

FOR LEASE

776 E Shaw Ave

Fresno, CA 93710

PRESENTED BY:

CAMERON GRAHAM

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CalDRE #01970844



AVAILABLE SPACES FOR LEASE

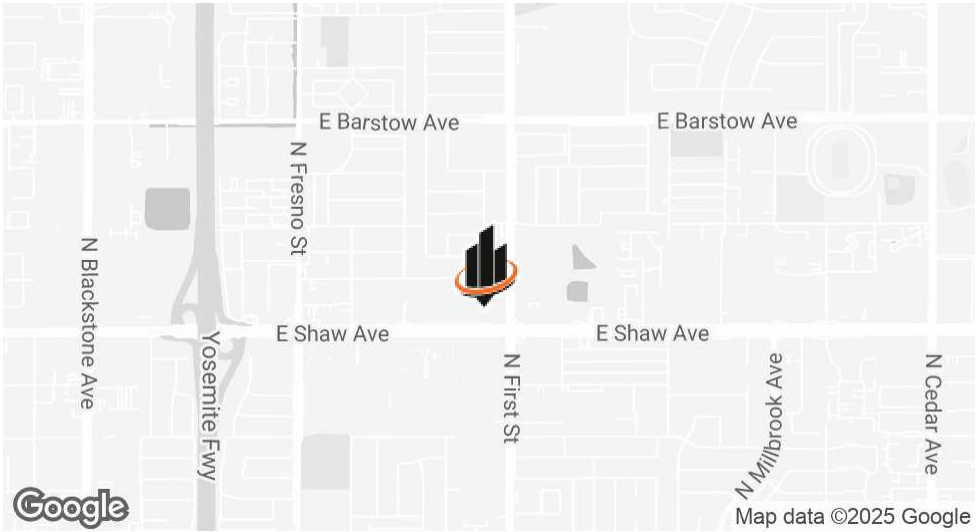


PROPERTY SUMMARY

LEASE RATE:	\$1.55 - 1.75 SF/month
LEASE TYPE:	NNN
AVAILABLE SF:	900 - 2,892 SF
LOT SIZE:	0.55 Acres
BUILDING RENTABLE SF:	10,419 SF

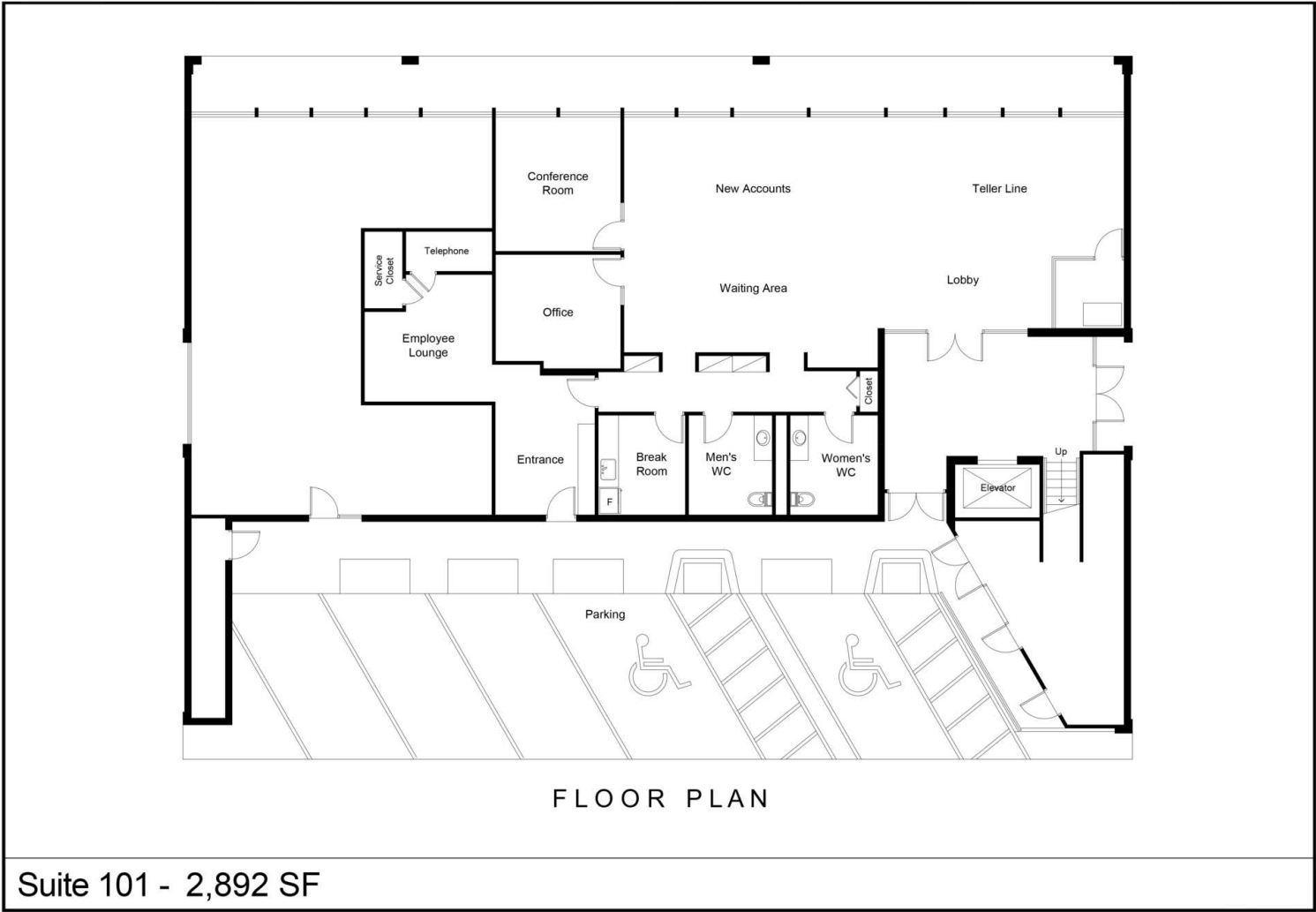
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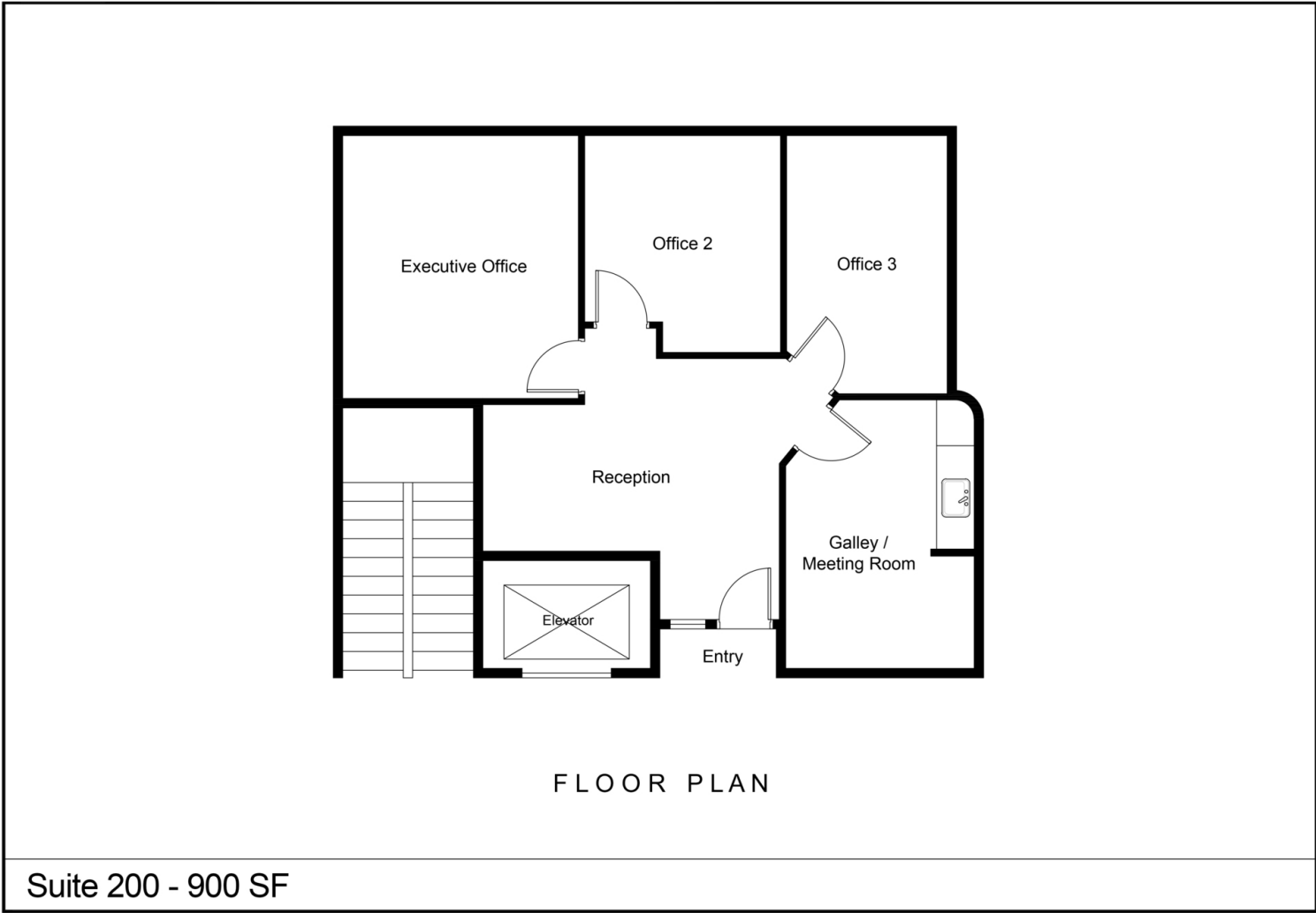
SPACES	LEASE RATE	SPACE SIZE
776 E SHAW AVE SUITE 101	\$1.55 SF/month	2,892 SF
776 E SHAW AVE SUITE 200	\$1.75 SF/month	900 SF
776 E SHAW AVE SUITE 204	\$1.75 SF/month	2,470 SF

FLOOR PLANS



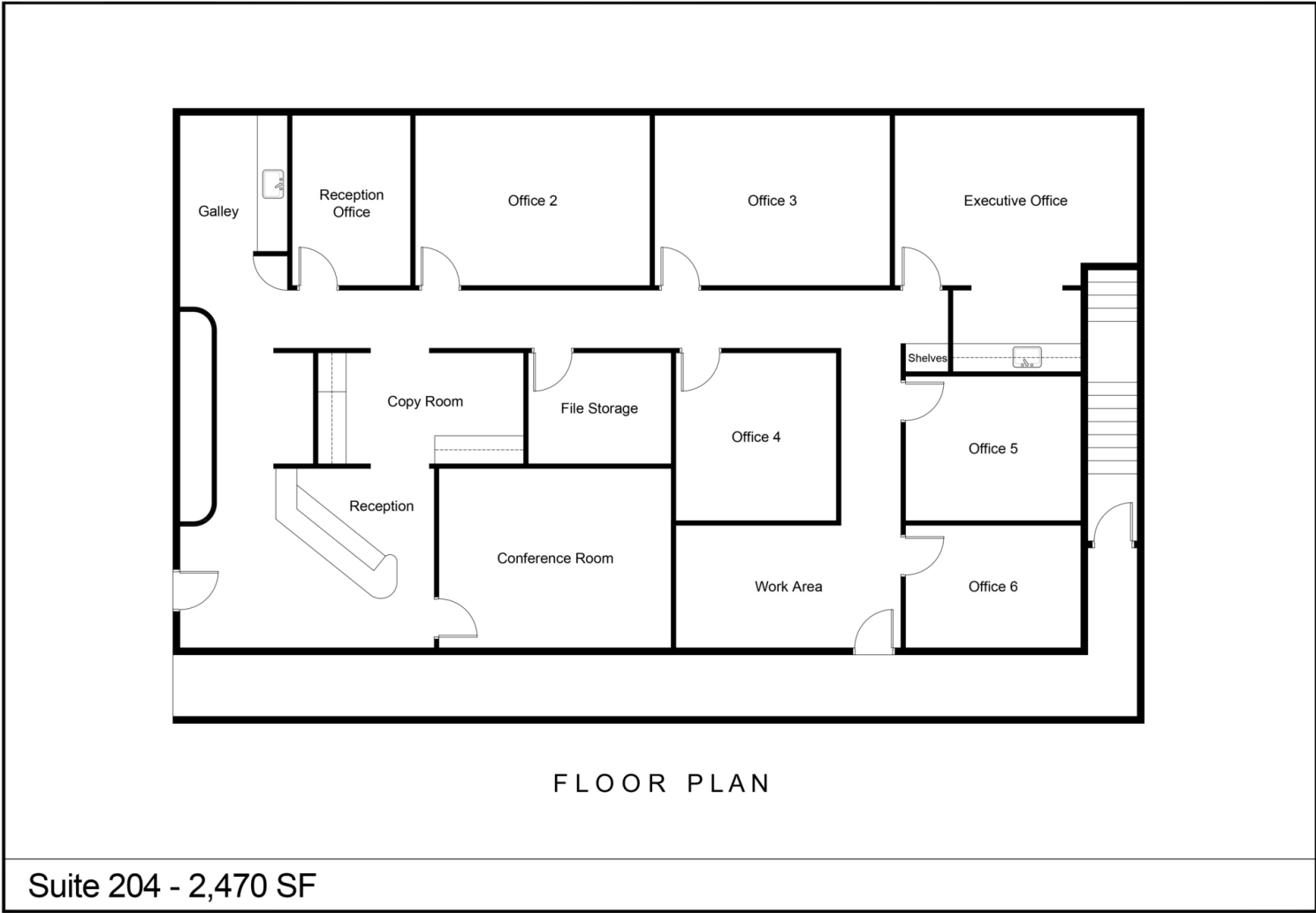
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SUITE PHOTOS



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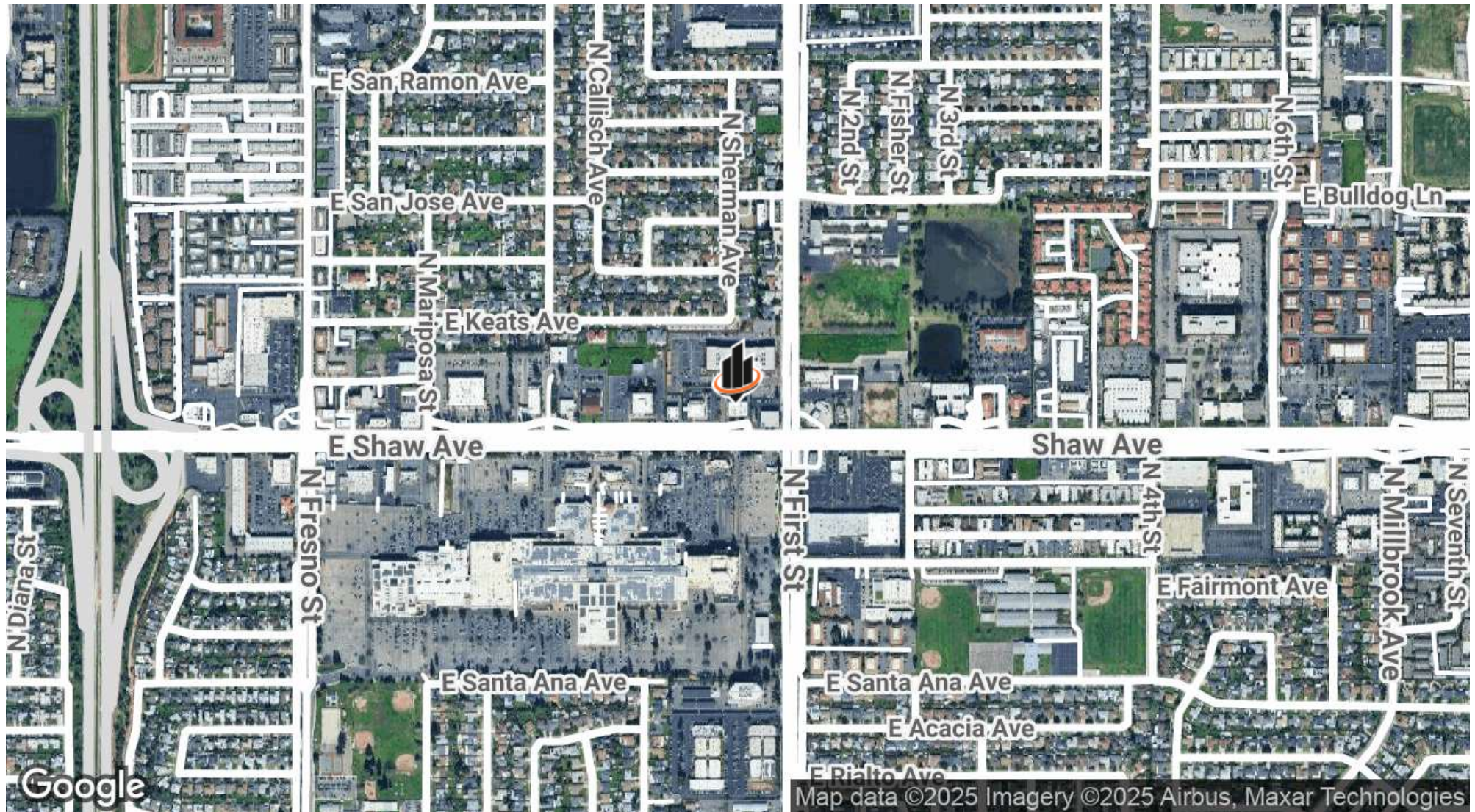
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SVN | CLOVIS COMMERCIAL 6

LOCATION MAP



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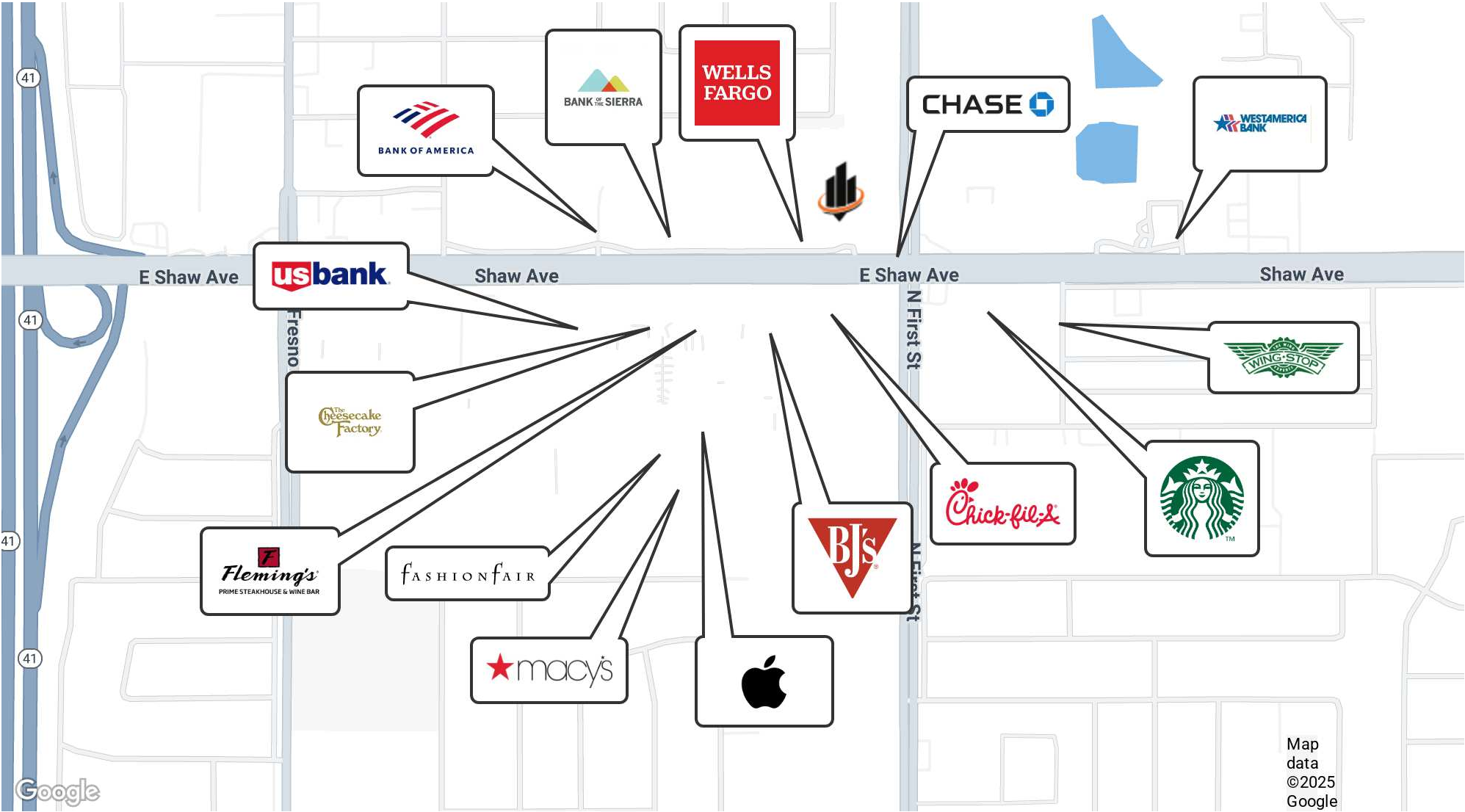
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SVN | CLOVIS COMMERCIAL 7

RETAILER MAP



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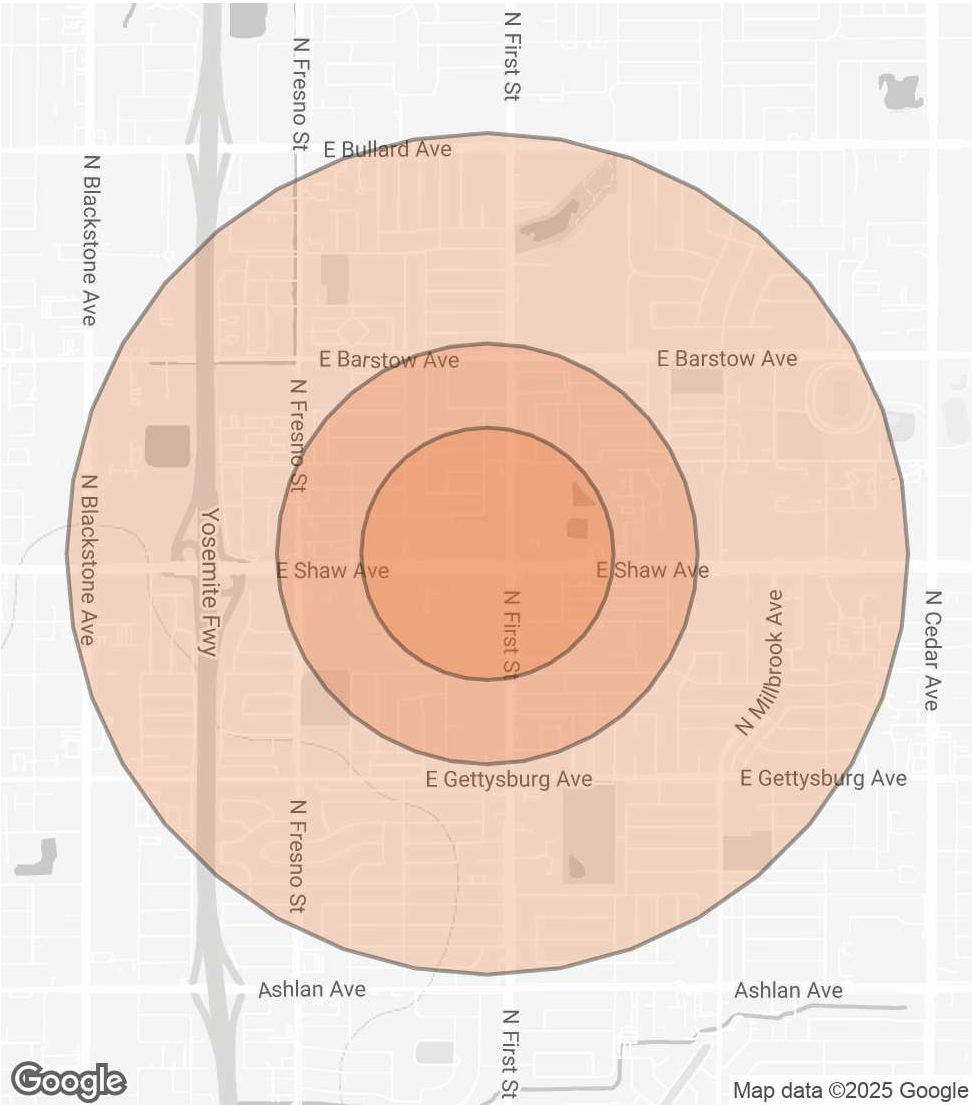
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DEMOGRAPHICS MAP & REPORT

POPULATION	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	1,058	4,779	21,461
AVERAGE AGE	34	35	35
AVERAGE AGE (MALE)	0	0	0
AVERAGE AGE (FEMALE)	0	0	0

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	391	1,675	7,807
# OF PERSONS PER HH	2.7	2.9	2.7
AVERAGE HH INCOME	\$66,248	\$71,435	\$69,437
AVERAGE HOUSE VALUE	\$289,620	\$288,049	\$282,393

Demographics data derived from AlphaMap



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