

Colliers

678 E. Shaw Avenue

Fresno, CA

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

Total Building Area:

±30,000 SF including
basement

Zoning:

CMX - Corridor/Center
Mixed-Use

Building Tenancy:

Single-tenant with
opportunity for multi-
tenant

Parking Ratio:

112 stalls

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

Site Area:

±2.89 Acres

Year Built:

1966

APN:

418-091-37

Asking Price:

\$4,300,000

Submarket:

East Shaw

Heating/Cooling:

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

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)



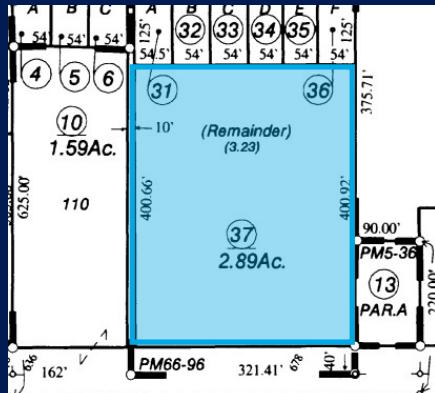
Parcel Map



678 E. Shaw Avenue
Fresno, California

Available:

±30,000 SF
Office Building



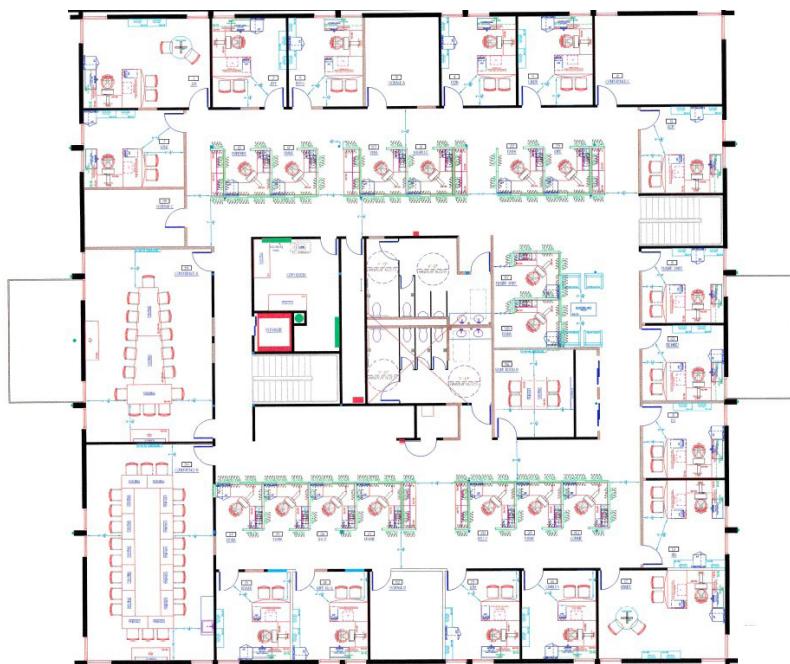
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Floor Plans

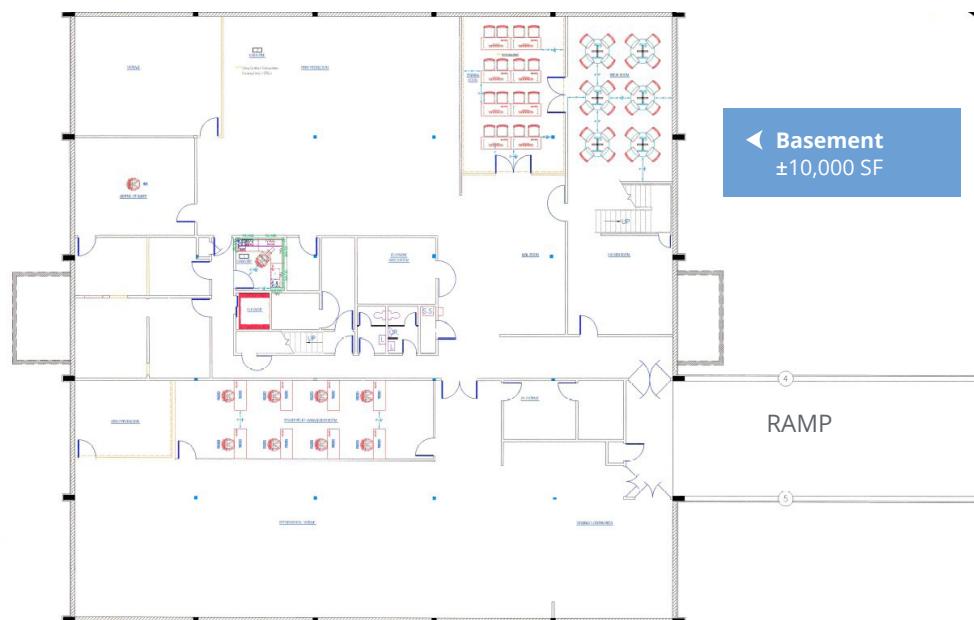
▼ Second Floor
±10,000 SF



First Floor
±10,000 SF



◀ Basement
±10,000 SF



*Floor plans not exact;
furniture negotiable

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For Sale 678 E. Shaw Avenue Fresno, California





Local Area Overview | Demographics

Fresno, located in the heart of California's Central Valley, is the fifth-largest city in the state and serves as the economic and cultural hub of the San Joaquin Valley. The city is known for its rich agricultural history, being a major producer of grapes, almonds, citrus, and other crops, supported by the surrounding fertile farmland.

Fresno has a diverse economy that extends beyond agriculture to include healthcare, education, government, logistics, and manufacturing. Major employers include Community Medical Centers, California State University, Fresno (Fresno State), Amazon, and Pelco. The city's strategic location between Los Angeles and San Francisco, with access to major highways (Highway 99, Highway 41, and Highway 180), rail, and air (Fresno Yosemite International Airport), makes it a key distribution and logistics hub.

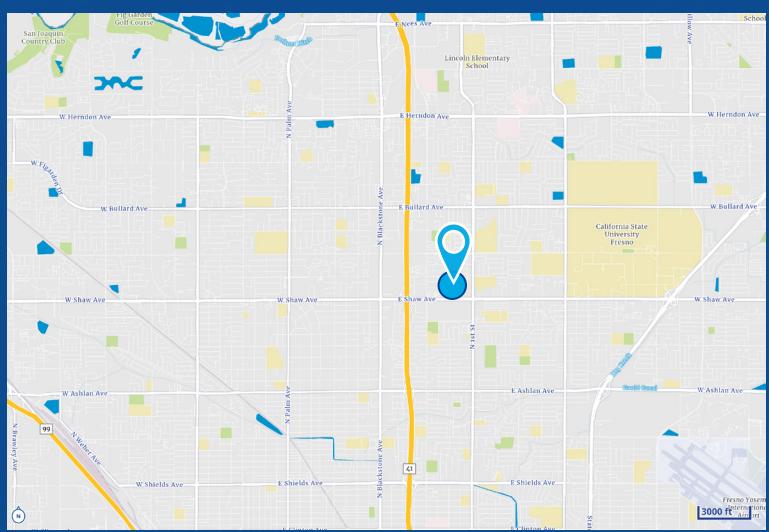
Fresno continues to grow with investments in infrastructure, housing, and downtown revitalization efforts, making it an increasingly attractive location for businesses and families alike.



Key Demographic Facts



5-year Projections (10 Mile Radius)



Demographic Information Source: esri

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678 E. Shaw Avenue | Fresno, California

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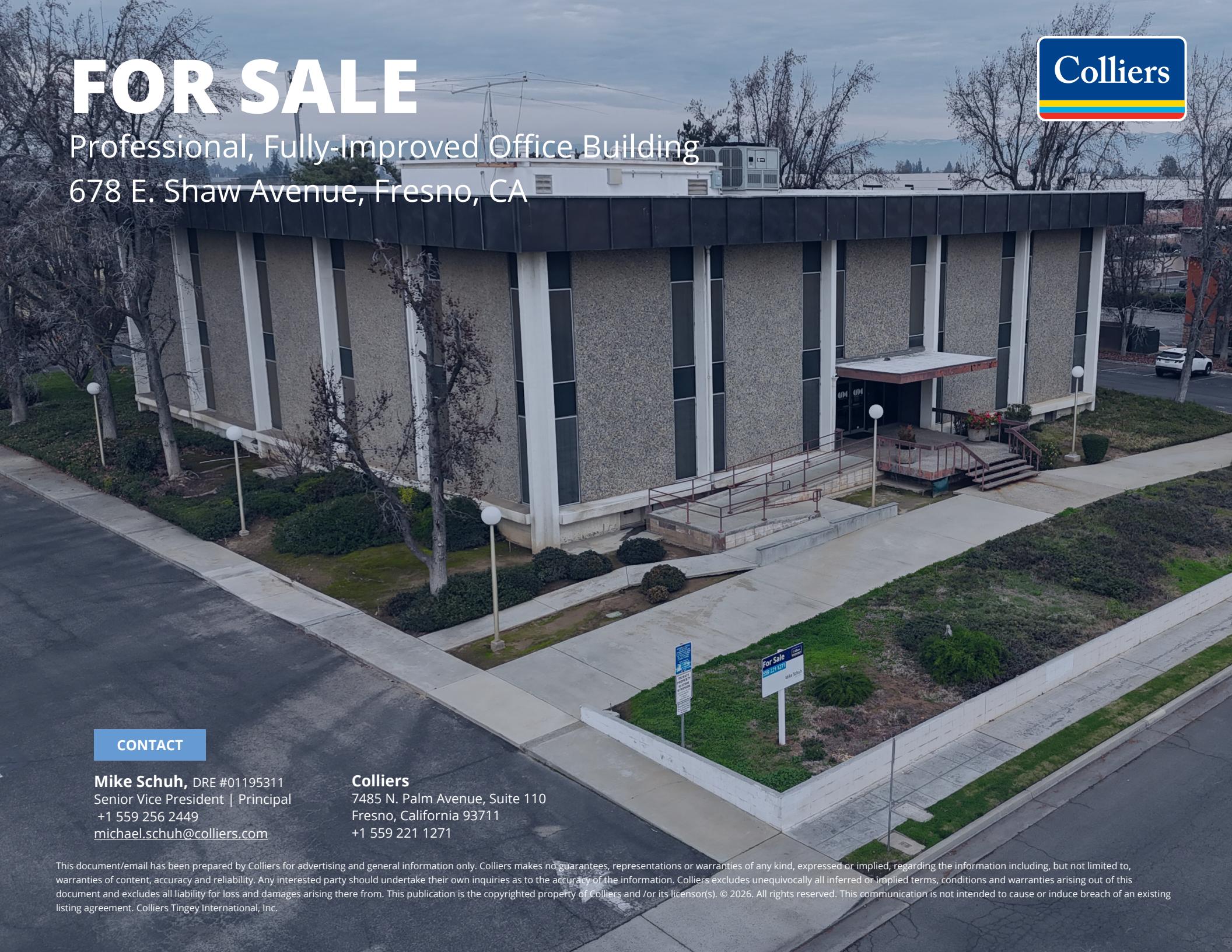
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FOR SALE

Professional, Fully-Improved Office Building

678 E. Shaw Avenue, Fresno, CA



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