



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

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Colliers

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



Suite 101 | 1,200 SF

Suite 102 | 2,660 SF



Suites 201 - 204 | 4,080 SF

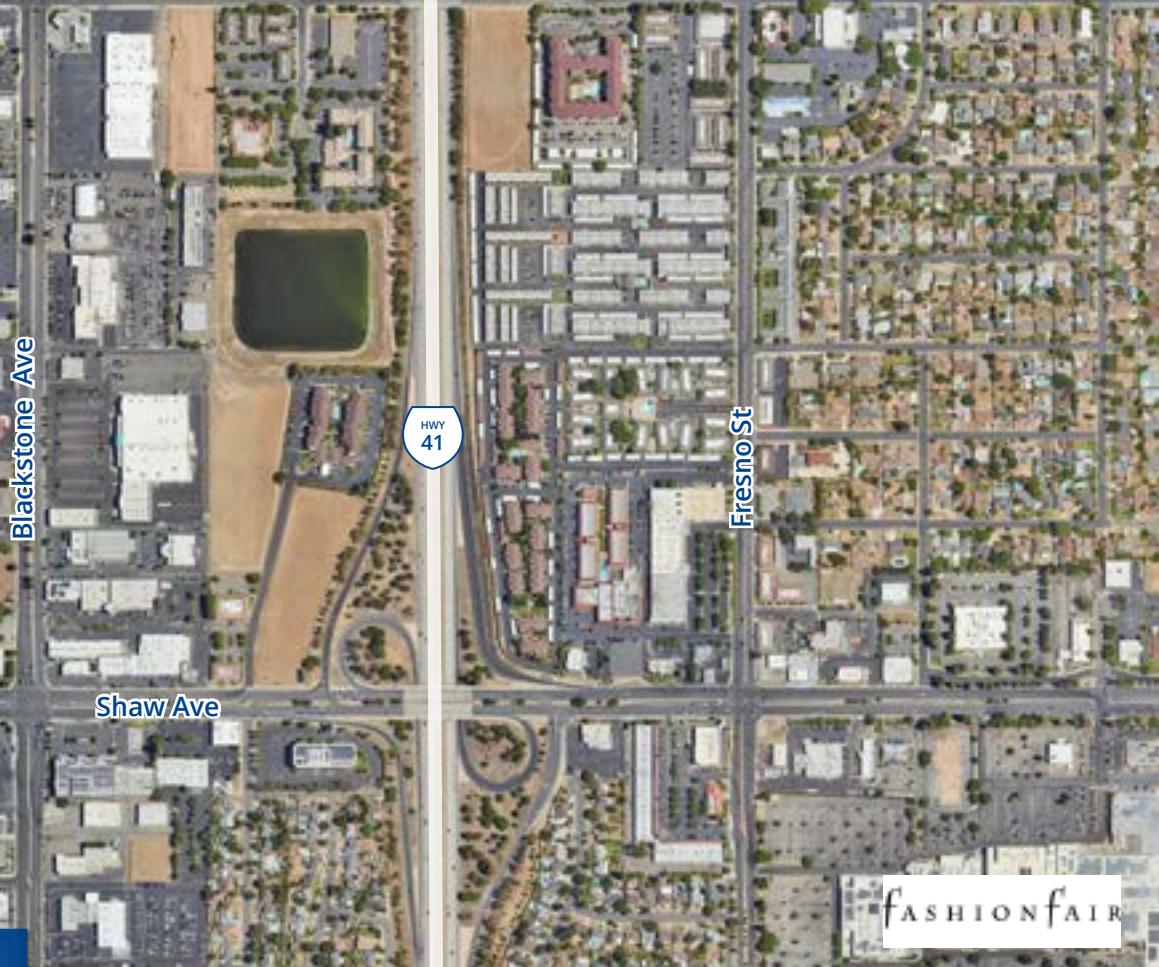
SALE PRICE:
\$3,300,000
(Approx. \$157 PSF)

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

Property Photos





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OFFICE BUILDING AVAILABLE

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