



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

#### Beau Plumlee

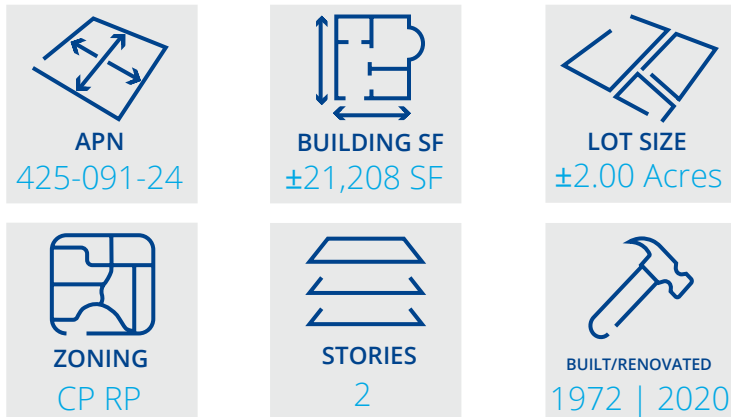
Senior Vice President | Principal  
+1 559 256 2443  
beau.plumlee@colliers.com  
DRE #01269167

#### Colliers

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

# 191 W. Shaw Avenue **Fresno, CA**

## Property Information



## Proforma

Rental Income:	\$401,056
Operating Expenses (2024):	(\$ 98,279)
5% Vacancy:	(\$ 20,053)
NOI:	\$282,724
CAP RATE:	8.50%

## Floor



SALE PRICE:  
**\$3,300,000**

(Approx. \$157 PSF)

LEASE RATE:  
**\$1.50 PSF** \*MOVE IN SPECIAL\*  
**Full Service**

(Tenant pays internet)

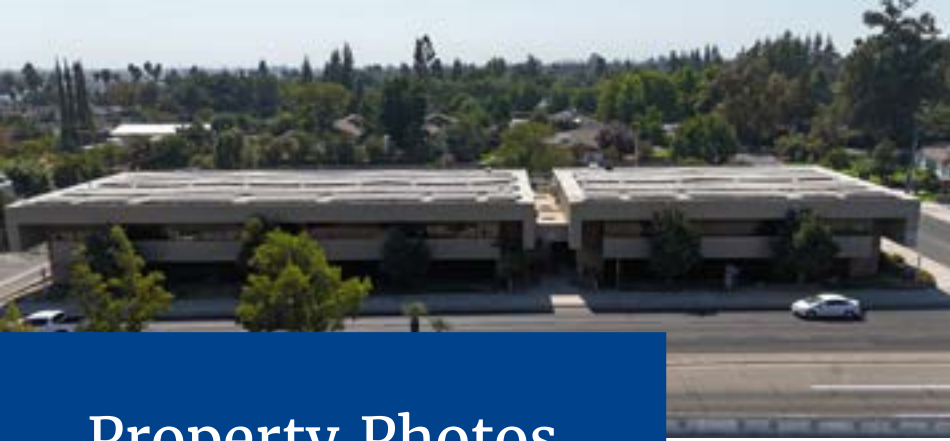
AVAILABLE FOR LEASE:

Suite 101 | ±1,200 SF

Suite 102 | ±2,660 SF

Suites 201-204 | ±4,080 SF







Colliers



Blackstone Ave

Shaw Ave



Fresno St

fashion fair

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OFFICE BUILDING AVAILABLE

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Fresno, CA



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