

AVAILABLE FOR SALE  
65,635± SF OFFICE BUILDING

# 550 E. SHAW AVENUE

FRESNO, CA



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**FORTUNE ASSOCIATES**  
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INDEPENDENTLY OWNED AND OPERATED | Corporate License #00020875  
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The property is being sold under the terms of the Stull Act. Contact listing brokers for bidding date and instructions.



# ABOUT

550 E. SHAW AVENUE

Prime Investor or Owner/User Opportunity! This 65,635± SF office building is perfectly positioned for businesses seeking visibility and convenience.

**PROPERTY DESCRIPTION**

Situated on the northeast corner of Shaw Avenue and Mariposa Street, along the high-traffic East Shaw corridor, this building offers excellent exposure. With close access to Freeways 41 and 168, you'll enjoy seamless connections to north and south Fresno and the City of Clovis, making this an ideal hub for business operations.

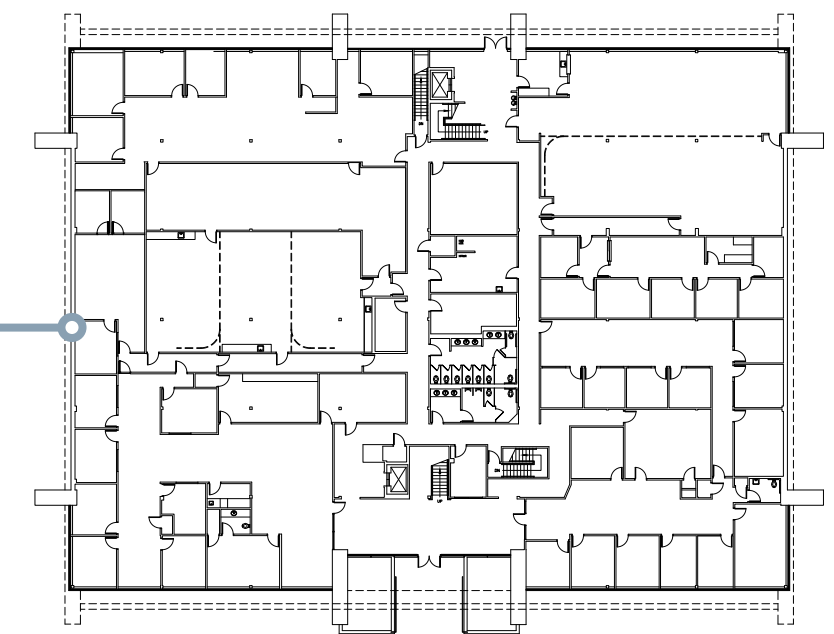
<b>Asking Price:</b>	Contact for Pricing
<b>Lot Size:</b>	3.89± Acres
<b>Tenancy:</b>	Single
<b>Property Subtype:</b>	Office Building
<b>Parking Ratio:</b>	4:1,000± SF
<b>Year Built:</b>	1976
<b>Zoning:</b>	CMX (Commercial Mixed-Use)

**HIGHLIGHTS**

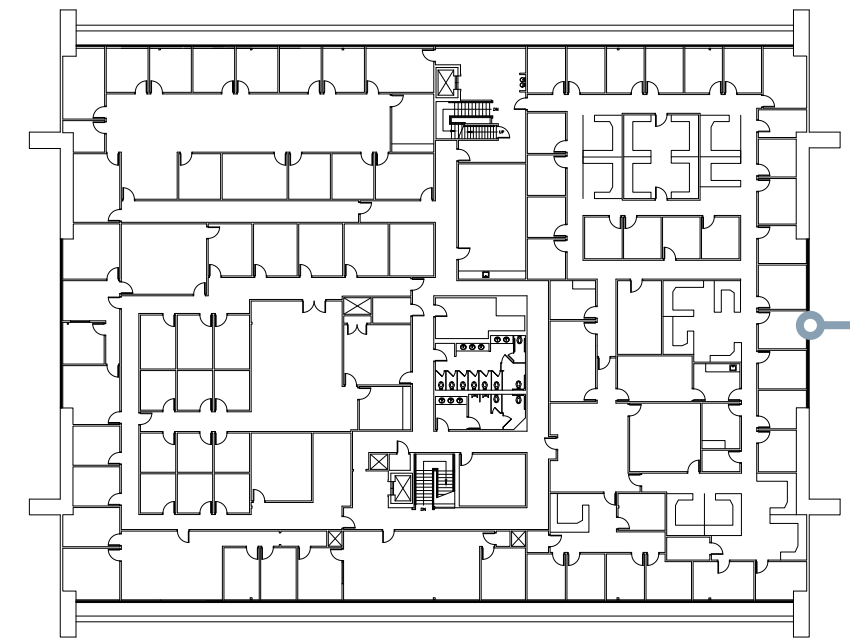
- **Size:** 65,635± square feet of efficiently designed office space
- **Investor or Owner/User Opportunity:** Ideal for businesses seeking a headquarters or regional office
- **Prime Location:** Across from Fashion Fair Mall and near Fresno State University
- **High Visibility:** Northeast corner of Shaw Avenue & Mariposa Street along the East Shaw corridor
- **Excellent Accessibility:** Close to Freeways 41 & 168 for easy access to north/south Fresno and Clovis
- **Walkable Amenities:** Restaurants, shopping, and professional services within walking distance
- **Traffic Exposure:** Located on a busy commercial corridor with strong daily traffic counts



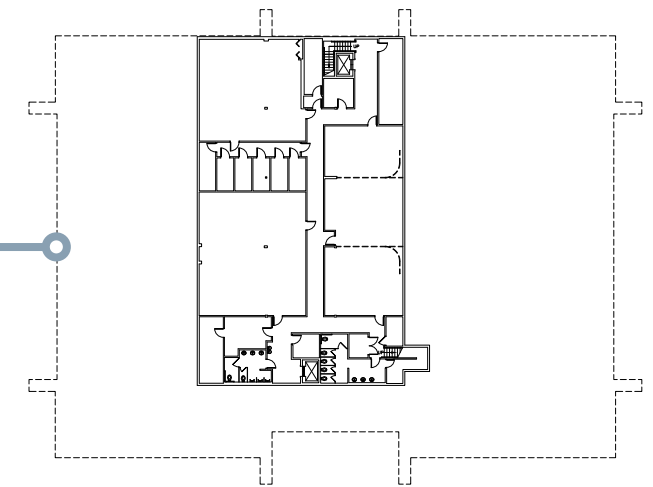
FIRST FLOOR



SECOND FLOOR



BASEMENT





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