



FOR LEASE
776 E Shaw Ave

Fresno, CA 93710

PRESENTED BY:

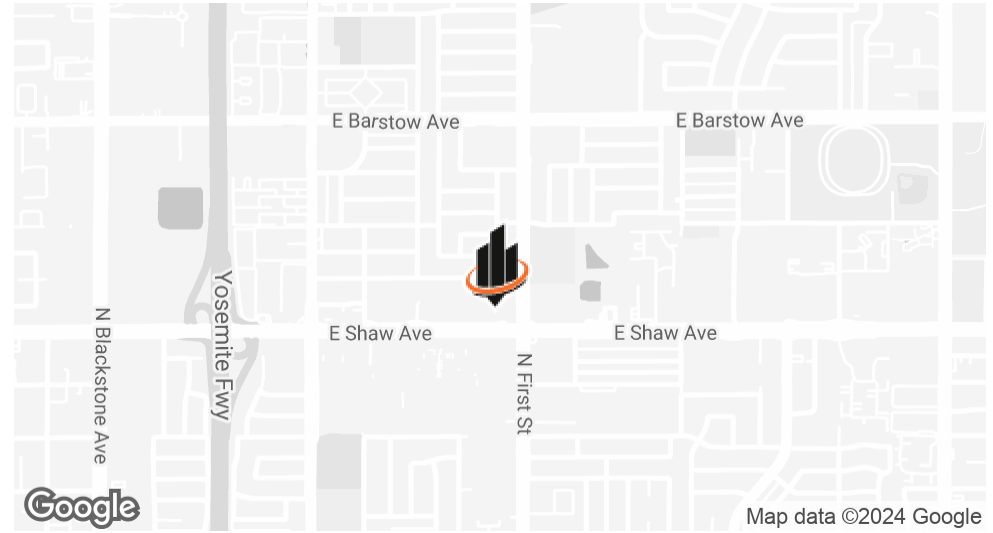
CAMERON GRAHAM

O: 559.400.0830

cameron.graham@svn.com

CalDRE #01970844

PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$1.75 SF/month (NNN)
AVAILABLE SF:	900 - 2,892 SF
BUILDING SIZE:	11,974 SF

SPACES

	LEASE RATE	SPACE SIZE
776 E SHAW AVE SUITE 101	\$1.75 SF/month	2,892 SF
776 E SHAW AVE SUITE 102	\$1.75 SF/month	1,193 SF
776 E SHAW AVE SUITE 200	\$1.75 SF/month	900 SF
776 E SHAW AVE SUITE 205	\$1.75 SF/month	1,022 SF
776 E SHAW AVE SUITE 207	\$1.75 SF/month	1,022 SF

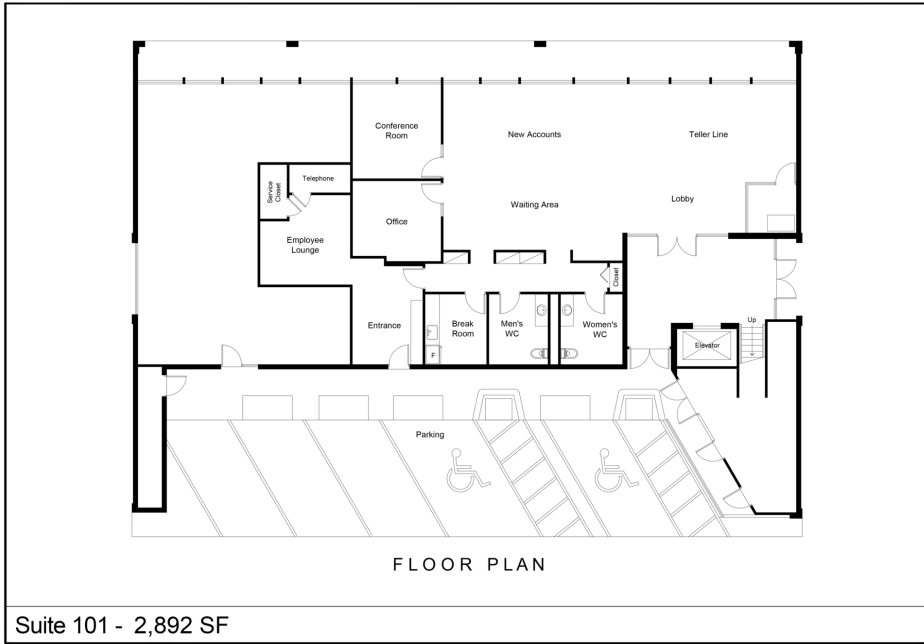
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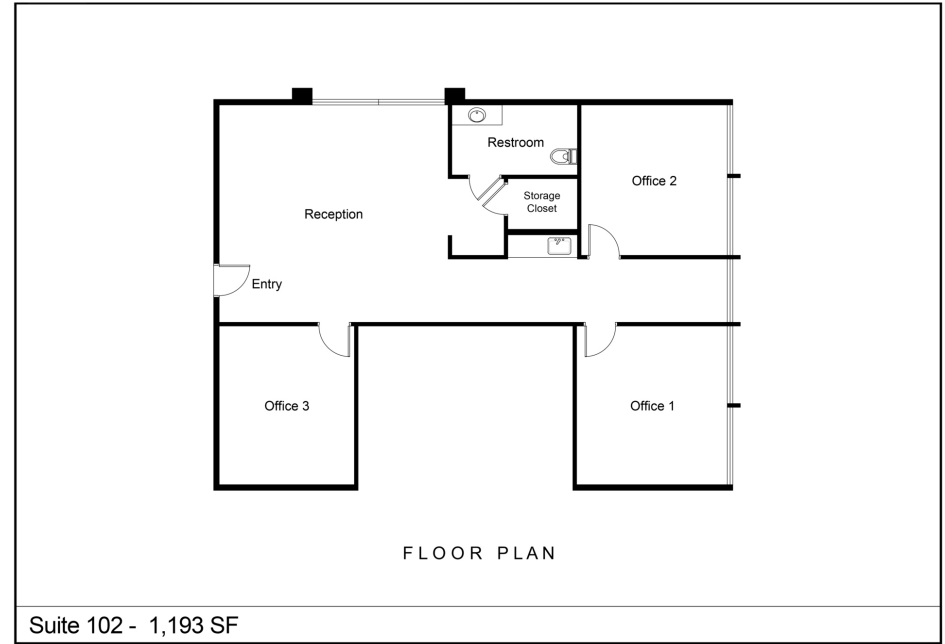
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FLOOR PLANS



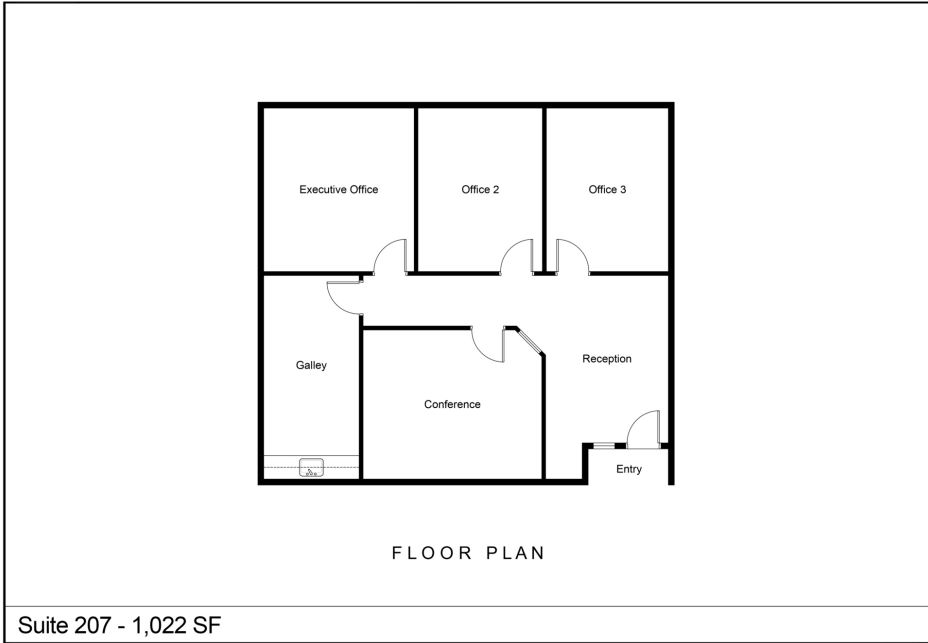
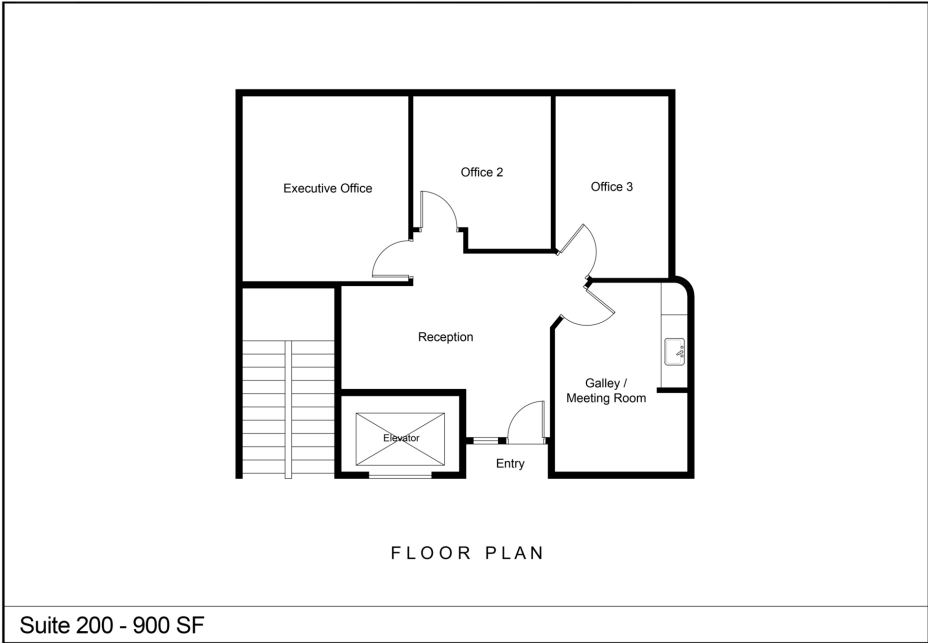
Suite 101 Floor Plan



Suite 102 Floor Plan

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FLOOR PLANS



Suite 200 Floor Plan

Suite 207 Floor Plan

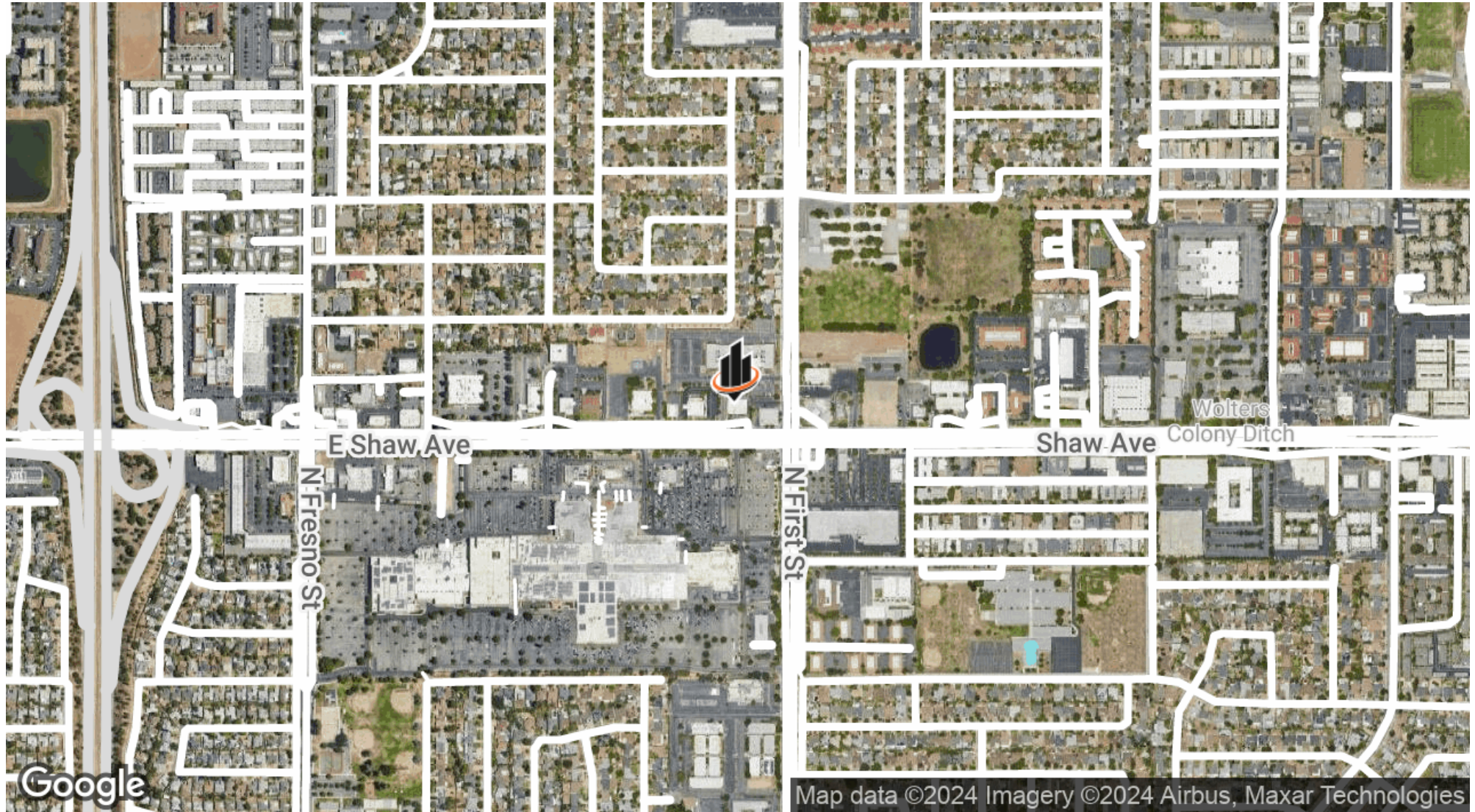
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ADDITIONAL PHOTOS



CAMERON GRAHAM
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LOCATION MAP



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776 E SHAW AVE | 776 East Shaw Avenue Fresno, CA 93710

DEMOGRAPHICS MAP & REPORT

POPULATION

0.3 MILES 0.5 MILES 1 MILE

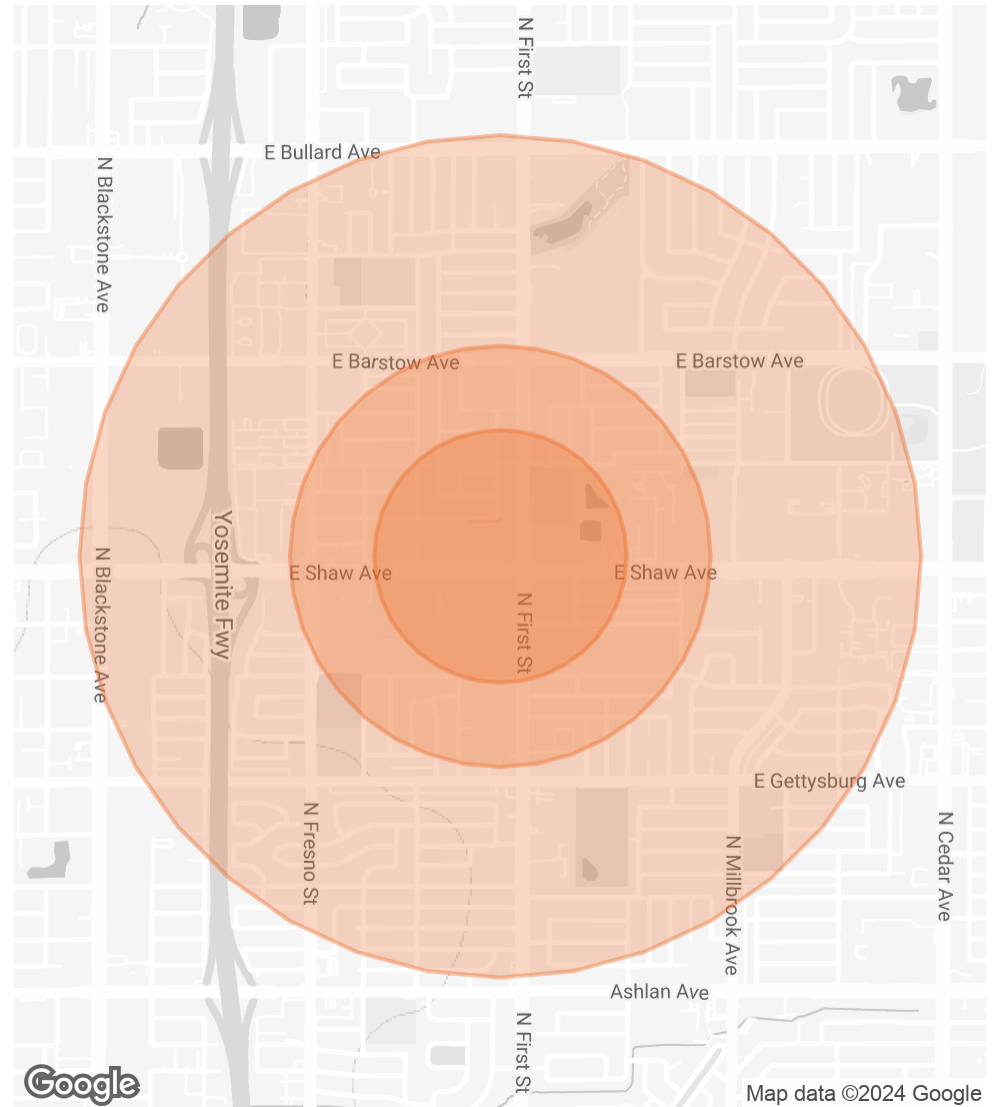
	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	1,058	4,779	21,461
AVERAGE AGE	34	35	35
AVERAGE AGE (MALE)	0	0	0
AVERAGE AGE (FEMALE)	0	0	0

HOUSEHOLDS & INCOME

0.3 MILES 0.5 MILES 1 MILE

	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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