

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)

Annual Rent
\$32,556 (Year 1)
Tenant pays P.G.&E. and interior janitorial

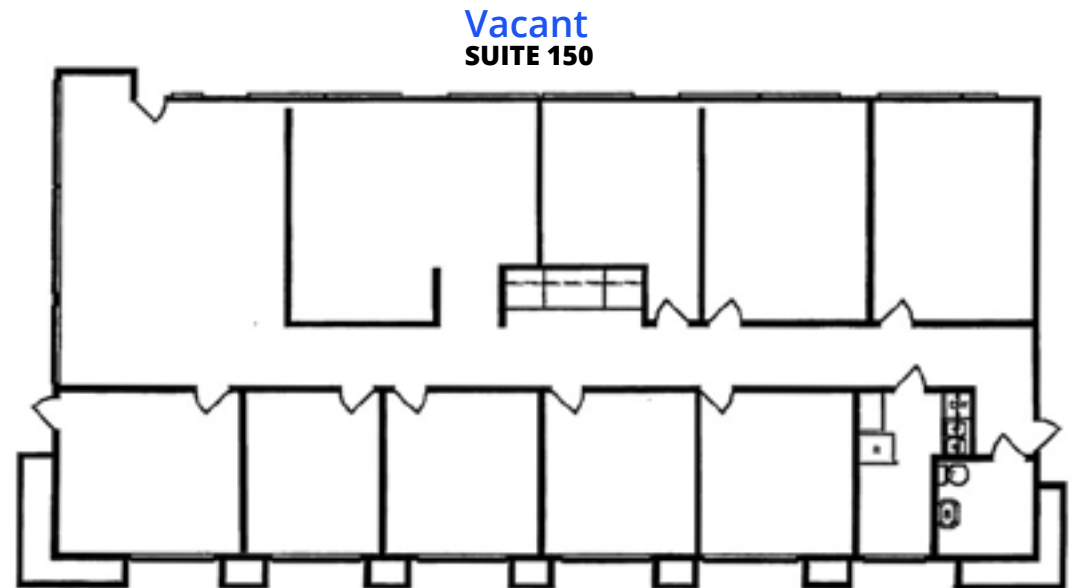
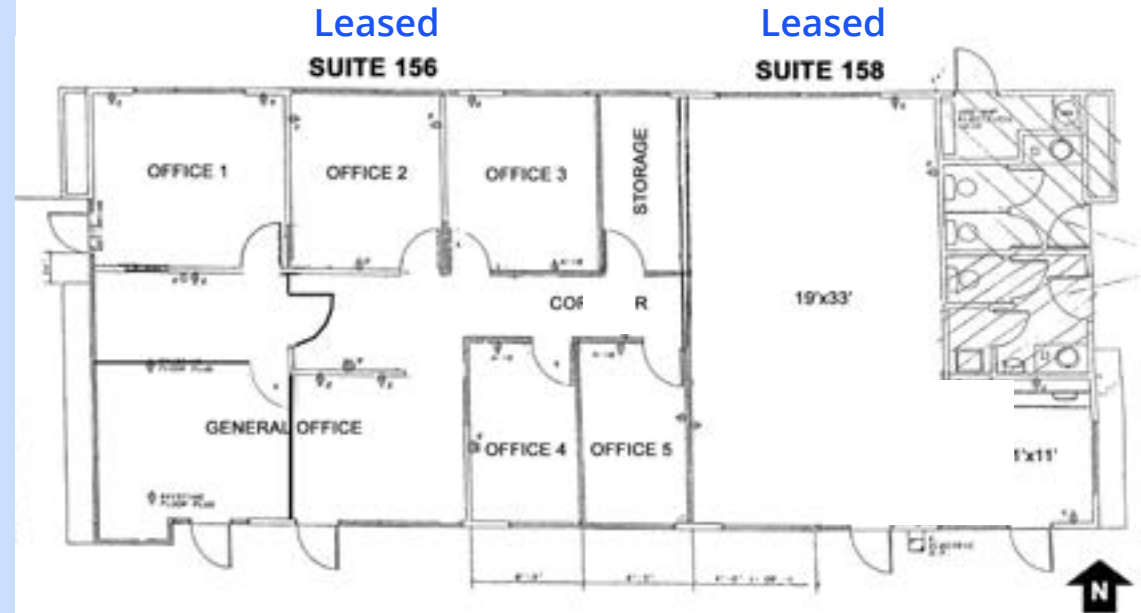
Expenses (2025)

| | |
|---------------------|--------------------------------|
| 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





Property Photos

Interior Photos of Suite 150



Professional Office Building for Sale

5150 N. Sixth Street | Fresno, California



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