



**FOR LEASE**

**2491 W Shaw Ave**

**SUITE 105**

Fresno, CA 93711

**PRESENTED BY:**

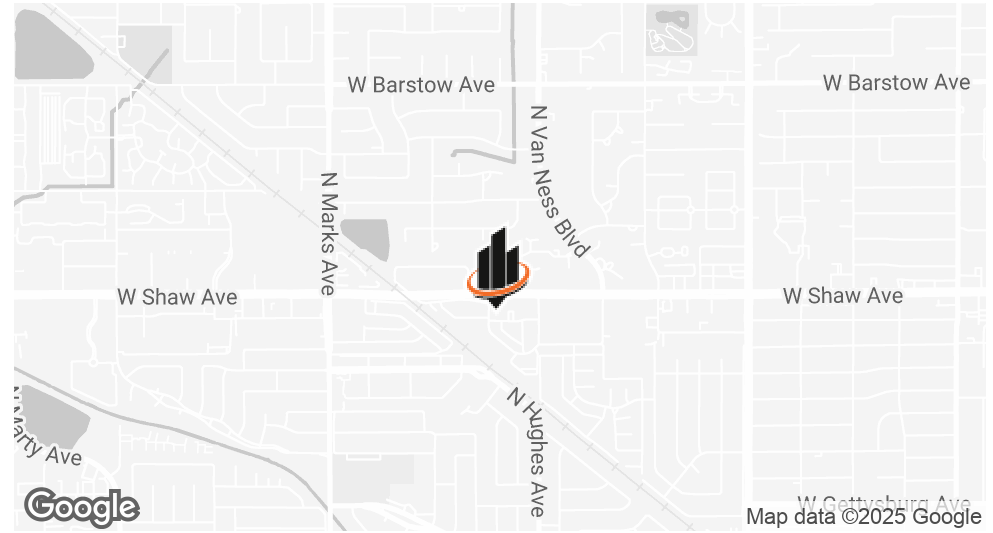
**CAMERON GRAHAM**

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CalDRE #01970844

# PROPERTY SUMMARY



<b>LEASE RATE</b>	<b>\$1.15 SF/MONTH</b>
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## OFFERING SUMMARY

<b>BUILDING SIZE:</b>	6,020 SF
<b>AVAILABLE SPACE:</b>	2,252 SF
<b>YEAR BUILT:</b>	1979
<b>ZONING:</b>	CMX
<b>APN:</b>	424-580-13

## PROPERTY OVERVIEW

2,252 SF office space available in a 6,020 SF professional building located at 2491 W Shaw Ave, Suite 105. The suite features a functional office layout with multiple private offices and in-suite restrooms. Ideal for professional services, medical, or administrative use with convenient access and strong visibility along Shaw Avenue.

<b>SPACES</b>	<b>LEASE RATE</b>	<b>SPACE SIZE</b>
<b>SUITE 105</b>	\$1.15 SF/month	2,252 SF

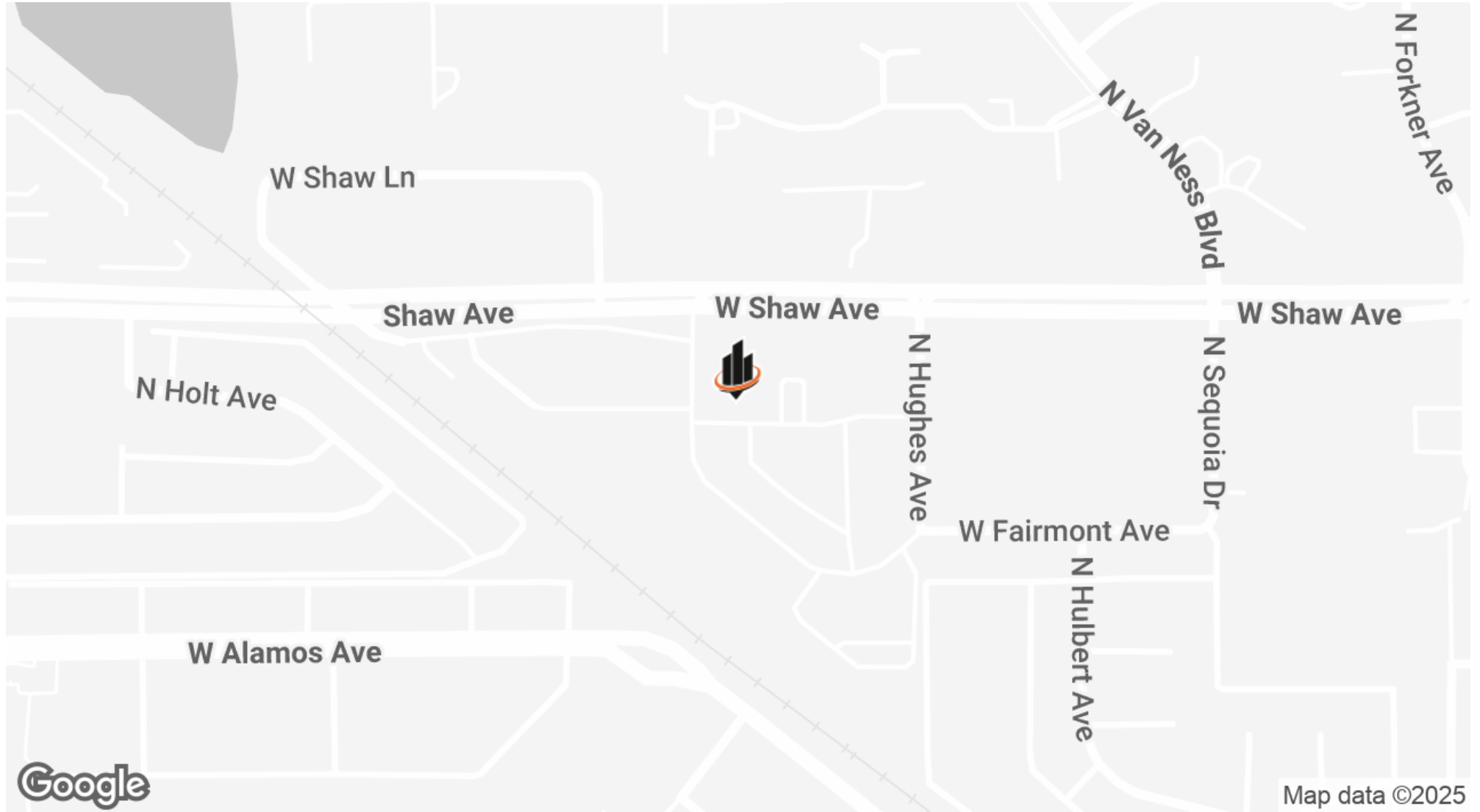
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**ADDITIONAL PHOTOS**



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# LOCATION MAP



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**2491 W SHAW AVE** | 2491 W Shaw Ave Suite 101 Fresno, CA 93711

# DEMOGRAPHICS MAP & REPORT

## POPULATION

0.25 MILES 0.5 MILES 1 MILE

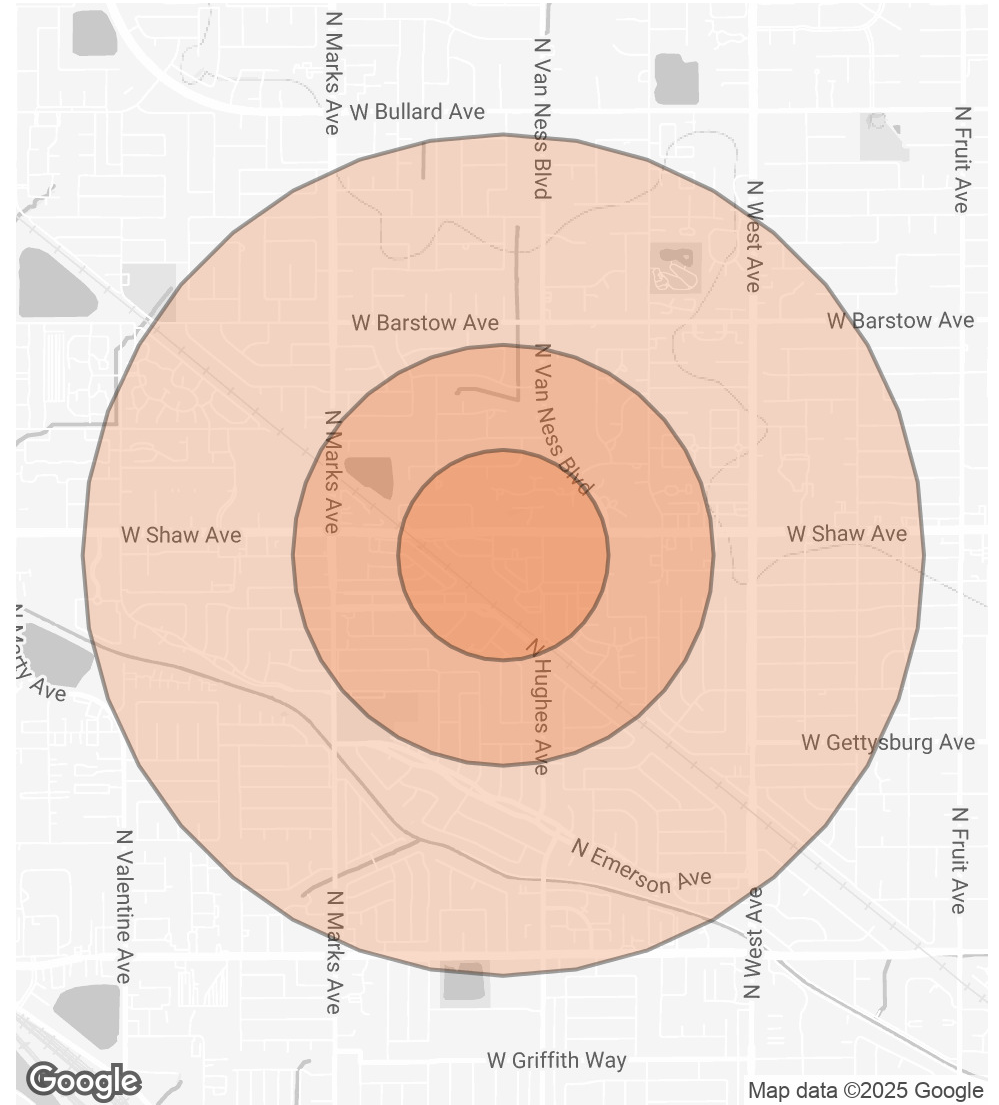
	0.25 MILES	0.5 MILES	1 MILE
<b>TOTAL POPULATION</b>	1,393	5,359	17,673
<b>AVERAGE AGE</b>	30.6	30.8	37.6
<b>AVERAGE AGE (MALE)</b>	28.2	28.7	36.8
<b>AVERAGE AGE (FEMALE)</b>	33.2	33.3	38.6

## HOUSEHOLDS & INCOME

0.25 MILES 0.5 MILES 1 MILE

	0.25 MILES	0.5 MILES	1 MILE
<b>TOTAL HOUSEHOLDS</b>	478	1,837	6,770
<b># OF PERSONS PER HH</b>	2.9	2.9	2.6
<b>AVERAGE HH INCOME</b>	\$77,718	\$77,220	\$76,737
<b>AVERAGE HOUSE VALUE</b>	\$211,596	\$206,702	\$210,722

2020 American Community Survey (ACS)



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