

The Colliers logo consists of the word "Colliers" in white serif font on a dark blue rectangular background with a thin yellow and red horizontal stripe at the bottom.

678 E. Shaw Avenue

Fresno, CA

An aerial photograph of a modern, three-story office building with a flat roof and large windows. The building is surrounded by a parking lot, landscaped areas with trees and shrubs, and a residential neighborhood in the background under a cloudy sky.

3-Story Owner/User
Building For Sale

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Stand Alone 3-Story Building

Colliers | Fresno is pleased to present this quality 3-story office building conveniently located directly across from Fashion Fair Mall in North Fresno. This property consists of approximately 30,000 square feet of quality office space, with which approximately 10,000 square feet is meeting space and storage in the basement (serviced by recessed ramp). Interior space is comprised of quality improvements in an efficient layout with exterior offices, open work areas, conference rooms, large meeting/assembly room, executive offices, etc. Property also includes a quality storage warehouse behind office building, as well as an income producing cellular tower. Excess land available for future expansion space and building is served by abundant on-site parking.



This excellent opportunity offers the following amenities:

- Easy access to Highway 41 and Fresno regional market
- Fresno offers a rich mix of amenities, from vibrant arts and culture, diverse dining, and top-tier healthcare to outdoor adventures, quality education and easy access to major travel routes and national parks.

Property Specifics

Property Summary

Property Address:

678 E. Shaw Avenue
Fresno, California

Site Area:

±2.89 Acres

Total Building Area:

±30,000 SF including
basement

Year Built:

1966

APN:

418-091-37

Zoning:

CMX - Corridor/Center
Mixed-Use

Asking Price:

\$4,300,000

Building Tenancy:

Single-tenant with
opportunity for multi-
tenant

Submarket:

East Shaw

Parking Ratio:

112 stalls

Heating/Cooling:

Built-up system with hot
water coils and air cooled
chiller

Key Highlights:

- Direct frontage on Shaw Avenue with strong daily traffic
- Nearby signalized corner location with easy ingress/egress points
- Easy access to Highway 41 and 168
- Excess vacant land
- Across the street from Fashion Fair Regional Mall
- Located within Shaw Avenue retail corridor - close to restaurants and shopping

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Pricing & Financial Summary

| | |
|-------------------|---|
| Property | CA Southern Baptist Convention |
| Property Address | 678 E. Shaw Avenue, Fresno, CA |
| Property Location | Shaw Avenue, between Fresno and First Streets |
| Property Size | ±2.89 Acres |
| Sale Price | \$4,300,000 |
| Building Size | ±30,000 SF (Below normal coverage ratio) |

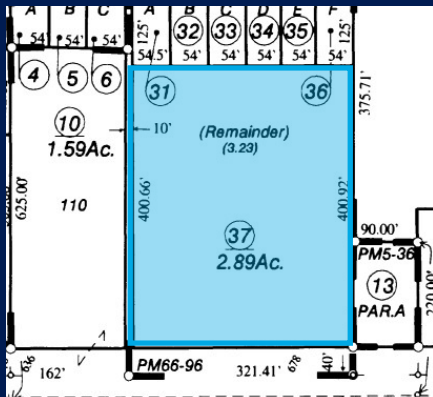


Parcel Map

678 E. Shaw Avenue
Fresno, California

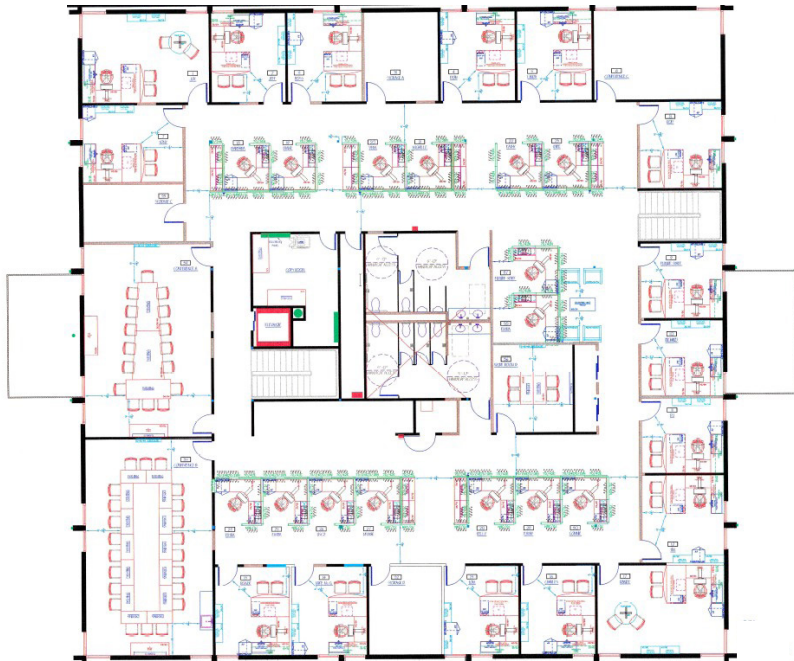
Available:

±30,000 SF
Office Building



Floor Plans

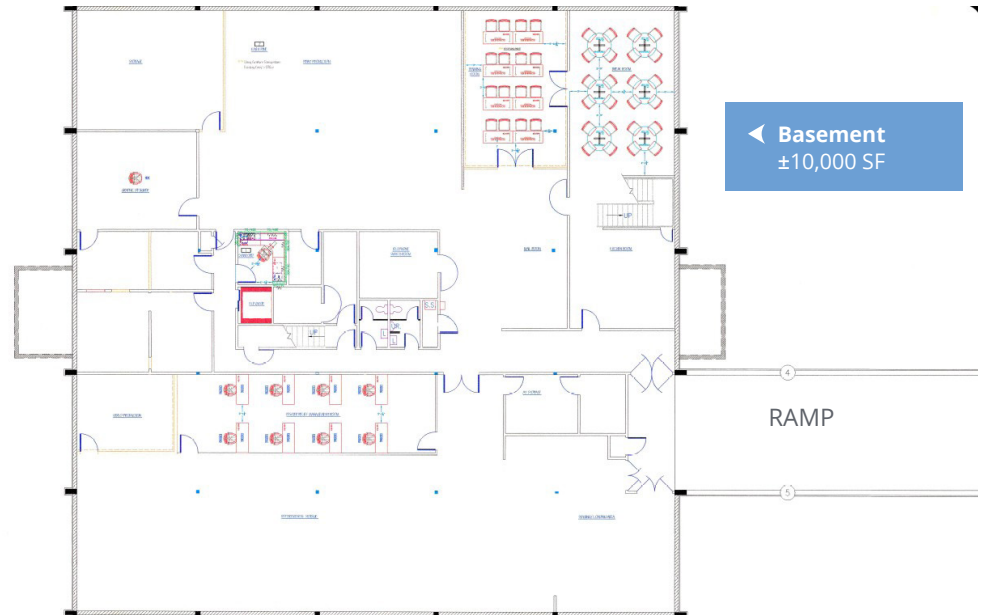
▼ Second Floor
±10,000 SF



► First Floor
±10,000 SF



◀ Basement
±10,000 SF



*Floor plans not exact;
furniture negotiable



For Sale
678 E. Shaw Avenue
Fresno, California





Confidentiality & Disclaimer Agreement



Accelerating success.

678 E. Shaw Avenue | Fresno, California

To whom it may concern

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- You will not directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller;

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written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of **678 E. Shaw Avenue, Fresno, CA** or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum, from your records.

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Colliers
7485 N. Palm Avenue. #110
Fresno, California 93711

FOR SALE

Professional, Fully-Improved Office Building
678 E. Shaw Avenue, Fresno, CA

Colliers

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