

AVAILABLE FOR SALE
65,635± SF OFFICE BUILDING

550 E. SHAW AVENUE
FRESNO, CA



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The property is being sold under the terms of the Stull Act with a bid due date of December 8, 2025. Contact listing brokers for additional information and bid instructions.



ABOUT

550 E. SHAW AVENUE

Prime Investor or Owner/User Opportunity! This 65,635± SF office building is perfectly positioned for businesses seeking visibility and convenience.

PROPERTY DESCRIPTION

Situated on the northeast corner of Shaw Avenue and Mariposa Street, along the high-traffic East Shaw corridor, this building offers excellent exposure. With close access to Freeways 41 and 168, you'll enjoy seamless connections to north and south Fresno and the City of Clovis, making this an ideal hub for business operations.

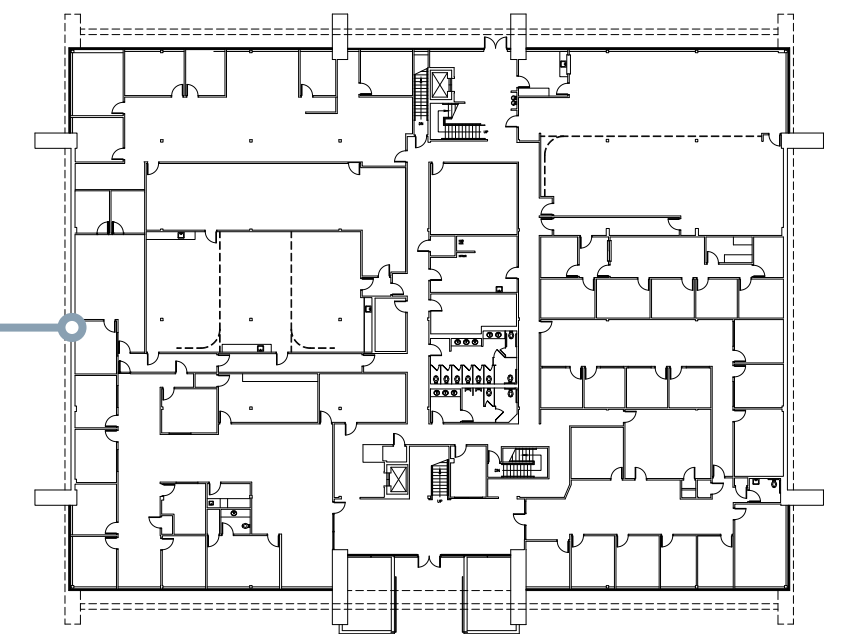
Asking Price:	Contact for Pricing
Lot Size:	3.89± Acres
Tenancy:	Single
Property Subtype:	Office Building
Parking Ratio:	4:1,000± SF
Year Built:	1976
Zoning:	CMX (Commercial Mixed-Use)

HIGHLIGHTS

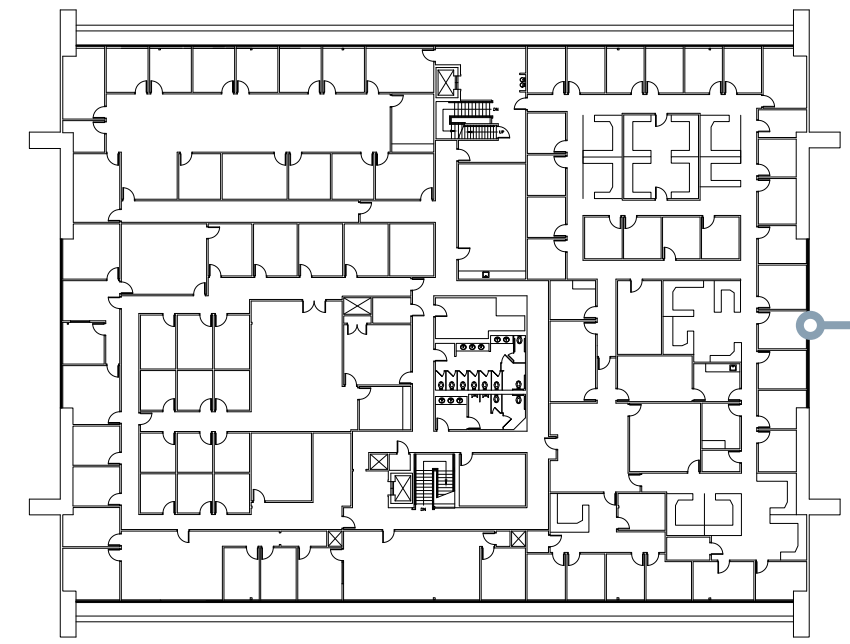
- **Size:** 65,635± square feet of efficiently designed office space
- **Investor or Owner/User Opportunity:** Ideal for businesses seeking a headquarters or regional office
- **Prime Location:** Across from Fashion Fair Mall and near Fresno State University
- **High Visibility:** Northeast corner of Shaw Avenue & Mariposa Street along the East Shaw corridor
- **Excellent Accessibility:** Close to Freeways 41 & 168 for easy access to north/south Fresno and Clovis
- **Walkable Amenities:** Restaurants, shopping, and professional services within walking distance
- **Traffic Exposure:** Located on a busy commercial corridor with strong daily traffic counts



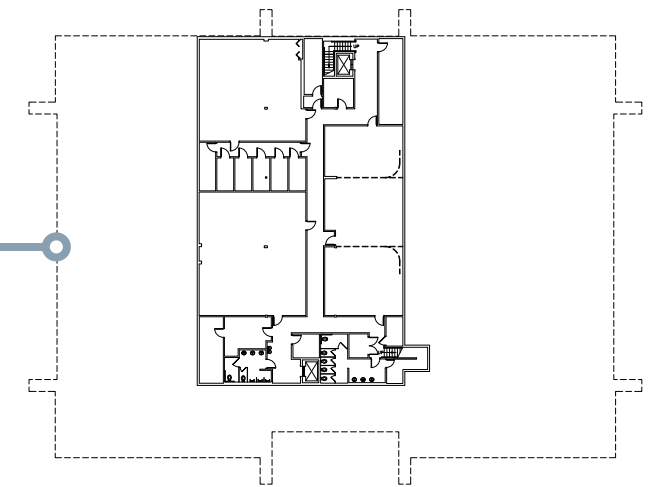
FIRST FLOOR

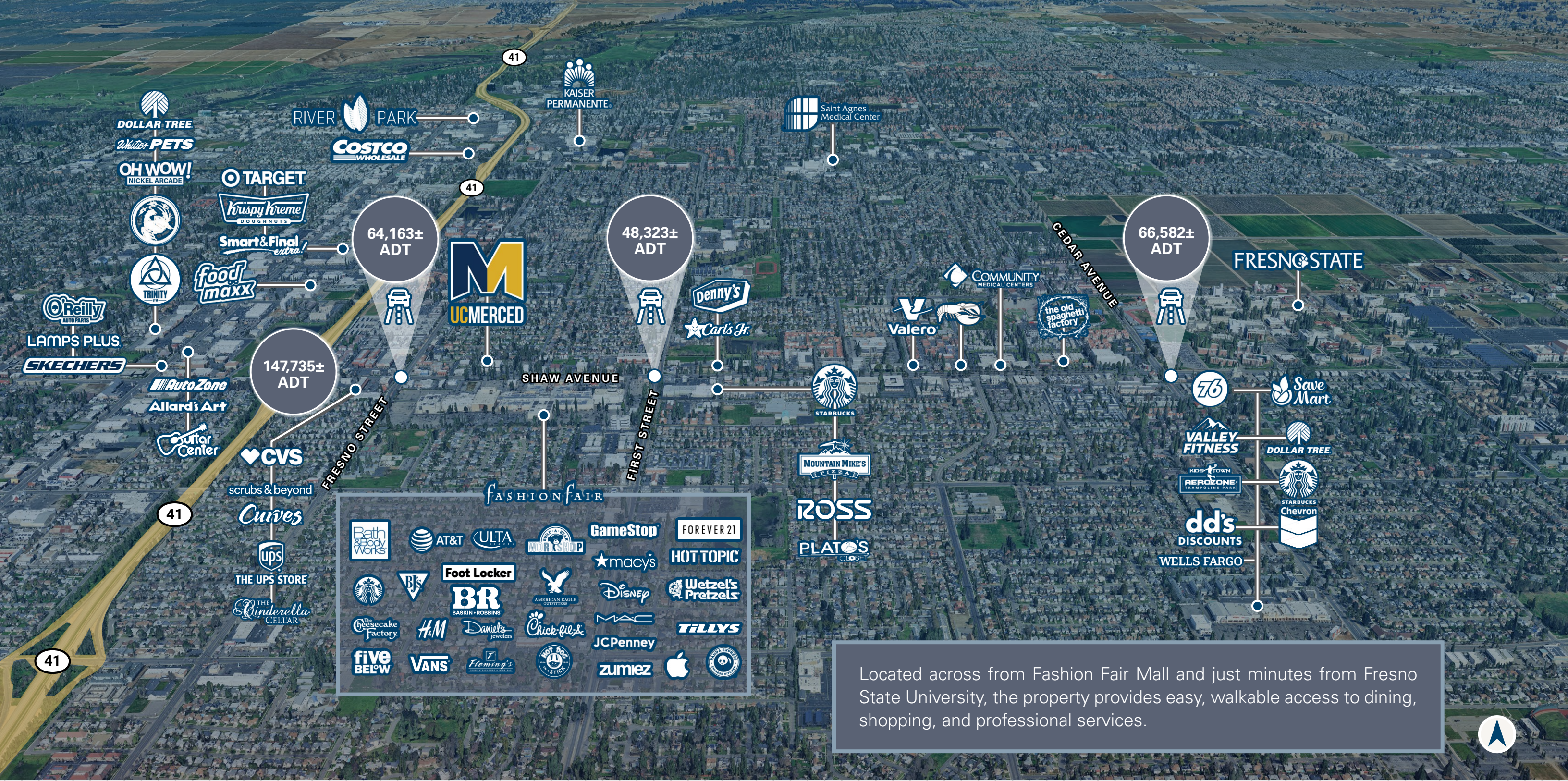


SECOND FLOOR



BASEMENT





AREA DEMOGRAPHICS

147,735± ADT

Highway 41

64,163± ADT

Shaw Avenue at Fresno Street
(All Directions)

48,323± ADT

Shaw Avenue at First Street
(All Directions)

66,582± ADT

Cedar at Barstow Avenues
(All Directions)

POPULATION	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
2030 Projection	19,963	149,219	394,329
2025 Estimate	20,006	150,441	396,775
Daytime Population	29,418	228,261	504,893

Source: Claritas, Kalibrate TrafficMatrix (2025)

HOUSEHOLDS	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
2030 Projection	7,116	54,459	140,864
2025 Estimate	7,122	54,819	141,122
2025 Est. Average HH Income	\$73,346	\$84,308	\$90,370

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