



**CUSHMAN &
WAKEFIELD**

±3,600 SF & ±3,788 SF AVAILABLE

5168 N. Blythe

(SHAW AVE. CORRIDOR)

FRESNO, CA

TONY CORTOPASSI

Senior Director

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DRE# 01413706

FOR LEASE

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OVERVIEW

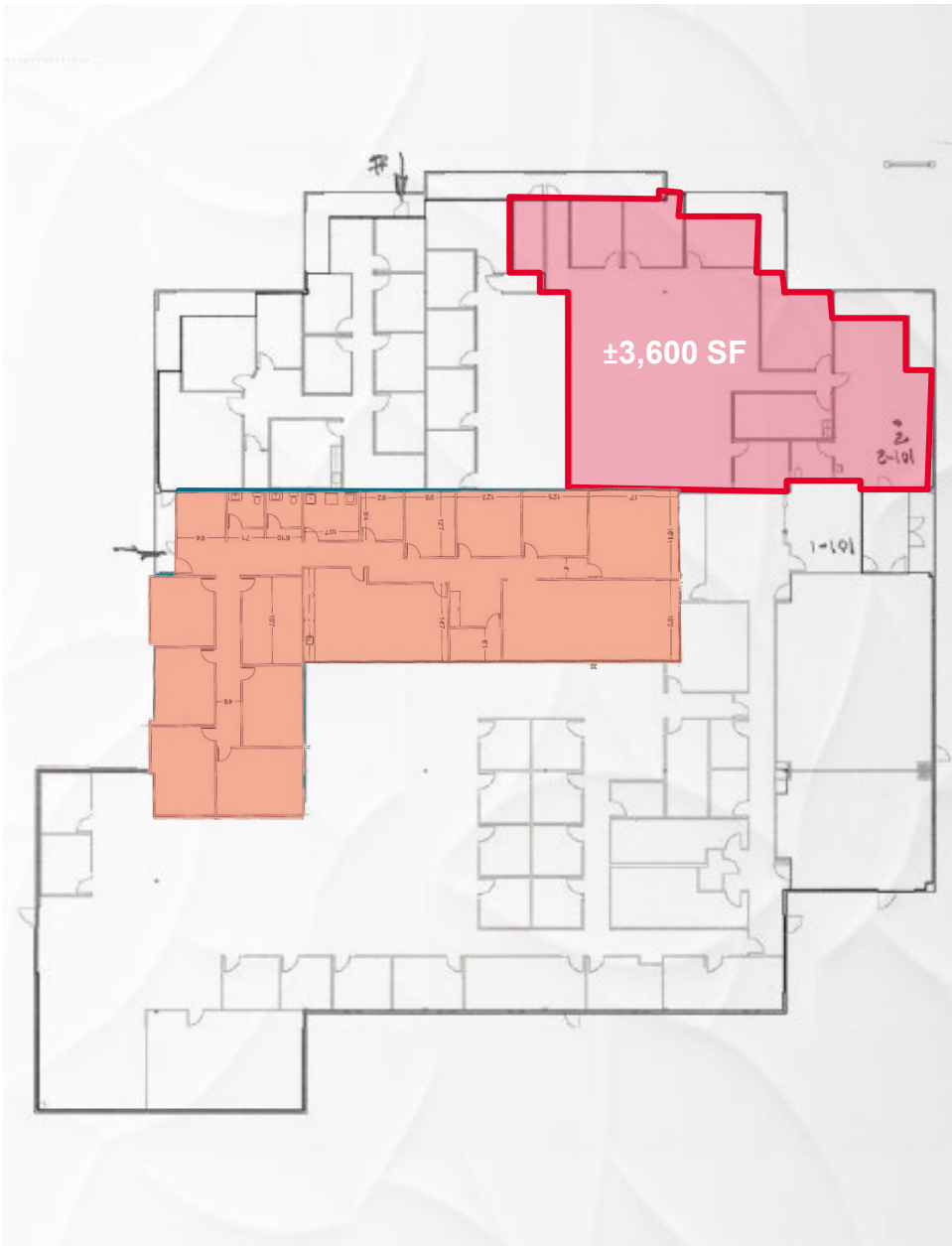
5168 N. Blythe Avenue is situated on the north side of Blythe Corporate Campus.

The site provides easy access to both north Fresno, 99 freeway, and the Shaw corridor. This allows easy access to retail amenities including, restaurants, shopping and banking.

PROPERTY FEATURES

Building Size:	±24,808 SF	Lease Rate:	negotiable, on a modified gross structure
Space Available:	±3,600 SF – Suite 104 ±3,788 SF – Suite 103	APN:	509-091-30S
Tenant Improvements:	Negotiable	Year Built:	1989
Zoning:	RMX(Regional Mixed Use)	Parking:	4.31/1,000
Land Area:	±1.68 Acres	Construction:	Reinforced concrete

**5168 N. BLYTHE
1ST FLOOR**



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BUILDING HIGHLIGHTS

Single Story

Landlord Improvements available

Monument Signage

4.31/1,000 Parking Ratio

Access to Hwy 99

Located near Shaw Corridor

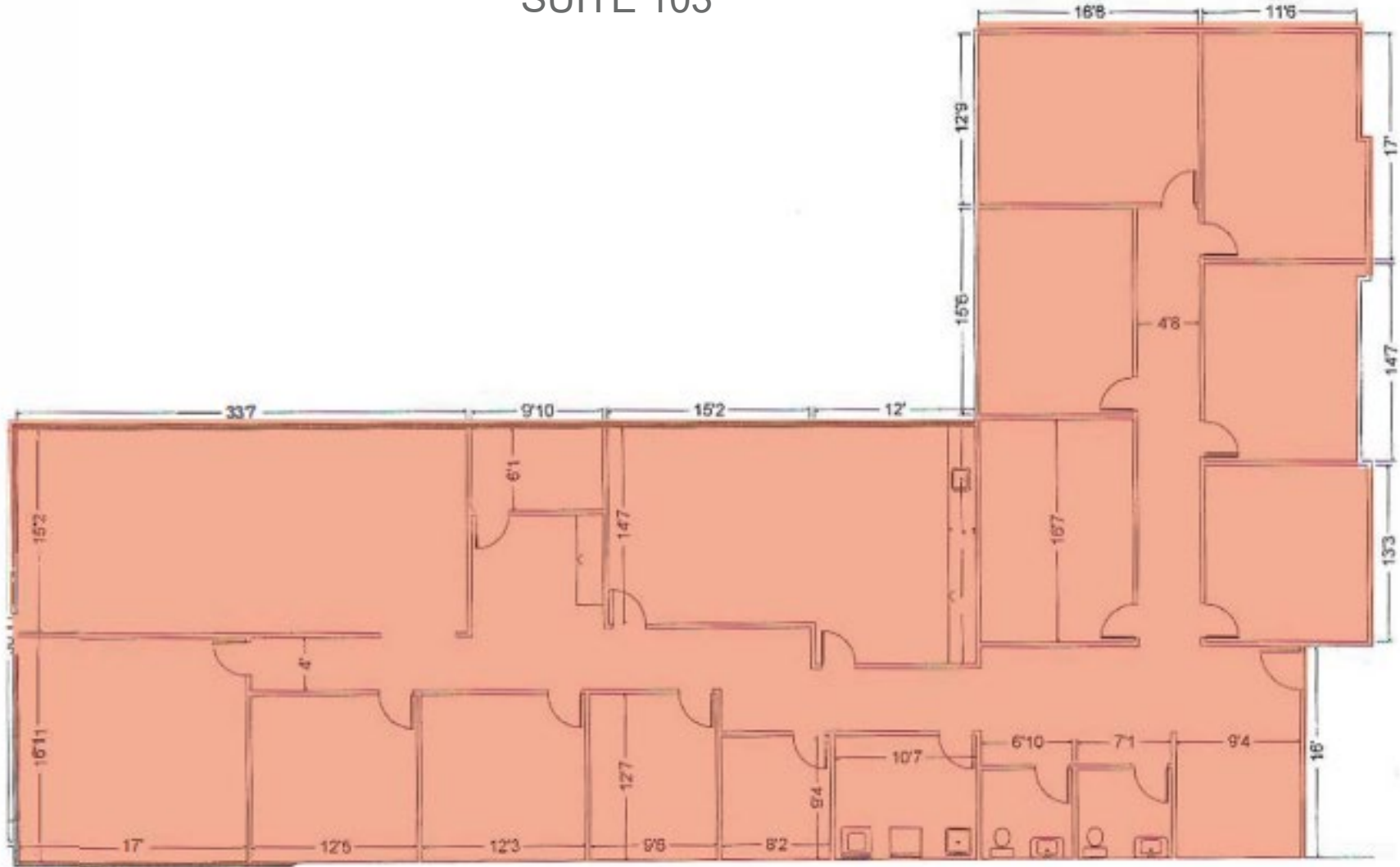
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9 River Park Pl E, 101
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FLOOR PLAN

SUITE 103



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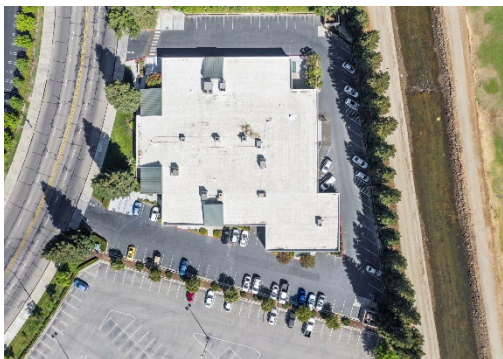
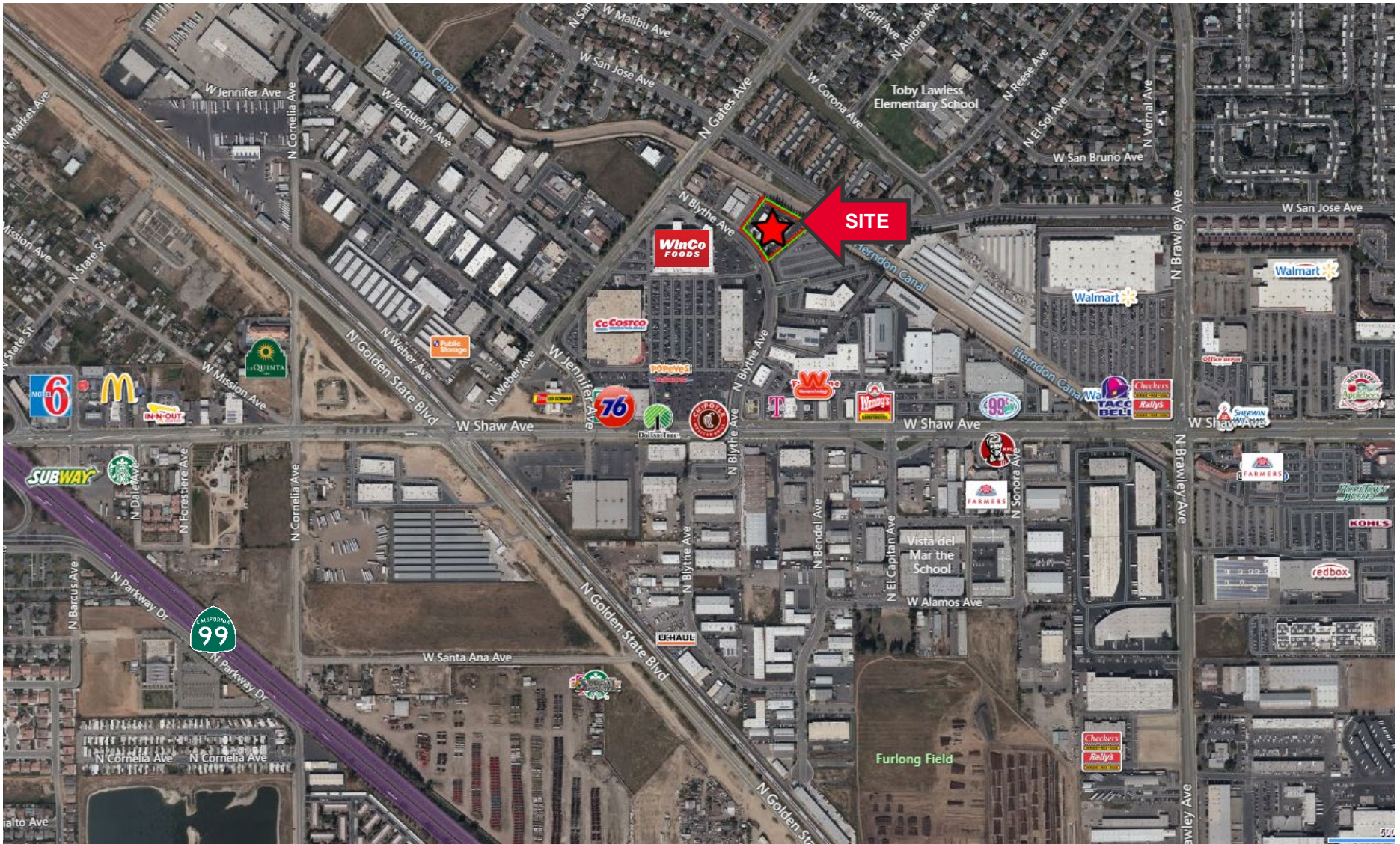
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INTERIOR PHOTOS



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NEIGHBORHOOD AERIAL MAP



NEIGHBORS





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