

**Renovated Professional / General Office Spaces Available**  
Office For Sale & Lease | 2600 W Shaw Ave Fresno, CA 93711



**CENTRAL CA  
COMMERCIAL**



Sale Price	<b>\$1,212,288</b>
Lease Rate	<b>\$1.25 SF/MONTH</b>

**PROPERTY HIGHLIGHTS**

- ±7,000 SF Available | Move-In Ready Condition
- Well-Known Freestanding Office Building with Ample Parking
- HOA Dues: ±\$1,045.25/Month
- ±22,216 SF of Manicured Grounds and Mature Landscaping
- Private Offices | Open Rooms | Multiple Entrance Points
- Parking On All Sides Of Building + Additional Street Parking
- Prime Location Near Fig Garden Village
- Convenient Access Between CA-99, CA-41 & CA-180
- Excellent Shaw Corridor Presence Surrounded by Quality Tenants
- Fiber Optic Connectivity | Newer Foam Roof

**OFFERING SUMMARY**

Building Size:	±7,000 SF
Available SF:	±7,000 SF
Lot Size:	±22,216 SF
Price / SF:	\$173.18
Year Built:	1984
Zoning:	CMX - Corridor/Center Mixed Use
Market:	Fresno
Submarket:	Shaw
APN:	415-052-43

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**PROPERTY DESCRIPTION**

±7,000 SF professional office building on a ±22,216 SF lot near Shaw Avenue and Van Ness Boulevard in Northwest Fresno. The property features a reception area, (12) private offices, (2) open workspace areas, (1) meeting room, kitchen area, (4) bathrooms, fiber optic connectivity, and a newer foam roof. Conveniently located near Fig Garden Village with ample on-site parking and additional street parking. Suitable for a variety of professional office users, owner-users, investors, or tenants.

HOA dues provide exterior cleaning, landscaping maintenance and repairs, pest control, parking lot sweeping, security service, water & sewer, trash service, property management, common area upkeep, and reserve funding for future asphalt and tree maintenance.

**LOCATION DESCRIPTION**

Attractive ±7,000 SF freestanding office building located within a major Shaw corridor in Fresno. The complex is located north of W Shaw Ave, east of N Marks Ave, & west of N Van Ness Boulevard in Northwest Fresno. Prime location across just west of Fig Garden Village, a retail icon within Fresno for more than 50 years. Fig Garden features an appealing mix of national, regional and local retailers, like Williams-Sonoma, Anthropologie, Soma Intimates, Lululemon, Banana Republic, Ariat, Bath & Body Works, Brow Beauty, Bella Vino Cellars, Chico's, Chipotle, Cigars Limited, Cold Stone Creamery, Eddie Bauer, Deli Delicious, CVS Pharmacy, Elbow Room, GNC Live Well, The Habit Burger Grill, Hungry Bear Cookies, and Jamba Juice to name a few. Fig Garden also serves as host for many key community events.

Fresno is a city in and the county seat of Fresno County, California, United States. It covers about 112 square miles in the center of the San Joaquin Valley, the southern portion of California's Central Valley.



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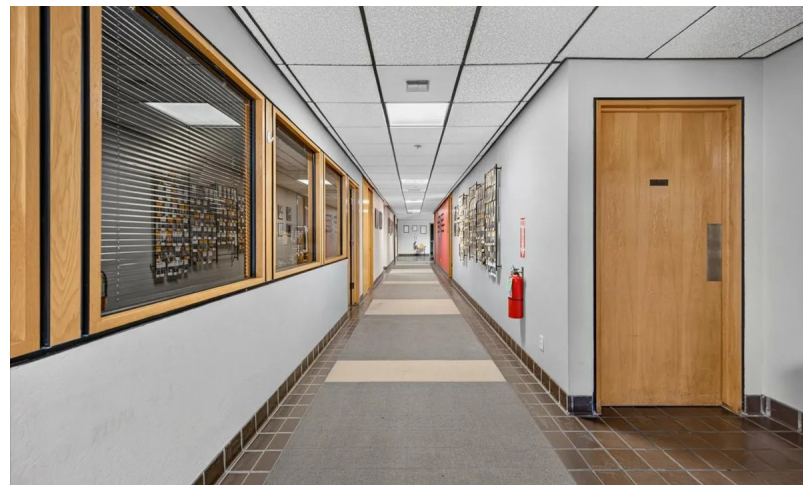
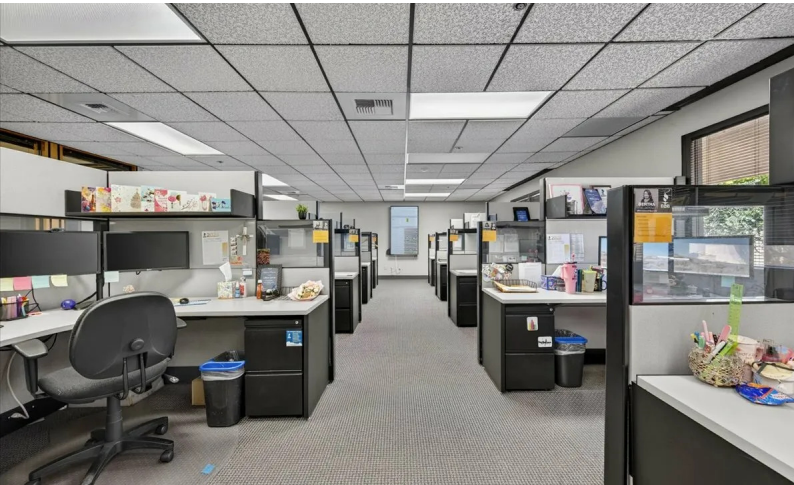
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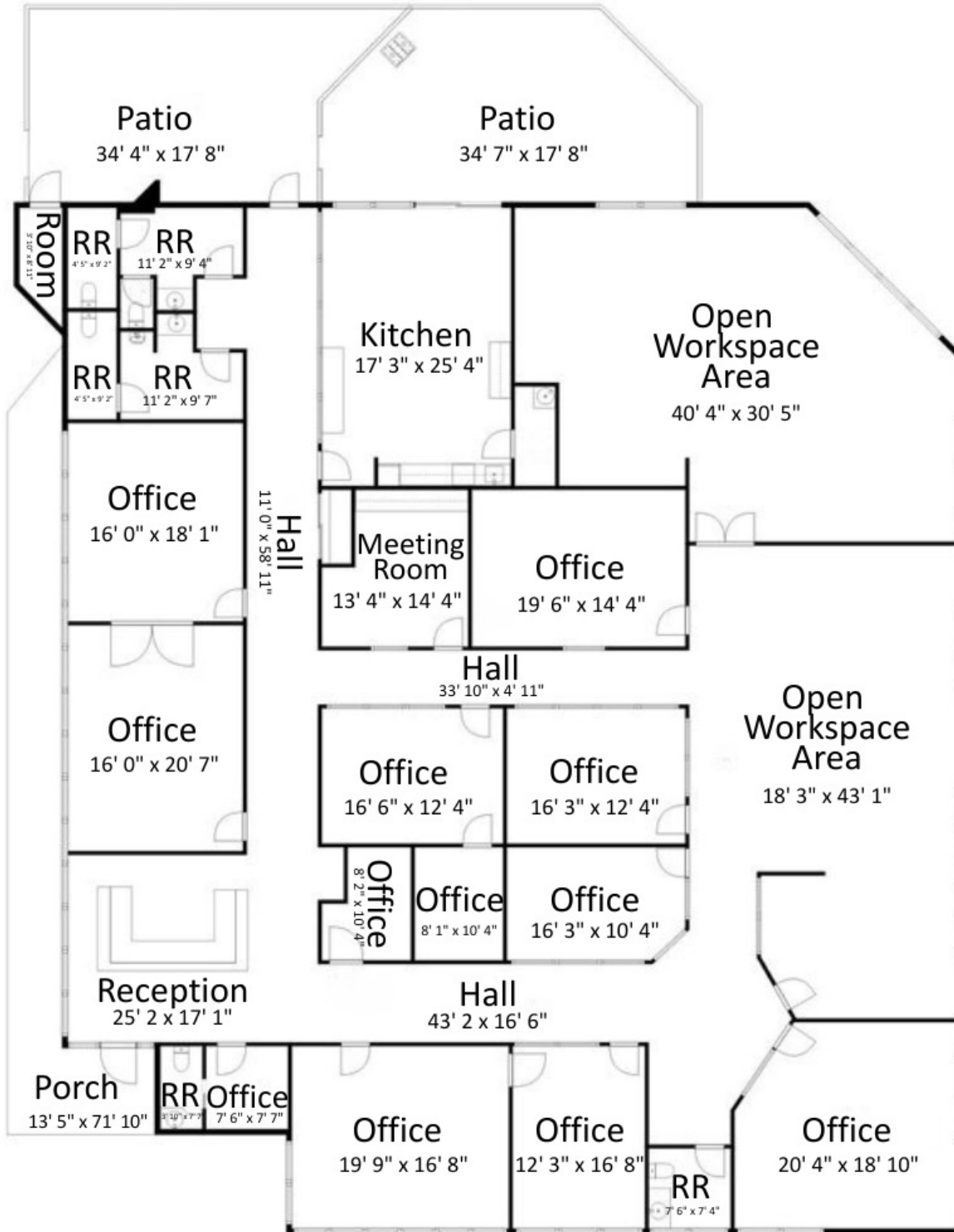
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**LEASE INFORMATION**

Lease Type:	MG
Total Space:	7,000 SF

Lease Term:	Negotiable
Lease Rate:	\$1.25 SF/month

**AVAILABLE SPACES**

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
2600 W Shaw Lane	Available	7,000 SF	Modified Gross	\$1.25 SF/month	Reception area, (12) Private Offices, (2) Open workspace areas, (1) Meeting room, Kitchen area, (4) Bathrooms, Fiber optic connectivity, and a Newer foam roof

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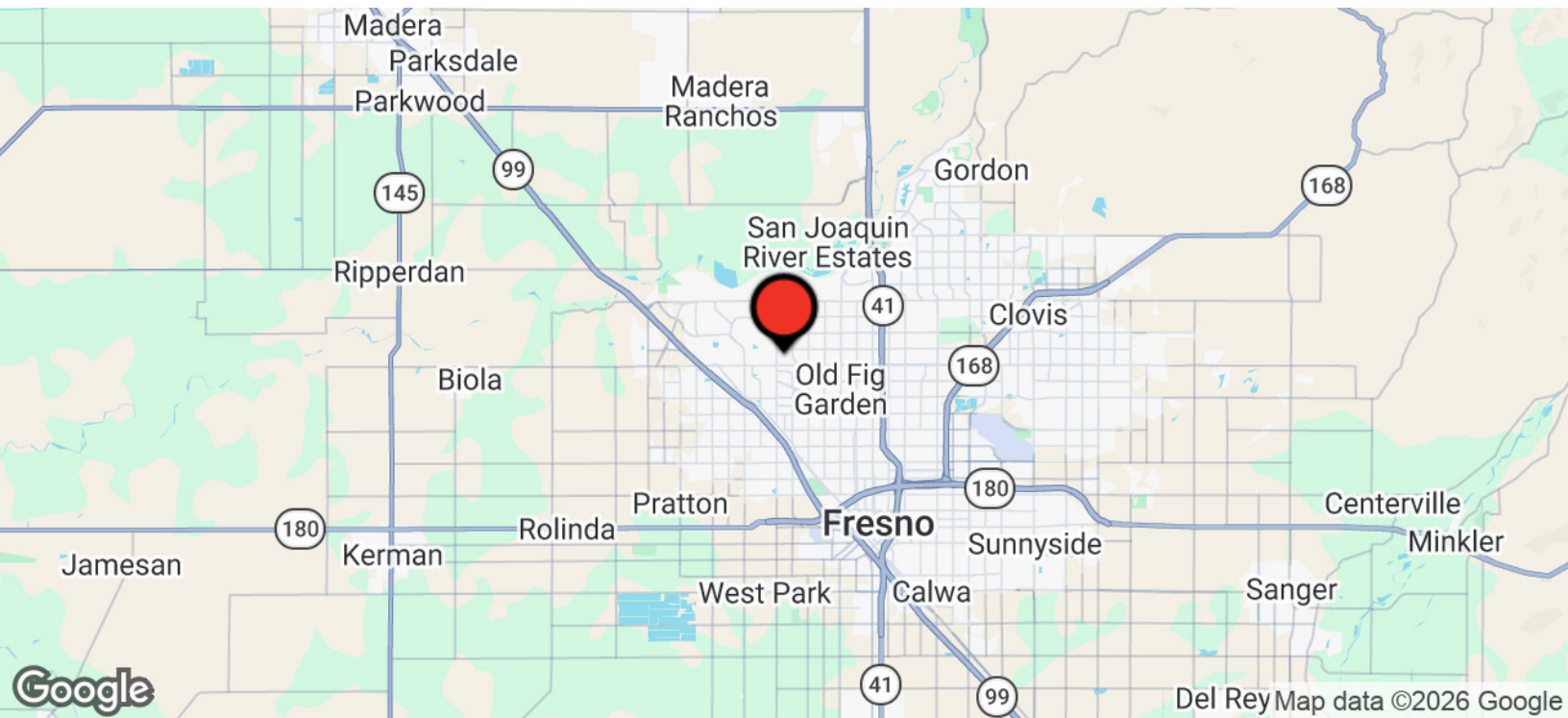
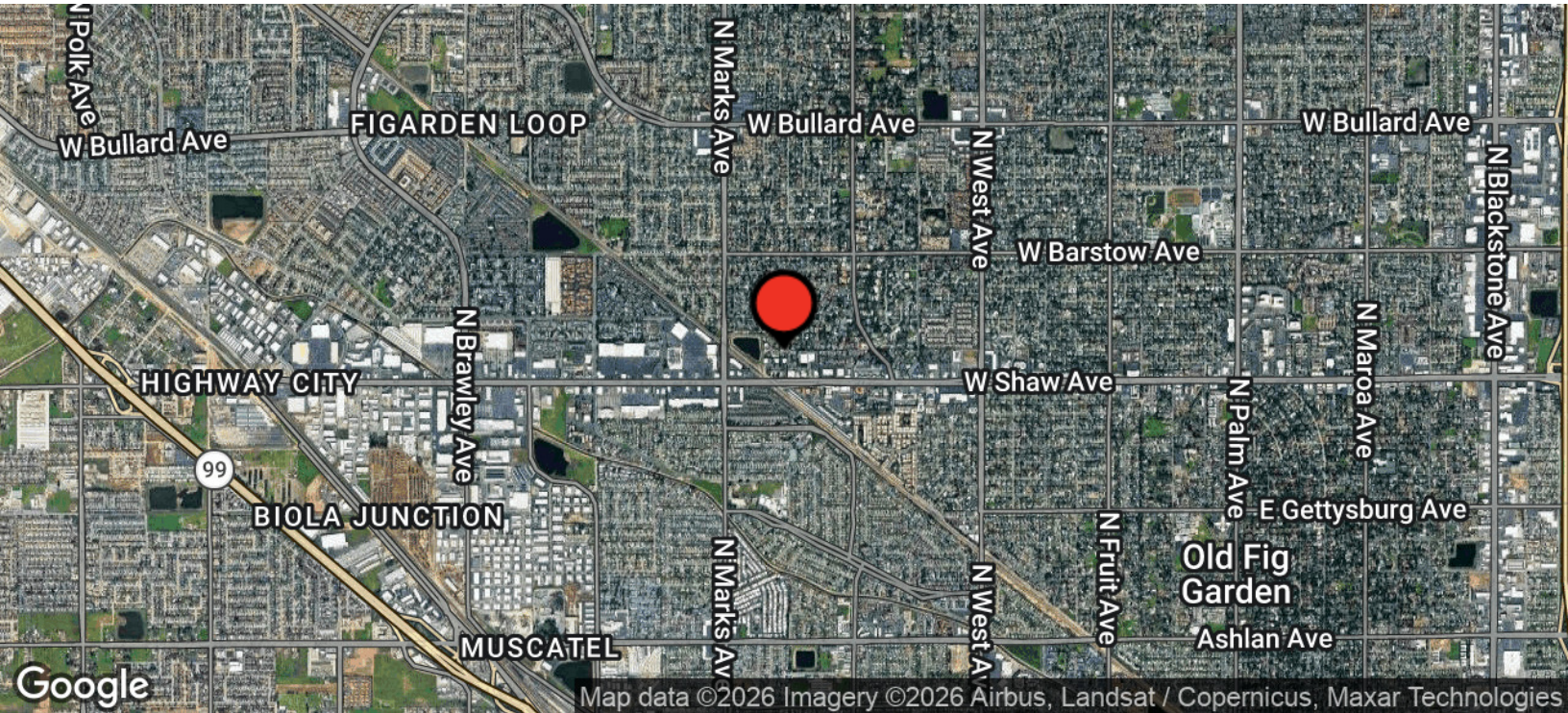
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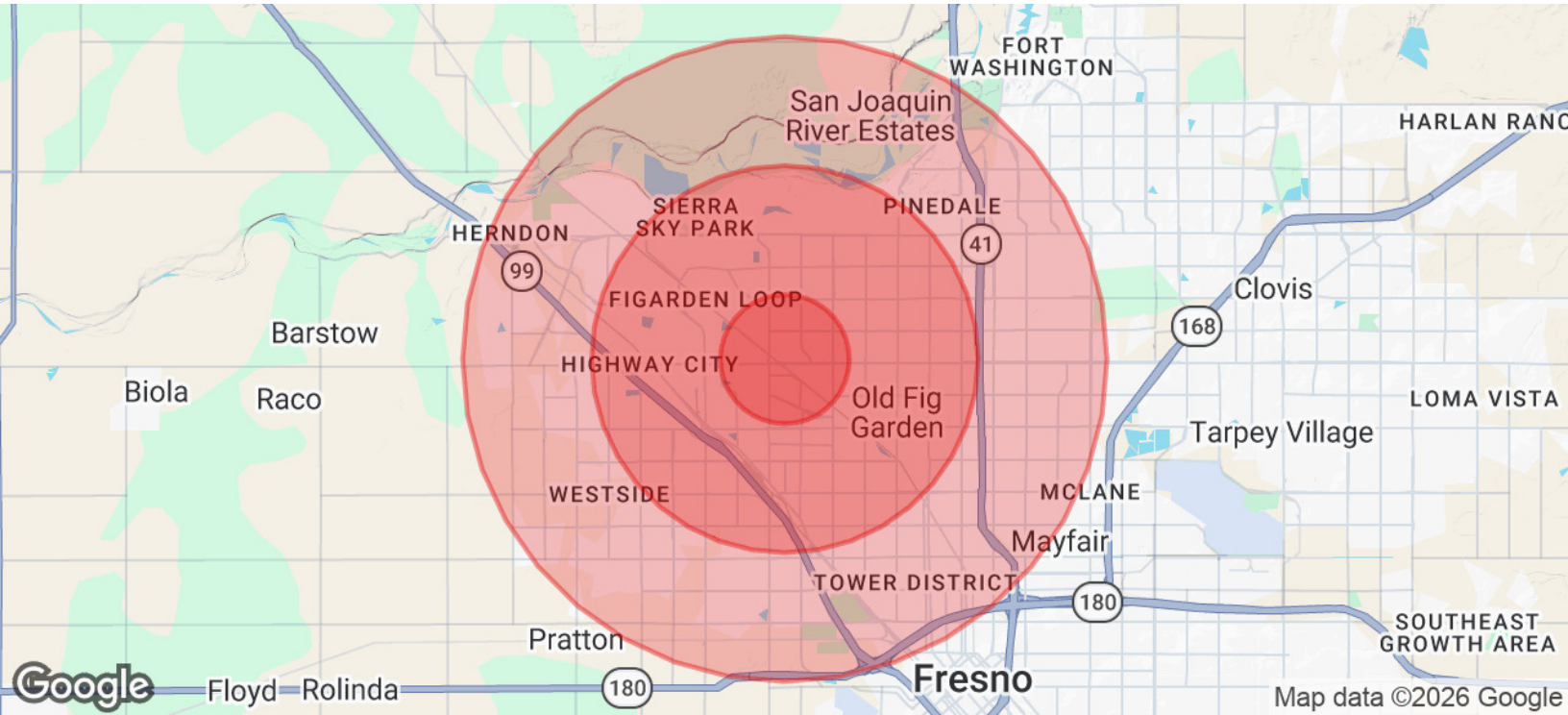
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<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	18,170	142,382	307,291
Average Age	35.9	35.7	34.4
Average Age (Male)	37.4	34.9	33.8
Average Age (Female)	36.7	36.9	35.6

<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Households	6,408	50,576	107,044
# of Persons per HH	2.8	2.8	2.9
Average HH Income	\$98,707	\$99,597	\$92,504
Average House Value	\$392,519	\$393,045	\$377,332

<b>ETHNICITY (%)</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Hispanic	50.6%	48.1%	50.1%

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