



Colliers

**Lease Rate:**

**\$1.60 PSF**  
Modified Gross

**Sale Price:**

**\$1,442,000**

**CONTACT US**

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**FOR SALE OR LEASE**

# 222 W. Shaw Avenue

Fresno, California

**High Visibility West Shaw Office Building  
Medical Space Available for Sale or Lease**

**Property Highlights**

- Easy access to numerous amenities such as banking, restaurants and shopping
- In close proximity to Freeway 41
- Abundant onsite parking
- Medical or general office
- Functional floor plan
- Updated stucco exterior
- Great signage opportunities

The subject building is located at the northwest corner of Shaw and Del Mar Avenues, just west of Blackstone Avenue.

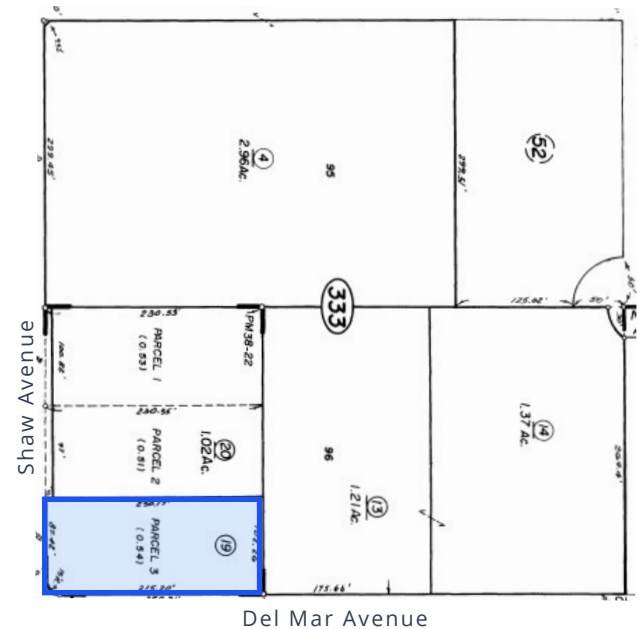
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For Sale  
or Lease



## PROPERTY SUMMARY

Location:	222 W. Shaw Avenue Fresno, CA NEC Shaw and Del Mar Avenues
Building Size:	±5,979 SF
Zoning:	CMX
Lease Rate:	\$1.60 PSF, Modified Gross. Tenant to pay gas, electricity and interior janitorial service.
Sale Price:	\$1,442,000
APN:	417-333-19
Lot Size:	±23,460 SF
Year Built:	1966; Fully remodeled 2017

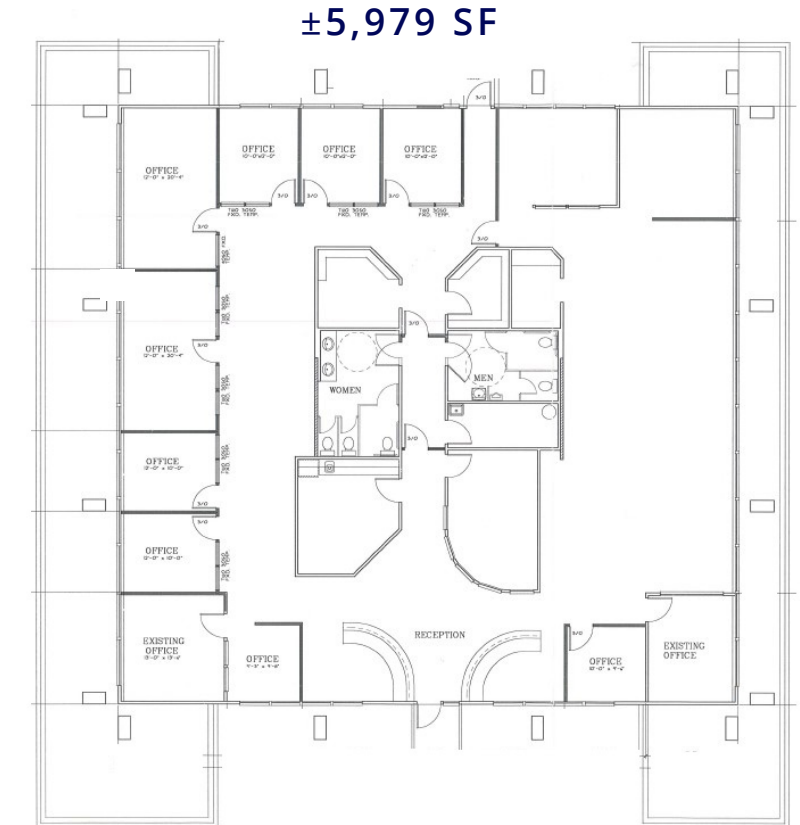


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# Floor Plan

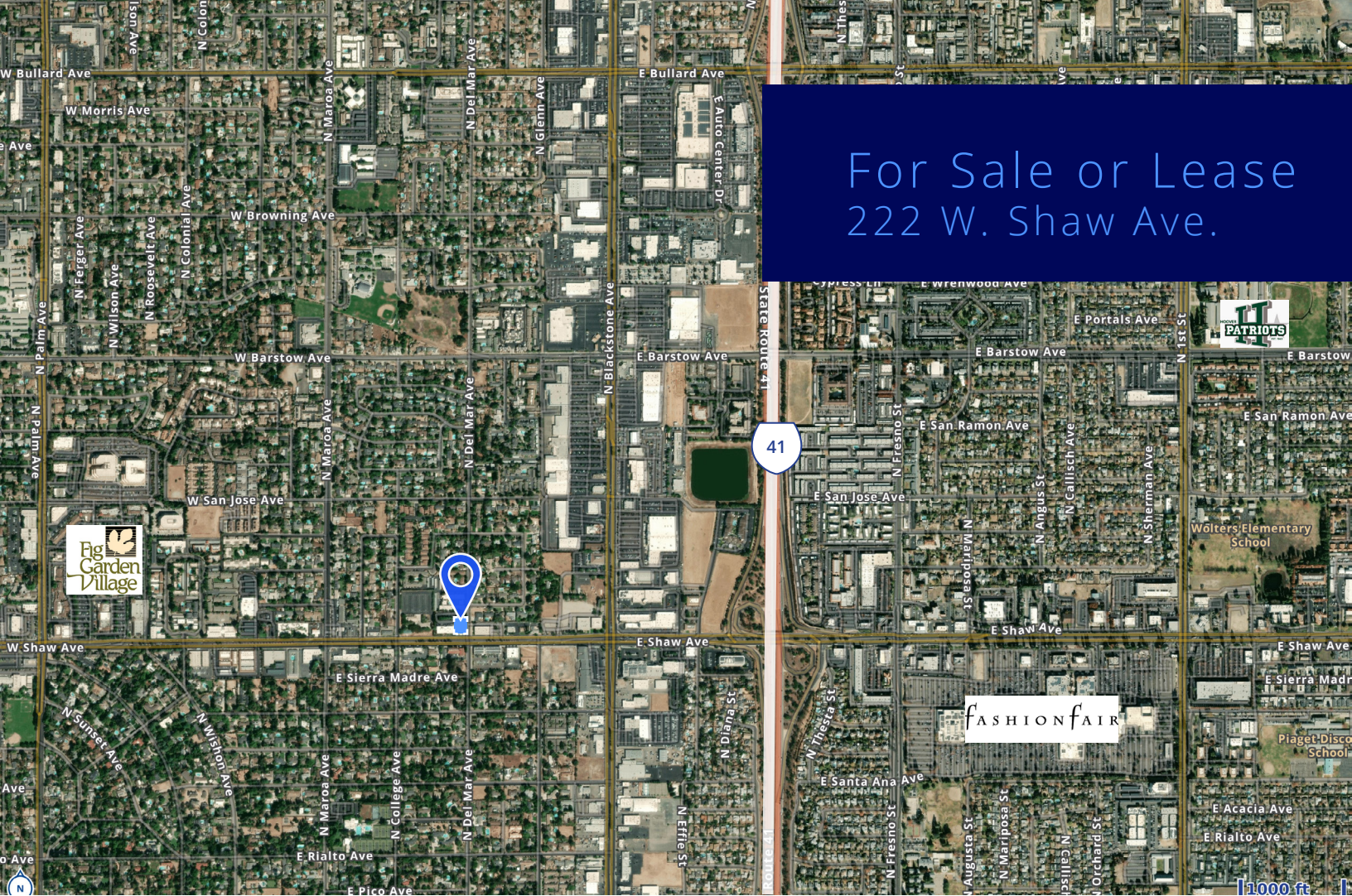
222 W. Shaw Avenue  
Fresno, California



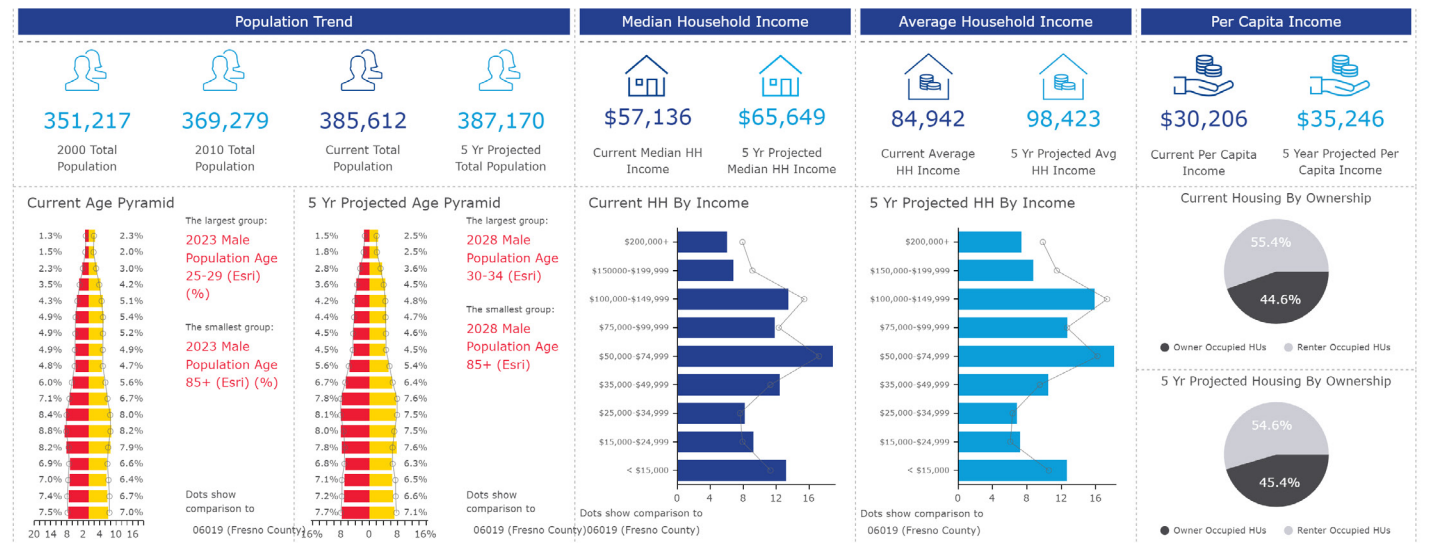
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# For Sale or Lease 222 W. Shaw Ave.



## Population, Income & Housing Trends 5-Mile Radius



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