

AVAILABLE FOR SALE  
OFFICE BUILDING

2580 W. SHAW LANE  
FRESNO, CA

PRICE REDUCTION!



PARTIALLY FURNISHED

**NEWMARK**  
PEARSON COMMERCIAL

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2580

W. SHAW LANE - FRESNO, CA

PROPERTY  
INFORMATION



<b>Building Size:</b>	15,974± SF
<b>Lot Size:</b>	0.93± Acres
<b>Cross Streets:</b>	Shaw Avenue & Shaw Lane
<b>Property Type:</b>	Office Building
<b>Existing Build-Out:</b>	Fully Improved
<b>Year Built:</b>	1989
<b>Parking:</b>	34 Secured Subterranean 17 Surface
<b>Zoning:</b>	CMX ( <i>Commercial Mixed Use</i> )
<b>APN:</b>	415-054-03
<b>Asking Price:</b>	<del>\$3,600,000</del> \$3,354,000 ( <i>\$210.00 PSF</i> )

**BUILDING DESCRIPTION:**

The subject asset is a single-story, freestanding office building. The property features excellent exposure on Shaw Avenue as well as secured subterranean parking, a rare amenity for single-story buildings in Fresno. The structure as well as the landscaping and parking areas have been well maintained with no deferred maintenance. All HVAC units have been serviced annually with some replaced. All units have GPS-F24AC sanitizer units installed. The entrances have been CASp inspected with new sidewalks and ramps/handrails installed during remodels in 2015 and 2016. The building exterior was repainted in 2018. The building is partially furnished with cubicles, desks, chairs, etc. included in the purchase price. An itemization of the furnishings is available on request.

PROPERTY  
HIGHLIGHTS



34 SUBTERRANEAN PARKING STALLS



SIGNAGE OPPORTUNITIES



GREAT VISIBILITY



WELL MAINTAINED

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**AERIAL  
OVERVIEW**

**LOCATION DESCRIPTION**

The subject building is located in the West Shaw office market and equidistant from Freeways 41 and 99 offering excellent access to both major highways. The area is characterized by multiple office complexes as well as retail centers in close proximity which provides ancillary services such as banking, shopping, food service, and transportation.



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FLOOR  
PLAN



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PARKING

IMAGES



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INTERIOR  
IMAGES





**TARGET**  
AspenDental  
**TEXAS EXPRESS**  
Truist  
WORLD TEA MARKET  
MURPHY'S  
verizon  
SUPERCUTS  
Carl's Jr.  
UNCLE HARRY'S  
COUNTRY OF WAFFLES  
BIG 5 SPORTING GOODS  
Culichi TOWN

**BIG LOTS!**  
GROCERY OUTLET  
bargain market  
Panera BREAD  
BURGER KING  
IHOP

**ALDI**  
Epic Wings  
Starbucks  
Caltex  
7-ELEVEN  
TACO BELL

Indulge Right  
Supportive Services  
Denny's  
citi bank  
Dutch Bros  
BURGER KING

**TJ-maxx**  
C's DAZZLE  
SALLY  
H&R BLOCK  
papaya fresh  
RITE AID  
Western Union

**SITE**

MARTY GRAS SHOPPING CENTER

ARBOR FAIRE

WEST ACRES SHOPPING CENTER

TIMES SQUARE

PEPPERTREE PLAZA

PALM MEDICAL GROUP INC

PACIFIC COAST MEDICAL CENTER

HINDS HOSPICE

UNIQUE ORTHODONTICS

CENTRAL VALLEY REGIONAL CENTER

VALLEY CENTER FOR THE BLIND

BRAWLEY AVENUE

VALENTINE AVENUE

BARSTOW AVENUE

SHAW AVENUE

MARKS AVENUE

WEST AVENUE



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