

For Sale or Lease

Colliers

590

E. Shaw Avenue, Fresno, CA

Former Bank of America Freestanding Single-Tenant Building

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Showings by Appointment Only



Former Bank of America

Colliers | Fresno is pleased to present this former Bank of America Branch for sale or lease. Located at the signalized corner of Shaw Avenue and Angus Drive in Fresno, CA, this 10,780 SF freestanding retail building sits on a 1.51-acre parcel with excellent street visibility, ample parking and easy access points for smooth ingress/egress. The site includes a drive-thru and pylon signage. This property is an ideal owner-user or investment opportunity with strategic access to regional trade and retail corridors.



This excellent opportunity offers the following amenities:

- Easy access to Highway 41 and Fresno regional market
- Fresno offers a rich mix of amenities, from vibrant arts and culture, diverse dining, and top-tier healthcare to outdoor adventures, quality education and easy access to major travel routes and national parks.

Property Specifics

Property Summary

Property Address:

590 E. Shaw Avenue
Fresno, California

Site Area:

±1.51 Acres

Total Building Area:

±10,780 SF

Year Built:

1969

Zoning:

CP

APN:

418-091-07

Building Tenancy:

Single-tenant

Asking Price:

Contact Broker

Parking Ratio:

5.00 / 1,000 SF

Lease Rate:

Contact Broker

Drive-Thru:

Large drive-thru area with
2 ATM's and 2 walk-up
ATM's

Expiration Date:

Bank of America lease
expires February 28, 2026

Key Highlights:

- Direct frontage on Shaw Avenue with strong daily traffic
- Signalized corner location with easy ingress/egress points
- Easy access to Highway 41 and 168
- Drive-thru infrastructure in place
- Across the street from Fashion Fair Regional Mall
- Located within Shaw Avenue retail corridor - close to restaurants and shopping

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Pricing & Financial Summary

Property	Former Bank of America Branch
Property Address	590 E. Shaw Avenue, Fresno, CA
Property Location	Shaw and Angus Avenues
Property Size	±1.51 Acres
Asking Sale Price (All Offers will be Considered)	Contact Brokers
Asking Lease Rate (All Offers will be Considered)	Contact Brokers
Building Size	10,780 SF

Ground Lease Opportunity will be Considered

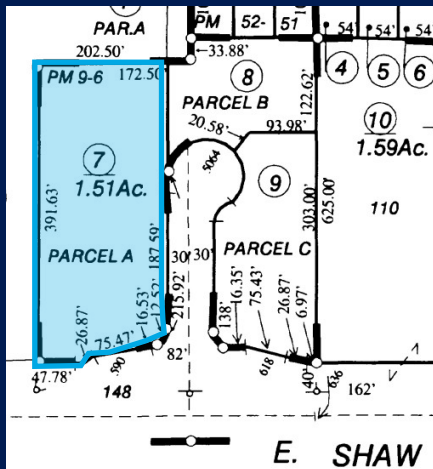


Parcel Map

590 E. Shaw Avenue
Fresno, California

Available:

±10,780 SF

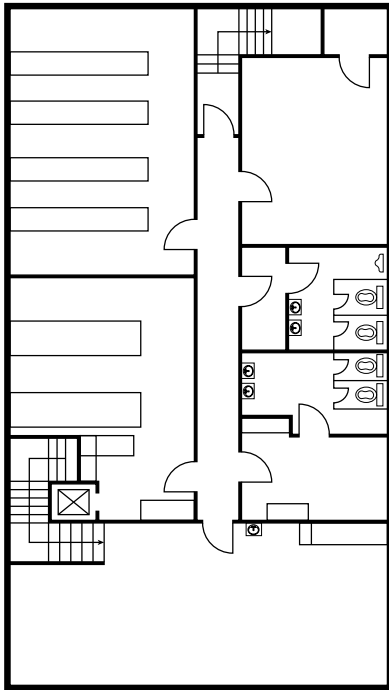


Floor Plan

590 E. Shaw Avenue
Shaw, California

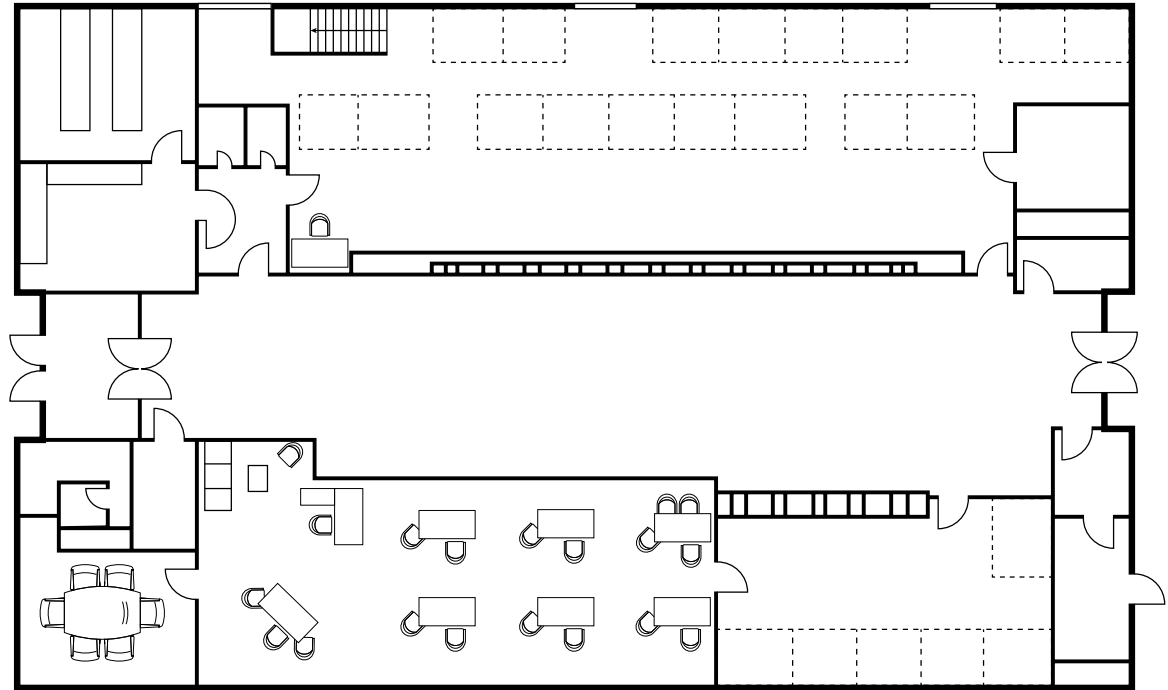
Available:

±10,780 SF



Mezzanine | ±2,800 SF

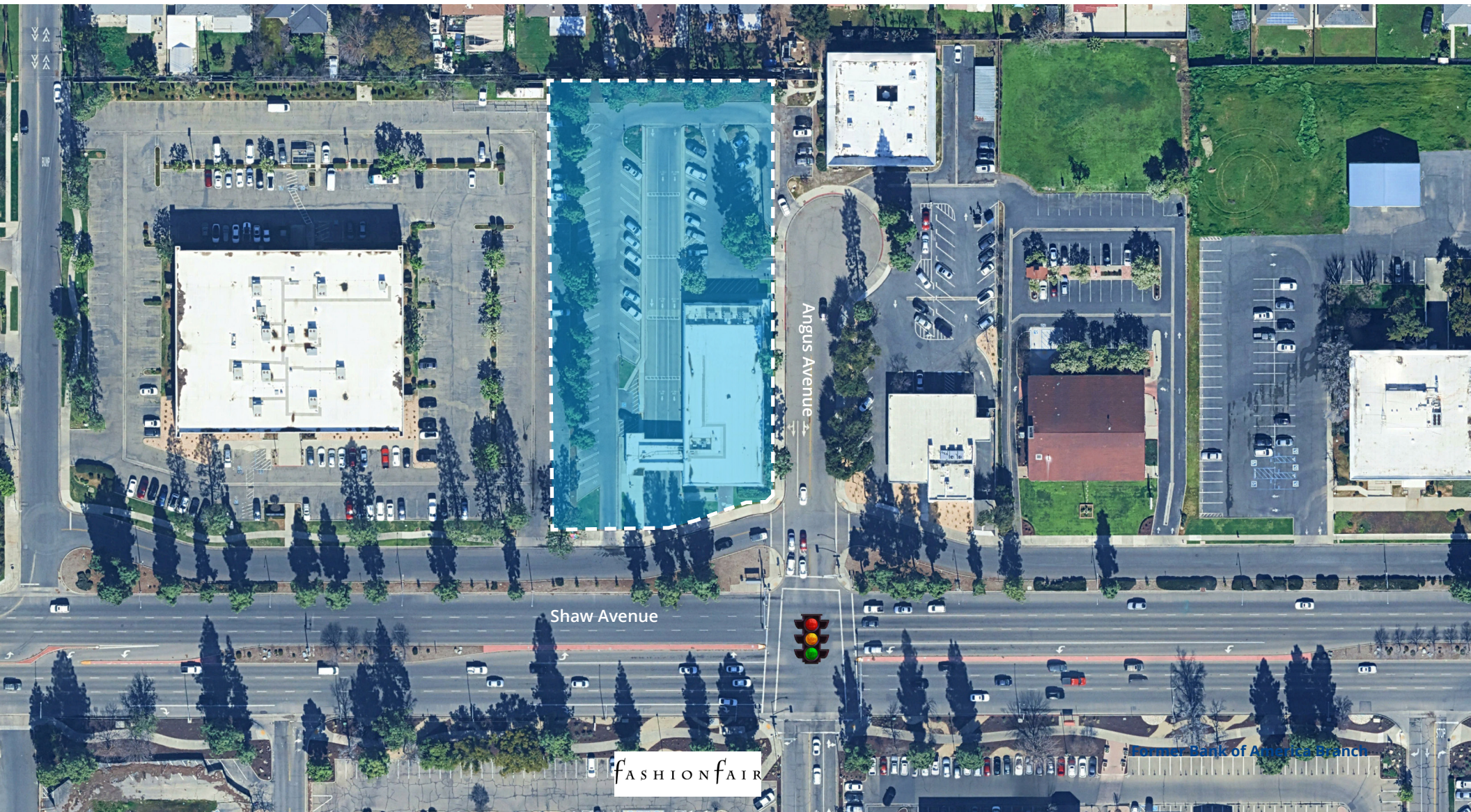
Drive-Thru Windows



First Floor | ±7,980 SF

For Sale or Lease

Former Bank of America 590 E. Shaw Avenue Fresno, California



Retail Competition Aerial



Local Area Overview | Demographics

Fresno, located in the heart of California's Central Valley, is the fifth-largest city in the state and serves as the economic and cultural hub of the San Joaquin Valley. The city is known for its rich agricultural history, being a major producer of grapes, almonds, citrus, and other crops, supported by the surrounding fertile farmland.

Fresno has a diverse economy that extends beyond agriculture to include healthcare, education, government, logistics, and manufacturing. Major employers include Community Medical Centers, California State University, Fresno (Fresno State), Amazon, and Pelco. The city's strategic location between Los Angeles and San Francisco, with access to major highways (Highway 99, Highway 41, and Highway 180), rail, and air (Fresno Yosemite International Airport), makes it a key distribution and logistics hub.

Fresno continues to grow with investments in infrastructure, housing, and downtown revitalization efforts, making it an increasingly attractive location for businesses and families alike.



Key Demographic Facts



Population:
771,450



Avg Household Income:
\$115,041

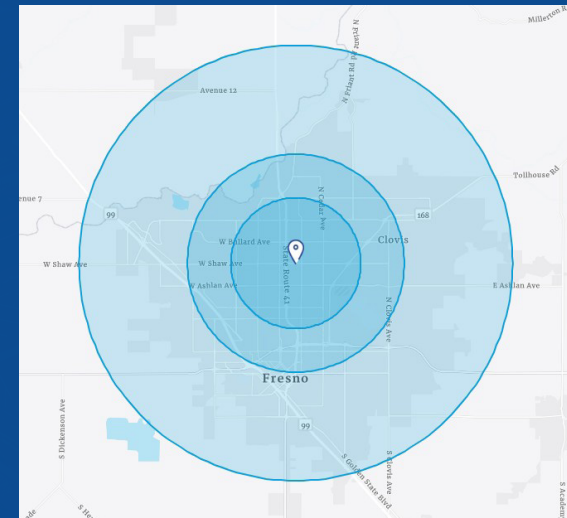


of Households:
262,702



Avg Home Value:
\$583,139

5-year Projections (10 Mile Radius)



Demographics within 3, 5 and 10 Miles from Subject Property

Demographic Information Source: esri

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Demographic Executive Summary

	3 Mile	5 Miles	10 Miles
Population			
2010 Population	145,062	384,687	663,815
2025 Population	150,198	394,787	759,943
2030 Population	150,338	393,378	771,450
2010 - 2020 Annual Rate	0.51%	0.39%	1.05%
2020 - 2025 Annual Rate	-0.31%	-0.25%	0.59%
2025 - 2030 Annual Rate	-0.11%	-0.07%	0.30%
2025 Male Population	48.7%	49.5%	49.8%
2025 Female Population	51.3%	50.5%	50.2%
2025 Median Age	34.2	34.7	34.6
Households			
2025 Wealth Index	64	71	85
2010 Households	53,228	134,284	216,305
2020 Households	55,460	141,466	242,295
2025 Households	55,725	143,132	255,301
2030 Households	56,170	144,810	262,702
2010 - 2020 Annual Change	0.41%	0.52%	1.14%
2020 - 2023 Annual Change	0.09%	0.22%	1.00%
2024 - 2029 Annual Change	0.16%	0.23%	0.57%
2025 Average Household Size	2.64	2.71	2.93
Income			
2025 Median Household Income	\$63,921	\$66,481	\$76,735
2030 Median Household Income	\$68,822	\$72,580	\$84,075
2025 - 2030 Annual Change	1.49%	1.77%	1.84%
2025 Average Household Income	\$84,892	\$91,539	\$104,345
2025 - 2030 Annual Change	1.49%	1.64%	1.97%
2025 Per Capita Income	\$31,500	\$33,258	\$35,134
2030 Per Capita Income	\$34,557	\$36,618	\$39,253
2025 - 2030 Annual Change	1.87%	1.94%	2.24%
Housing			
2010 Total Housing Units	57,565	144,827	232,713
Owner Occupied Units	24,640	64,528	116,763
Renter Occupied Units	28,587	69,756	99,542
Vacant Units	4,337	10,543	16,408
2025 Total Housing Units	58,758	150,459	267,661
Owner Occupied Units	25,200	66,210	142,565
Renter Occupied Units	30,525	76,922	112,736
Vacant Units	3,033	7,327	12,360
2030 Total Housing Units	25,926	68,348	149,885
Owner Occupied Units	30,244	76,462	112,817
Renter Occupied Units	30,244	76,462	112,817
Vacant Units	3,251	7,739	12,303

Population Summary

In the identified area, the current year population is 150,198. The 2010 Census population count in the area was 145,062, and 152,651 in 2020, a 0.5% annual growth rate. The rate of growth since 2020 was -0.3% annually. The five-year projection for the population in the area is 149,338 representing a change of -0.1% annually. Currently, the population is 48.7% male and 51.3% female. The median age in this area is 34.2, compared to U.S. median age of 39.6.

Household Summary

The household count in this area has changed from 55,443 in 2020 to 55,725 in the current year, a change of 0.09% annually. The five-year projection of households is 56,170, a change of 0.16% annually from the current year total. Average household size is currently 2.64, compared to 2.70 in the year 2020. The number of families in the current year is 34,342 in the specified area.

Income Summary

Current median household income is \$63,921 in the area, compared to \$81,624 for all U.S. households. Median household income is projected to be \$68,822 in five years, compared to \$92,476 for all U.S. households.

Current average household income is \$84,892 in this area, compared to \$116,179 for all U.S. households. Average household income is projected to be \$91,878 in five years, compared to \$128,612 for all U.S. households.

Current per capita income is \$31,500 in the area, compared to the U.S. per capita income of \$45,360. The per capita income is projected to be \$34,557 in five years, compared to \$50,744 for all U.S. households.

Housing Summary

Currently 45.2% of the 58,758 housing units in the area are owner occupied; 54.8% renter occupied; and 5.2% are vacant. 64.2% of the housing units in the US are owner occupied; 35.8% are renter occupied; and 9.8% are vacant. In 2010, there were 57,565 housing units in the area - 42.8% owner occupied, 49.7% renter occupied, and 7.5% vacant. The annual rate of change in housing units since 2020 is 0.1%. Median home value in the area is \$366,464, compared to a median home value of \$370,578 for the U.S. In five years, median home value in the area is projected to change to \$426,243, compared to a median home value of \$440,921 in the US.

Confidentiality & Disclaimer Agreement



Accelerating success.

590 E. Shaw Avenue | Fresno, California

To whom it may concern

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