

AVAILABLE FOR SALE AND LEASE  
9,260± SF OF LAND

# 2625 E. SHIELDS AVENUE

FRESNO, CA

FRESNO STREET

SITE

SHIELDS AVENUE

**NEWMARK**  
PEARSON COMMERCIAL

**Nick Sorensen**  
Vice President - Office Division  
t 559-447-6240  
nsorensen@pearsonrealty.com  
CA RE Lic. #02081137

**Phil Souza**  
Senior Vice President - Office Division  
t 559-447-6283  
psouza@pearsonrealty.com  
CA RE Lic. #00853867

*Independently Owned and Operated* | Corporate License #00020875 | [newmarkpearson.com](http://newmarkpearson.com)

**FRESNO OFFICE:** 7480 N. Palm Ave. #101, Fresno, CA 93711, t 559-432-6200 | **VISALIA OFFICE:** 3447 S. Demaree St., Visalia, CA 93277, t 559-732-7300

The distributor of this communication is performing acts for which a real estate license is required. The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

# 2625 E. SHIELDS AVENUE

FRESNO, CA

## PROPERTY INFORMATION

**Availability:** 9,260± SF  
**Zoning:** RM-1 (*Residential Multi-Family*)  
**APN:** 437-272-13

### PROPERTY DESCRIPTION

Conveniently located in Central Fresno offers excellent access to major freeways and main arteries of Fresno. Zoned RM-1 which offers a variety of different residential and multi-family uses. This property is in an Opportunity Zone.

### HIGHLIGHTS

- Opportunity Zone
- Shields Avenue Frontage
- Medium to High Density District

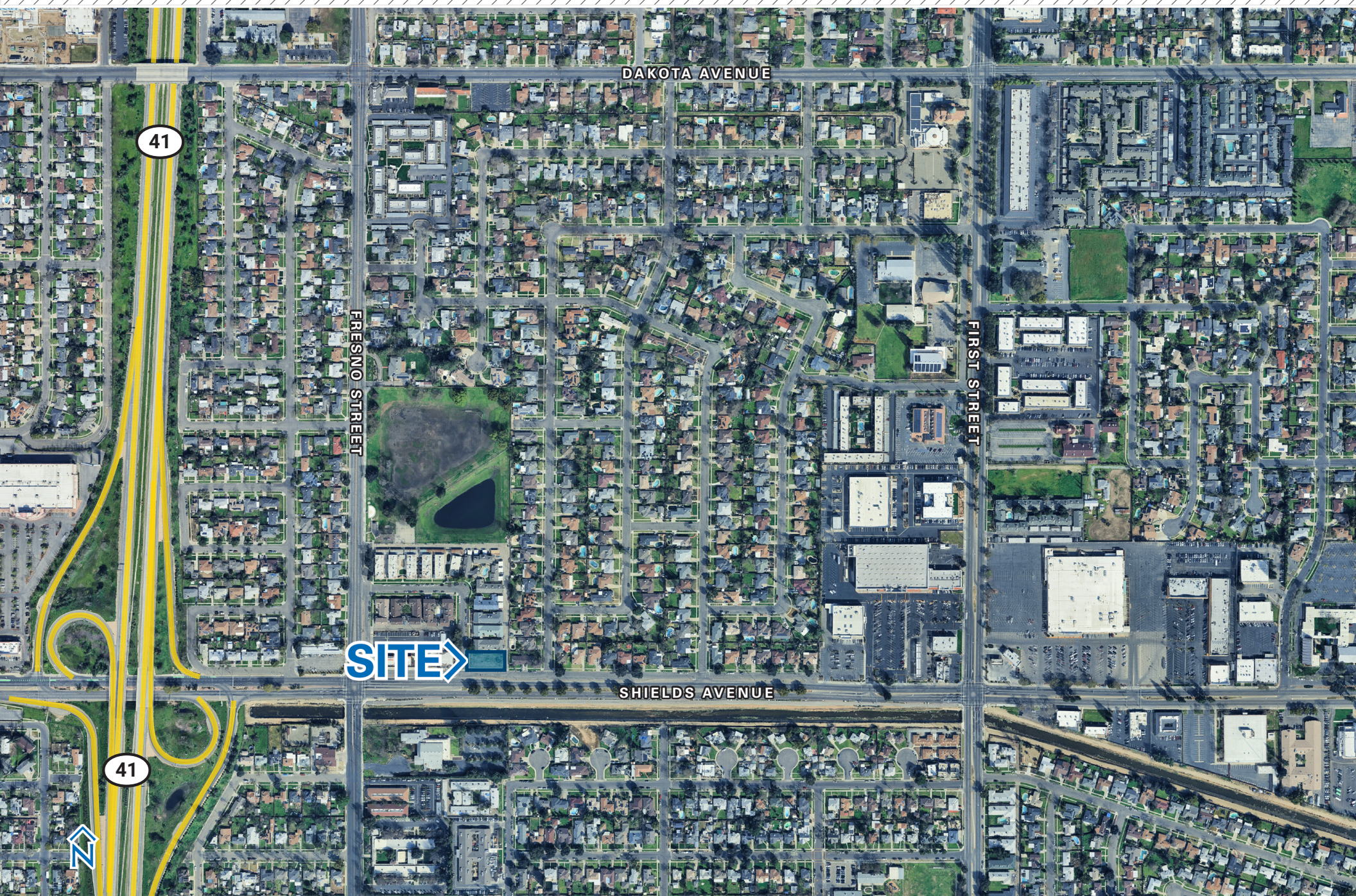


**\$900.00 (Monthly)**  
LEASE RATE

**\$90,000.00**  
ASKING PRICE

**NNN**  
LEASE TYPE

**2625 E SHIELDS AVENUE**  
FRESNO, CA



41

DAKOTA AVENUE

FRESNO STREET

FIRST STREET

**SITE** →

SHIELDS AVENUE

41



AVAILABLE FOR SALE AND LEASE  
9,260± SF OF LAND

**2625 E. SHIELDS AVENUE**  
FRESNO, CA

*For information, please contact:*

**Nick Sorensen**

*Vice President - Office Division*

t 559-447-6240

nsorensen@pearsonrealty.com

CA RE Lic. #02081137

**Phil Souza**

*Senior Vice President - Office Division*

t 559-447-6283

psouza@pearsonrealty.com

CA RE Lic. #00853867

**NEWMARK**  
PEARSON COMMERCIAL

*Independently Owned and Operated*  
Corporate License #00020875  
[newmarkpearson.com](http://newmarkpearson.com)

**FRESNO OFFICE**  
7480 N. Palm Ave. #101  
Fresno, CA 93711  
t 559-432-6200

**VISALIA OFFICE**  
3447 S. Demaree St.  
Visalia, CA 93277  
t 559-732-7300

The distributor of this communication is performing acts for which a real estate license is required. The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.