

Office Space Available For Lease

285 W. Shaw Avenue Fresno, California

Located on the West Shaw Corridor, the property features great exposure to Shaw Avenue and is in quick proximity to Freeway 41. Near many amenities including restaurants, banking and shopping.

- Hard to find small office space along Shaw Avenue
- Quick access to Freeway 41
- Near many amenities such as shopping, banking and restaurants
- Move-in ready

Brian Decker | 559 256 2433 | brian.decker@colliers.com | DRE #01029450

Available: Suite 106 | Approximately 340 SF | \$650.00 per month*

Available: Suite 110 | Approximately 572 SF | \$1,150.00 per month*

Available: Suite 204 | Approximately 340 SF | \$650.00 per month*

Available: Suite 206 | Approximately 340 SF | \$650.00 per month*

*Tenant responsible for premises utilities and janitorial

AAA	J. Jill
Ariat	Jamba Juice
Banana Republic	Lululemon
Capriotti's	Patio Cafe
Chico's	Pieology
Chipotle	Pottery Barn
Cold Stone	Soma
CVS	Starbucks
Eddie Bauer	Talbots
Elbow Room	Wells Fargo
The Habit	Whole Foods

Subject Property



◀ **Traffic Count**
HWY 41: ±278,000 ADT

Aeropostale	Flemings
Aldo	Gamestop
American Eagle	H&M
Apple Store	Hollister
BJ's Brewhouse	JCPenney
Buckle	Jollibee
Cheesecake Factory	Lucky Brand
Chick-Fil-A	Macy's
Children's Place	Forever21
Express	Michael Kors
Five Below	Pacsun
Five Guys	Panda Express
	Sephora

Shaw Avenue

▲ **Traffic Count**
±70,000 ADT

For Lease

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