



**For Sale or Lease**

# 191 W. Shaw Avenue Fresno, CA

## Multi-Tenant Office Building Available

Unlock the ideal setting for your business in the prime West Shaw Corridor. Our space provides ample parking for convenience and flexibility, while the available monument signage enhances visibility, helping you attract more customers. This multi-story office building, offers gated and secured parking located on the corner of Shaw and Del Mar Avenues.

### Property Features

- Size: The two-story building spans approximately 21,208 square feet
- Restrooms: Shared exterior restrooms serve the building
- Signage: The property benefits from excellent visibility along Shaw Avenue
- Location: It is conveniently located close to Highway 41, enhancing accessibility
- Parking: The property includes an onsite gated parking lot for added security
- Energy Efficiency: The building is equipped with owned solar panels

**Total Building Size:**  
**±21,208**  
square feet

### Contact us:

**Gil Lara**  
Senior Associate  
+1 559 256 2434  
gilbert.lara@colliers.com  
DRE #01356043

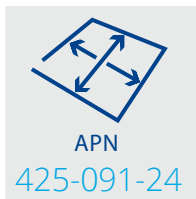
**Zack Kaufman**  
Senior Vice President | Principal  
+1 559 256 2448  
zack.kaufman@colliers.com  
DRE #01902869

**Colliers**  
7485 N. Palm Avenue, #110  
Fresno, California 93711  
P: +1 559 221 1271  
F: +1 559 222 8744

Copyright © 2024 Colliers. Information herein has been obtained from sources deemed reliable, however its accuracy cannot be guaranteed. The user is required to conduct their own due diligence and verification. Copyright © 2023 Colliers Tingey International, Inc.

# 191 W. Shaw Avenue Fresno, CA

## Property Information



## Proforma

Rental Income:	\$355,560
Operating Expenses (2023):	(\$106,782)
5% Vacancy:	(\$ 17,778)
<b>NOI:</b>	<b>\$231,000</b>
<b>CAP RATE:</b>	<b>6.68%</b>

SALE PRICE:

**\$3,400,000**

(Approx. \$159 PSF)

LEASE RATE:

**\$6,732 per mo.,**

**Full Service**

**(\$1.65 PSF)**

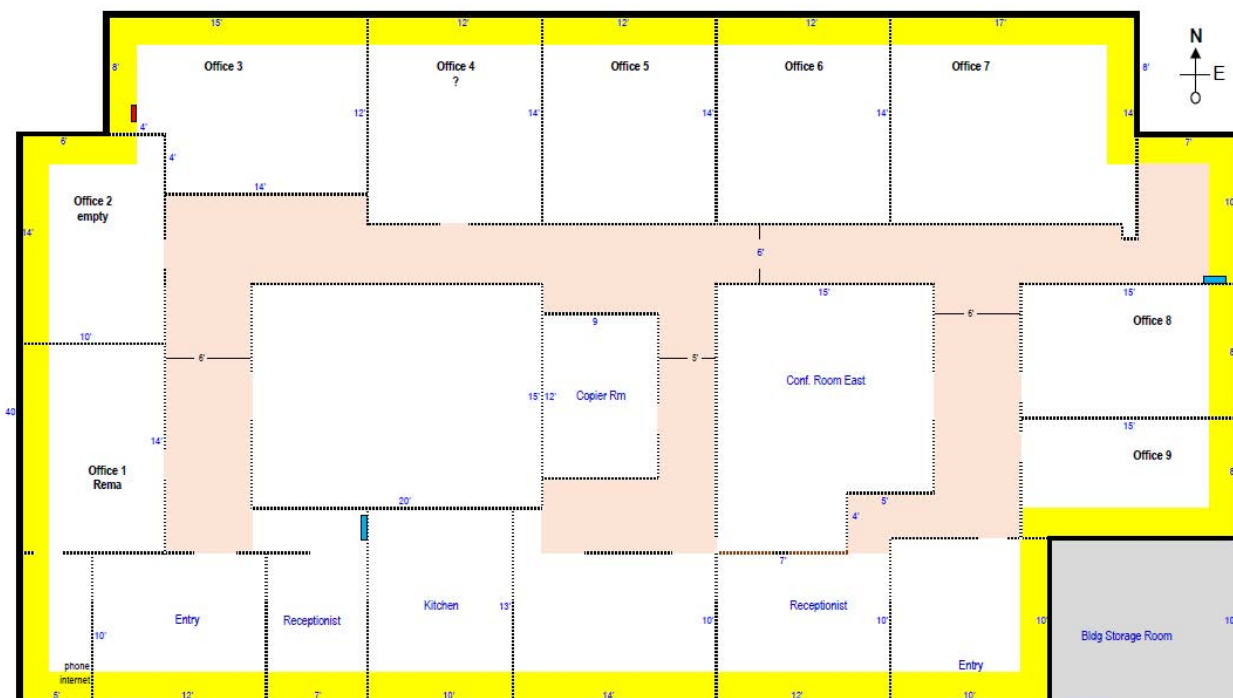
(Tenant pays internet)

AVAILABLE FOR LEASE:

**±4,080 SF**

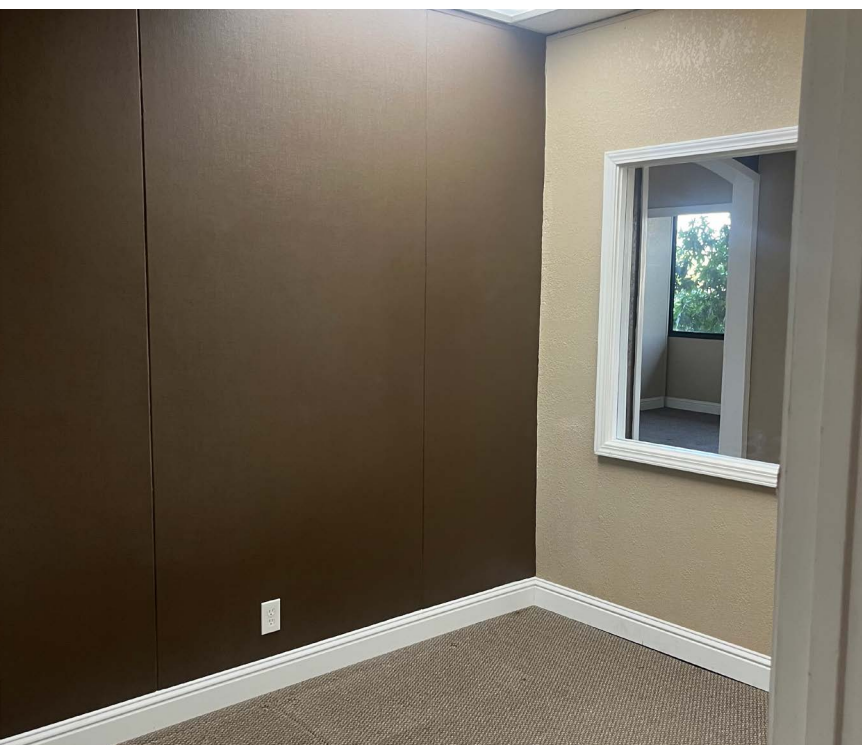
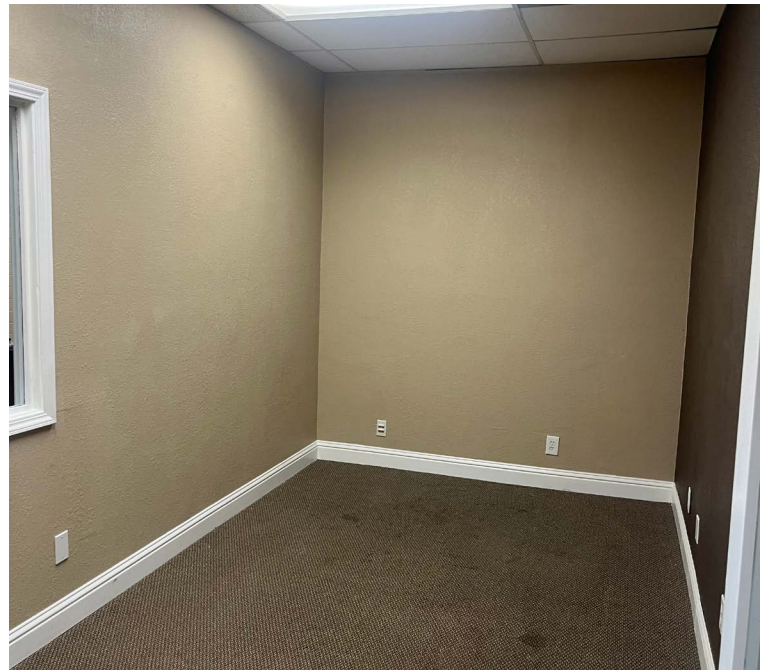
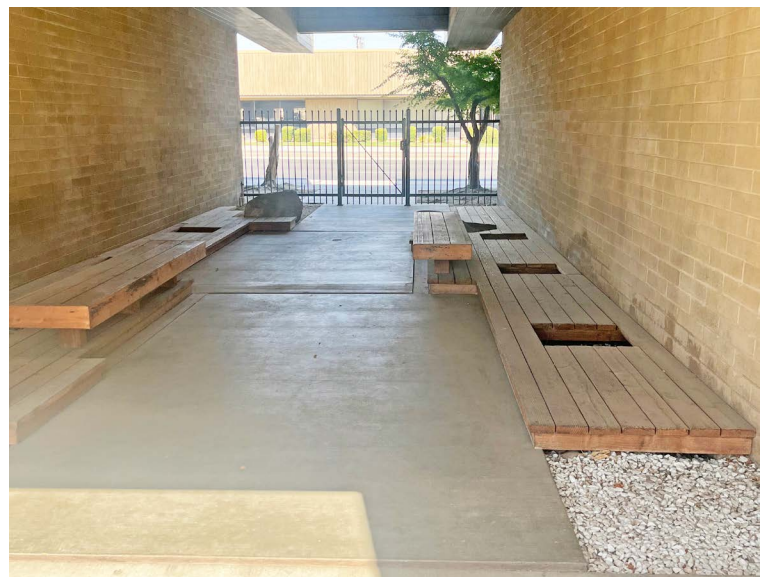
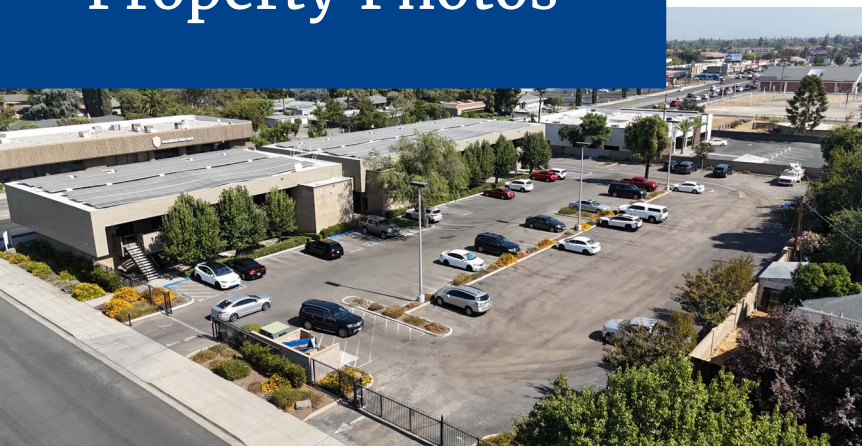
Suites 201-204

## Site Plan | Second Floor

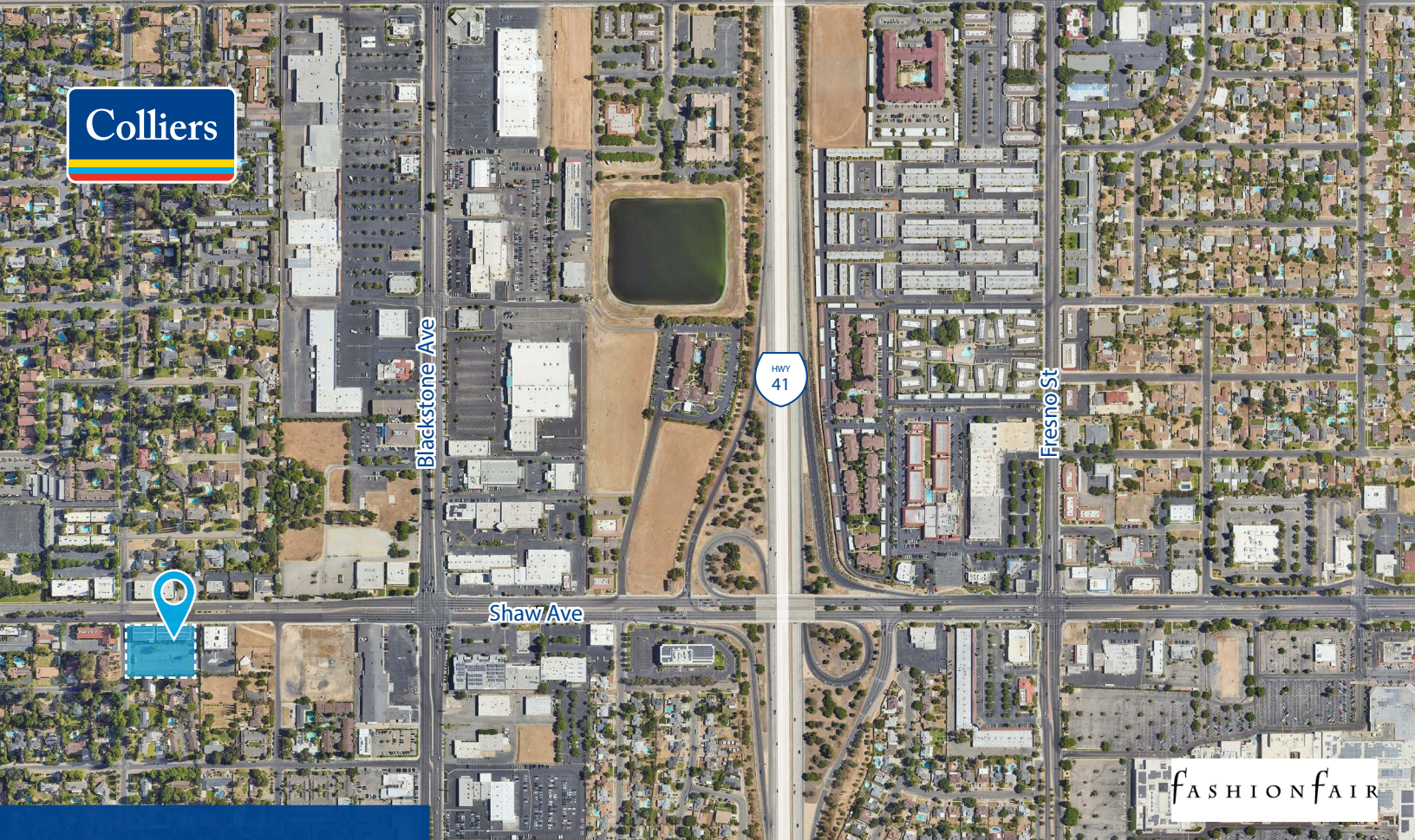




# Property Photos



Colliers



# For Sale or Lease

OFFICE BUILDING AVAILABLE

191 W. Shaw Avenue  
Fresno, CA



## Contact us:

### Gil Lara

Senior Associate  
+1 559 256 2434  
gilbert.lara@colliers.com  
DRE #01356043

### Zack Kaufman

Senior Vice President | Principal  
+1 559 256 2448  
zack.kaufman@colliers.com  
DRE #01902869

### Colliers

7485 N. Palm Avenue, #110  
Fresno, California 93711  
P: +1 559 221 1271  
F: +1 559 222 8744

This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensors(s). © 2023. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers Tingey International, Inc.