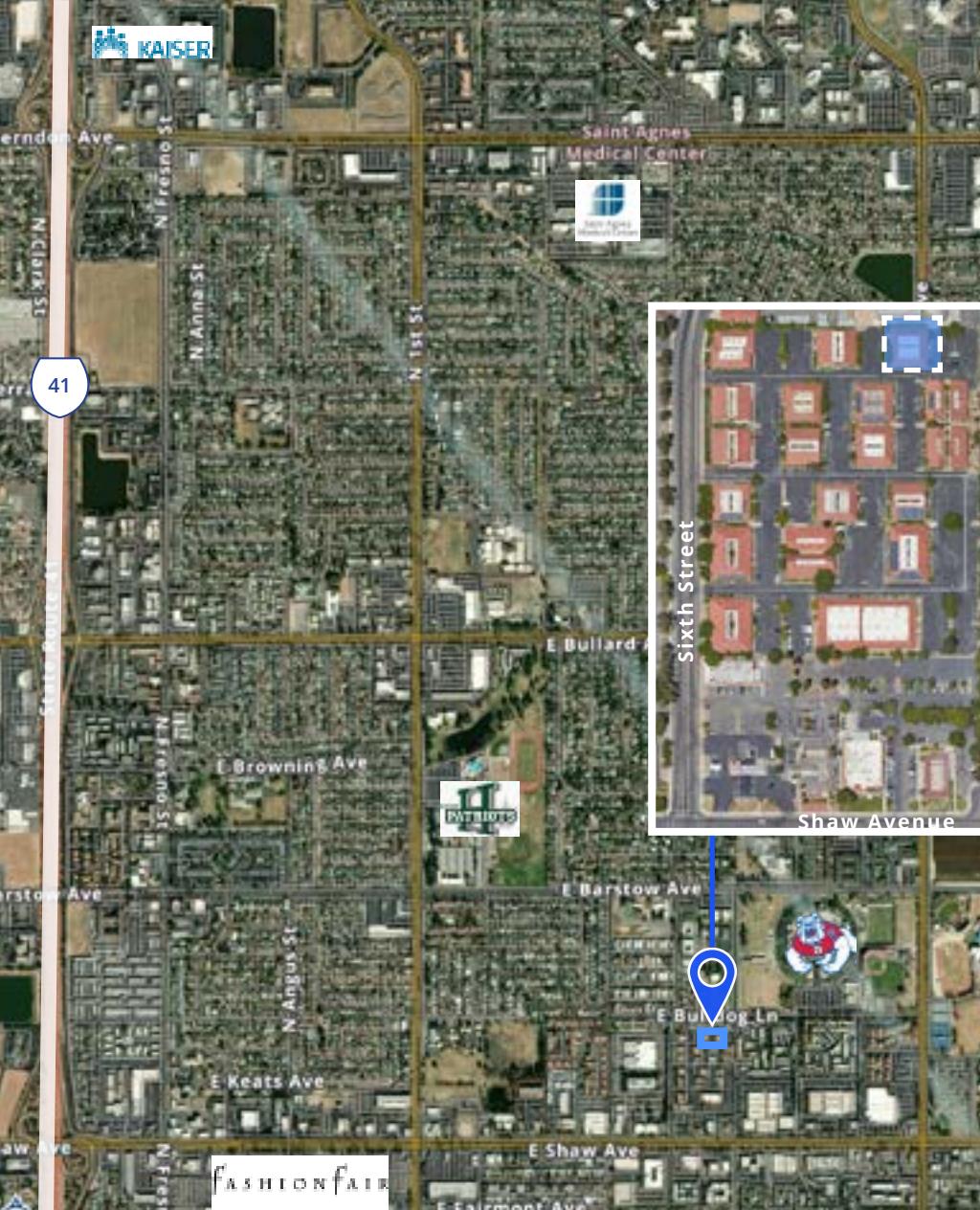


**FOR SALE** 

# Property Photos

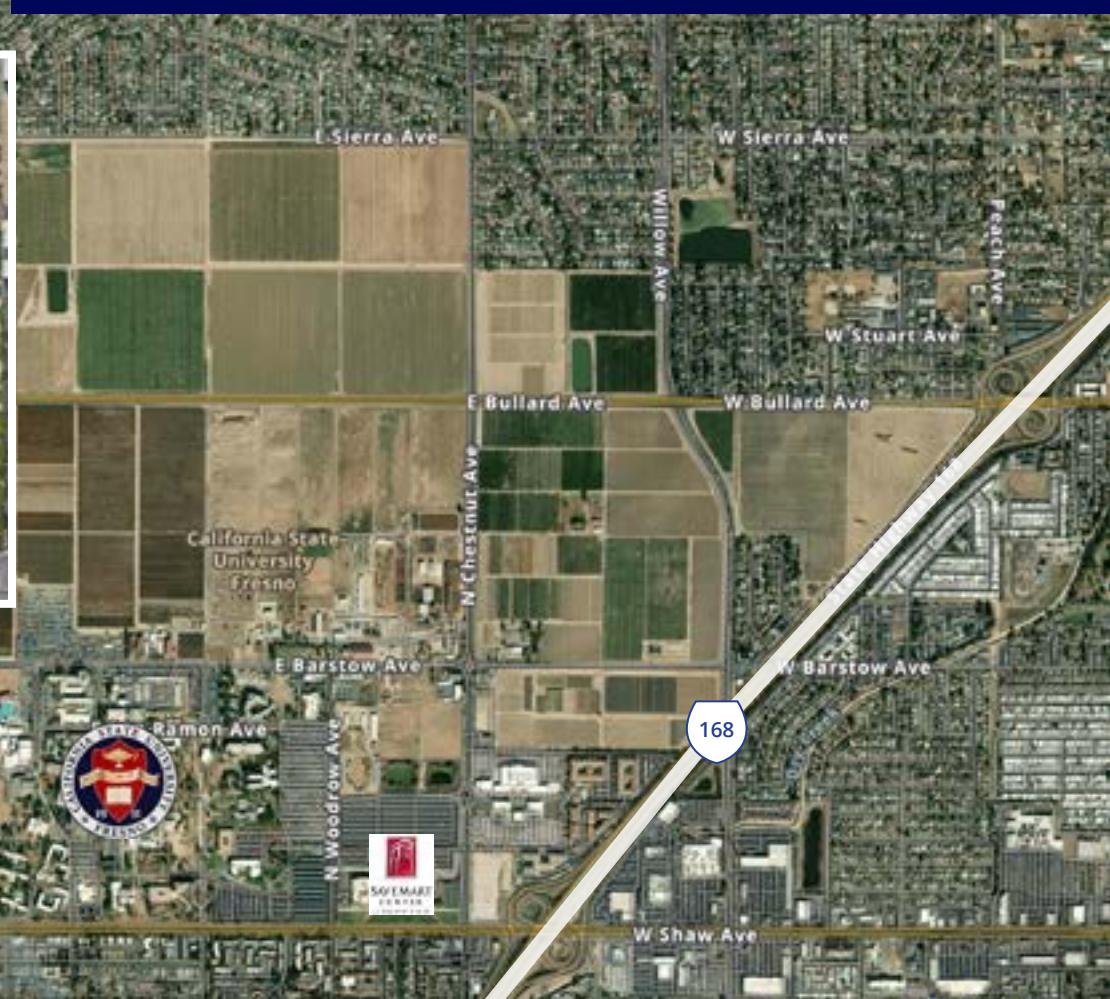
*Interior Photos of Suite 150*





# Professional Office Building for Sale

## 5150 N. Sixth Street | Fresno, California



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