

Renovated Professional / General Office Spaces Available
Office For Sale & Lease | 2600 W Shaw Ln Fresno, CA 93711



Sale Price	\$1,212,288
Lease Rate	\$1.25 SF/MONTH

OFFERING SUMMARY

Building Size:	±7,000 SF
Available SF:	±7,000 SF
Lot Size:	±22,216 SF
Price / SF:	\$173.18
Year Built:	1984
Zoning:	CMX - Corridor/Center Mixed Use
Market:	Fresno
Submarket:	Shaw
APN:	415-052-43

PROPERTY HIGHLIGHTS

- ±7,000 SF Available | Move-In Ready Condition
- Well-Known Freestanding Office Building with Ample Parking
- HOA Dues: ±\$1,045.25/Month
- ±22,216 SF of Manicured Grounds and Mature Landscaping
- Private Offices | Open Rooms | Multiple Entrance Points
- Parking On All Sides Of Building + Additional Street Parking
- Prime Location Near Fig Garden Village
- Convenient Access Between CA-99, CA-41 & CA-180
- Excellent Shaw Corridor Presence Surrounded by Quality Tenants
- Fiber Optic Connectivity | Newer Foam Roof

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PROPERTY DESCRIPTION

±7,000 SF professional office building on a ±22,216 SF lot near Shaw Avenue and Van Ness Boulevard in Northwest Fresno. The property features a reception area, (12) private offices, (2) open workspace areas, (1) meeting room, kitchen area, (4) bathrooms, fiber optic connectivity, and a newer foam roof. Conveniently located near Fig Garden Village with ample on-site parking and additional street parking. Suitable for a variety of professional office users, owner-users, investors, or tenants.

HOA dues provide exterior cleaning, landscaping maintenance and repairs, pest control, parking lot sweeping, security service, water & sewer, trash service, property management, common area upkeep, and reserve funding for future asphalt and tree maintenance.

LOCATION DESCRIPTION

Attractive ±7,000 SF freestanding office building located within a major Shaw corridor in Fresno. The complex is located north of W Shaw Ave, east of N Marks Ave, & west of N Van Ness Boulevard in Northwest Fresno. Prime location across just west of Fig Garden Village, a retail icon within Fresno for more than 50 years. Fig Garden features an appealing mix of national, regional and local retailers, like Williams-Sonoma, Anthropologie, Soma Intimates, Lululemon, Banana Republic, Ariat, Bath & Body Works, Brow Beauty, Bella Vino Cellars, Chico's, Chipotle, Cigars Limited, Cold Stone Creamery, Eddie Bauer, Deli Delicious, CVS Pharmacy, Elbow Room, GNC Live Well, The Habit Burger Grill, Hungry Bear Cookies, and Jamba Juice to name a few. Fig Garden also serves as host for many key community events.

Fresno is a city in and the county seat of Fresno County, California, United States. It covers about 112 square miles in the center of the San Joaquin Valley, the southern portion of California's Central Valley.



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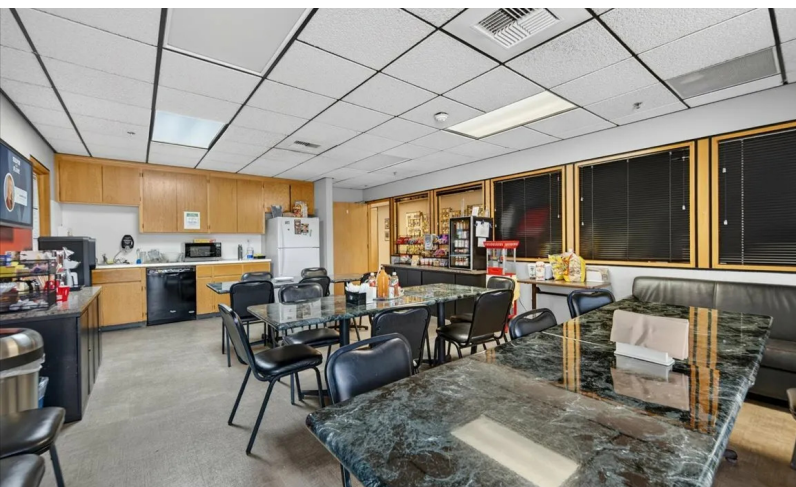
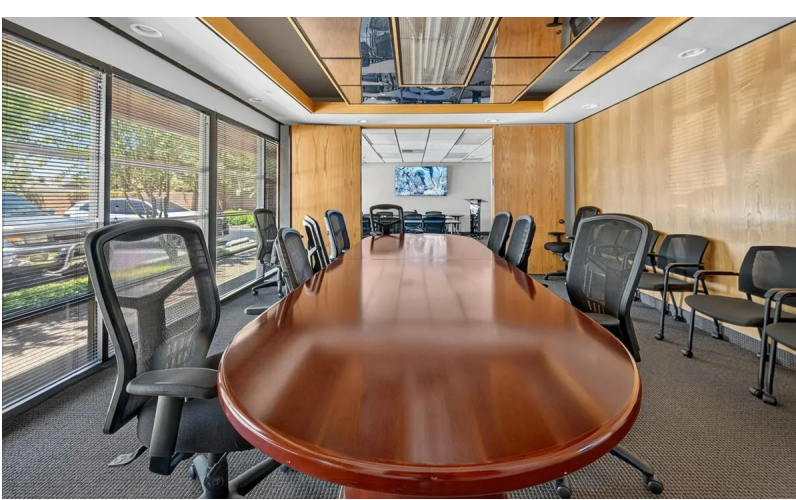
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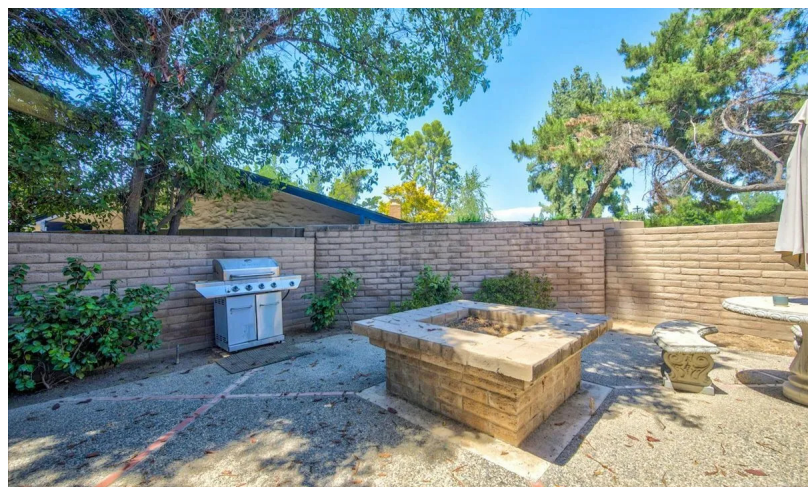
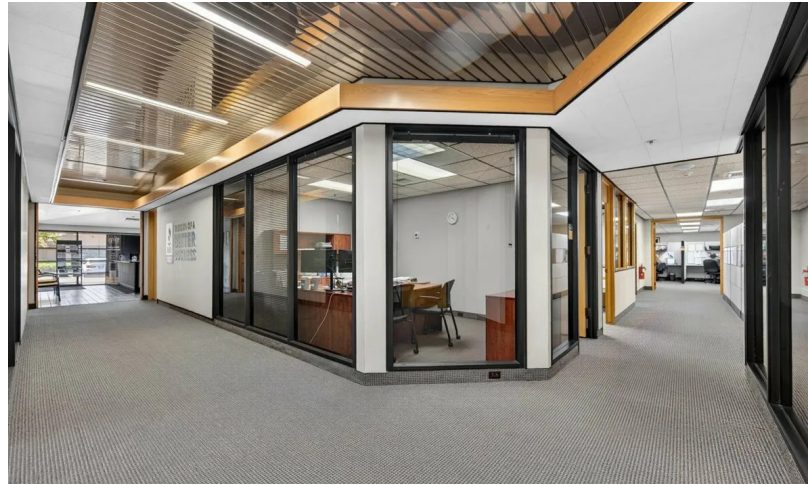
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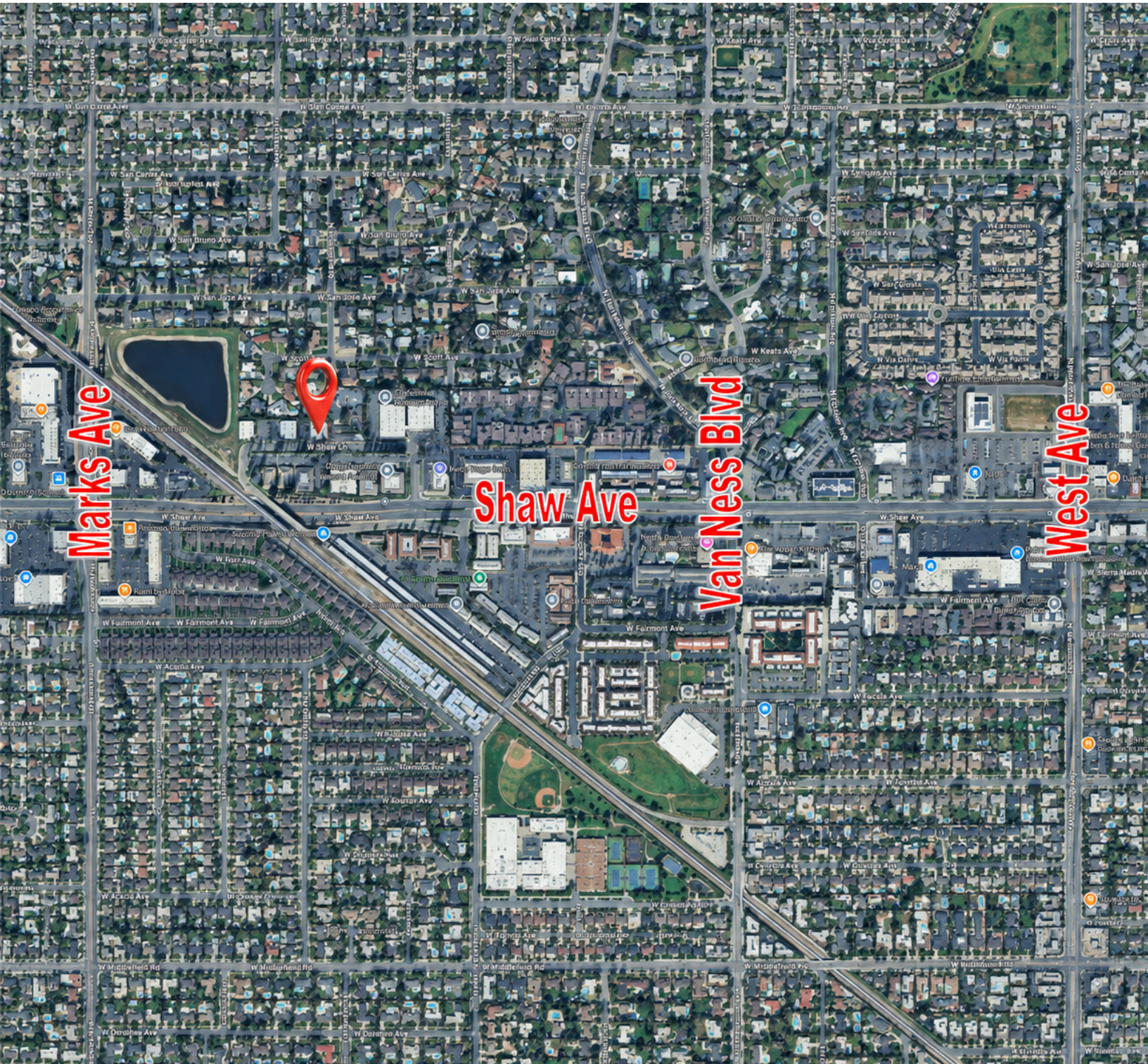
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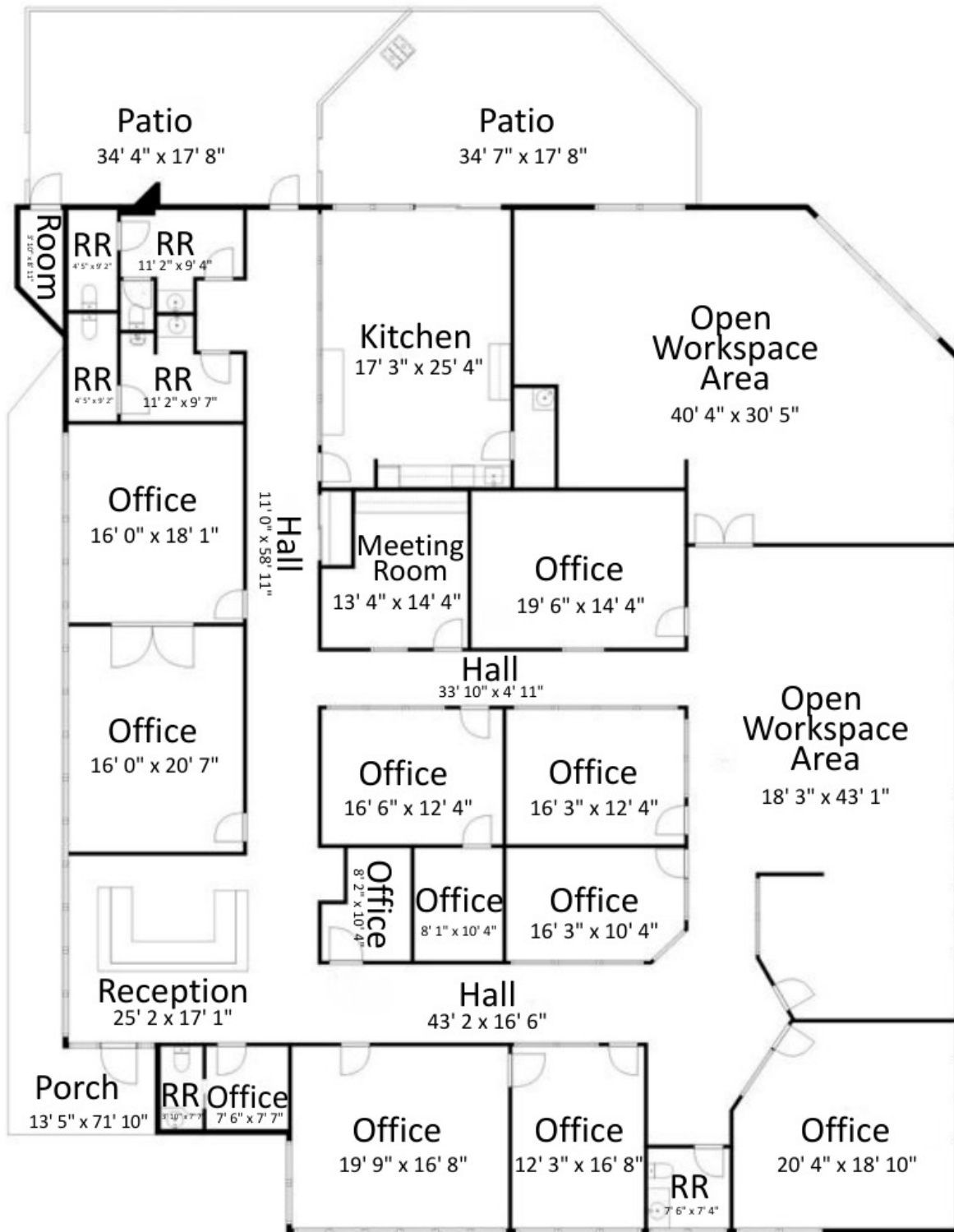
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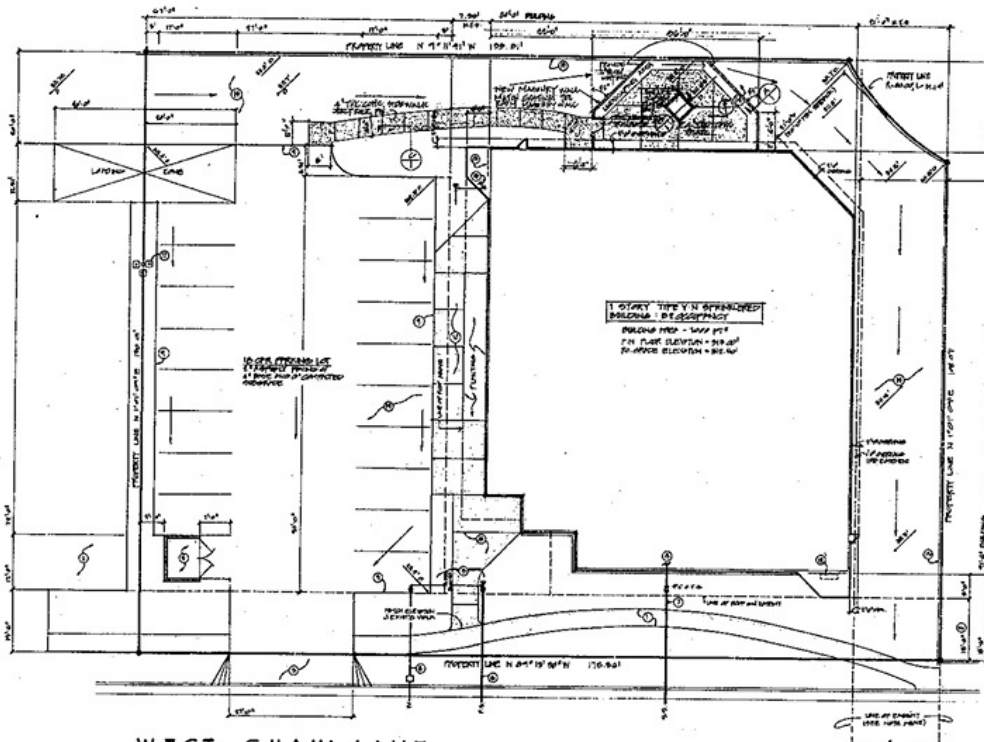
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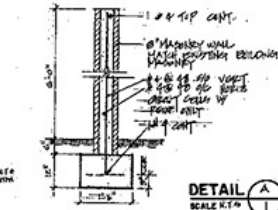
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WEST SHAW LANE

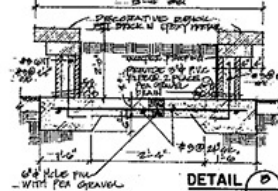
SITE PLAN

SCALE: 1"=10'-0"
NOTES TO BEING PLAN: PREPARED BY: JARED ENNIS, ARCHITECT
(SEE SHEET) FOR DIMENSIONS AND SPECIFICATIONS.



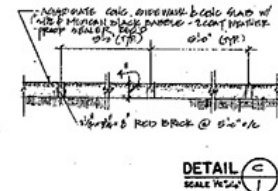
DETAIL A

SCALE: 1/4"=1'-0"



DETAIL B

SCALE: 1/4"=1'-0"



DETAIL C

SCALE: 1/4"=1'-0"

SHEET INDEX

1.	SITE PLAN, SHEET INDEX	M-1	A/C UNIT SCHEDULE, NOTES, DETAILS
2.	DOOR SCHEDULE: PART, WINDOW TYPES, M-2	A/C	AIR CONDITIONING FLOOR PLAN
3.	FLOOR PLAN	P-1	PLUMBING SCHEDULE, NOTES
4.	SECTION & LONGITUDINAL SECTIONS	P-2	PLUMBING FLOOR PLAN
5.	INTERIOR ELEVATIONS	B-1	BOILING PLAN, REP. NOTES
6.	INTERIOR ELEVATIONS	B-2	POWER PLAN, REP. NOTES
7.	INTERIOR ELEVATIONS	B-3	SINGLE LINE DIAGRAM
8.	REFLECTED CEILING PLAN		
9.	CEILING SECTIONS		
10.	FLOOR PLAN (PARTIAL LAYOUT)		
11.	WALL SECTIONS		
12.	DETAILS		
13.	DETAILS		
14.	DETAILS		

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LEASE INFORMATION

Lease Type:	MG	Lease Term:	Negotiable
Total Space:	7,000 SF	Lease Rate:	\$1.25 SF/month

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
2600 W Shaw Lane	Available	7,000 SF	Modified Gross	\$1.25 SF/month	Reception area, (12) Private Offices, (2) Open workspace areas, (1) Meeting room, Kitchen area, (4) Bathrooms, Fiber optic connectivity, and a Newer foam roof

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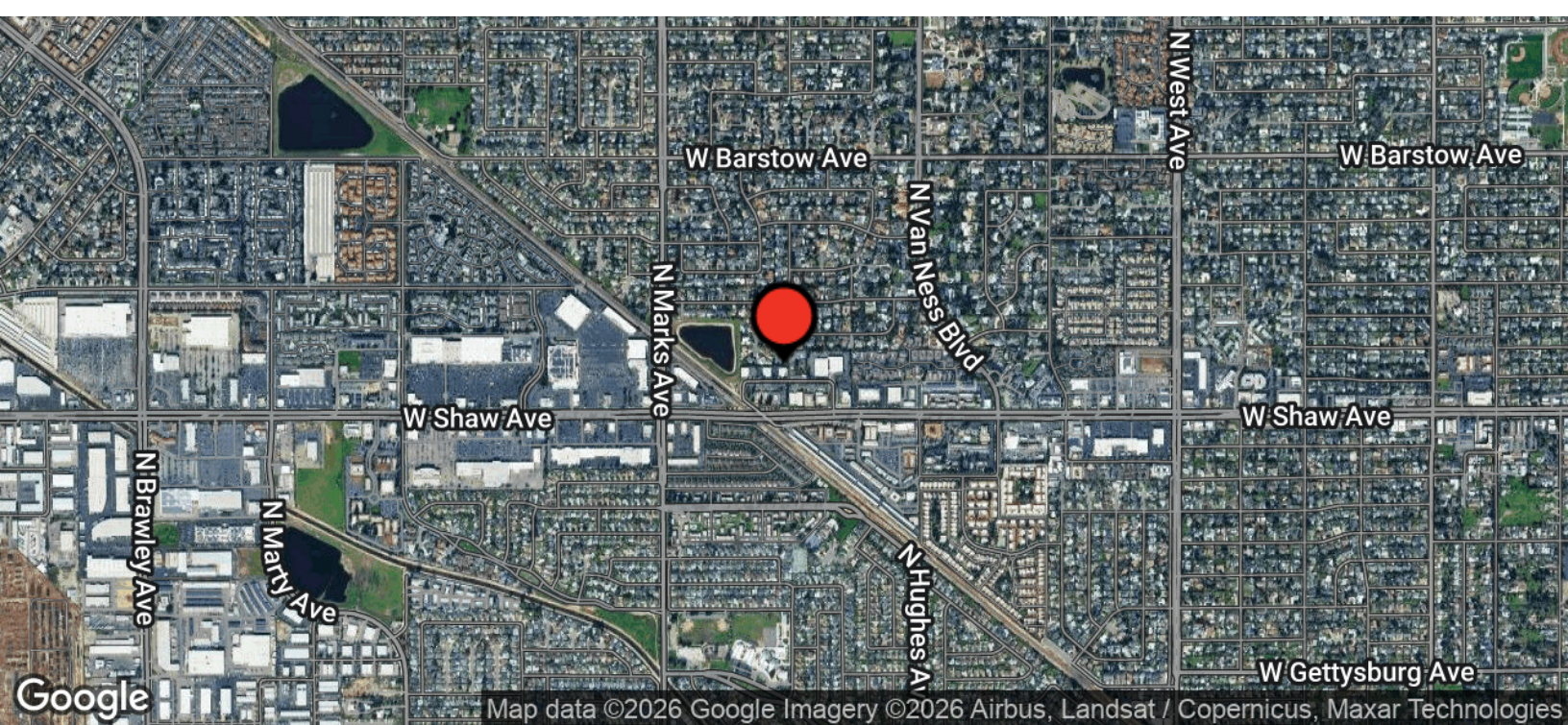
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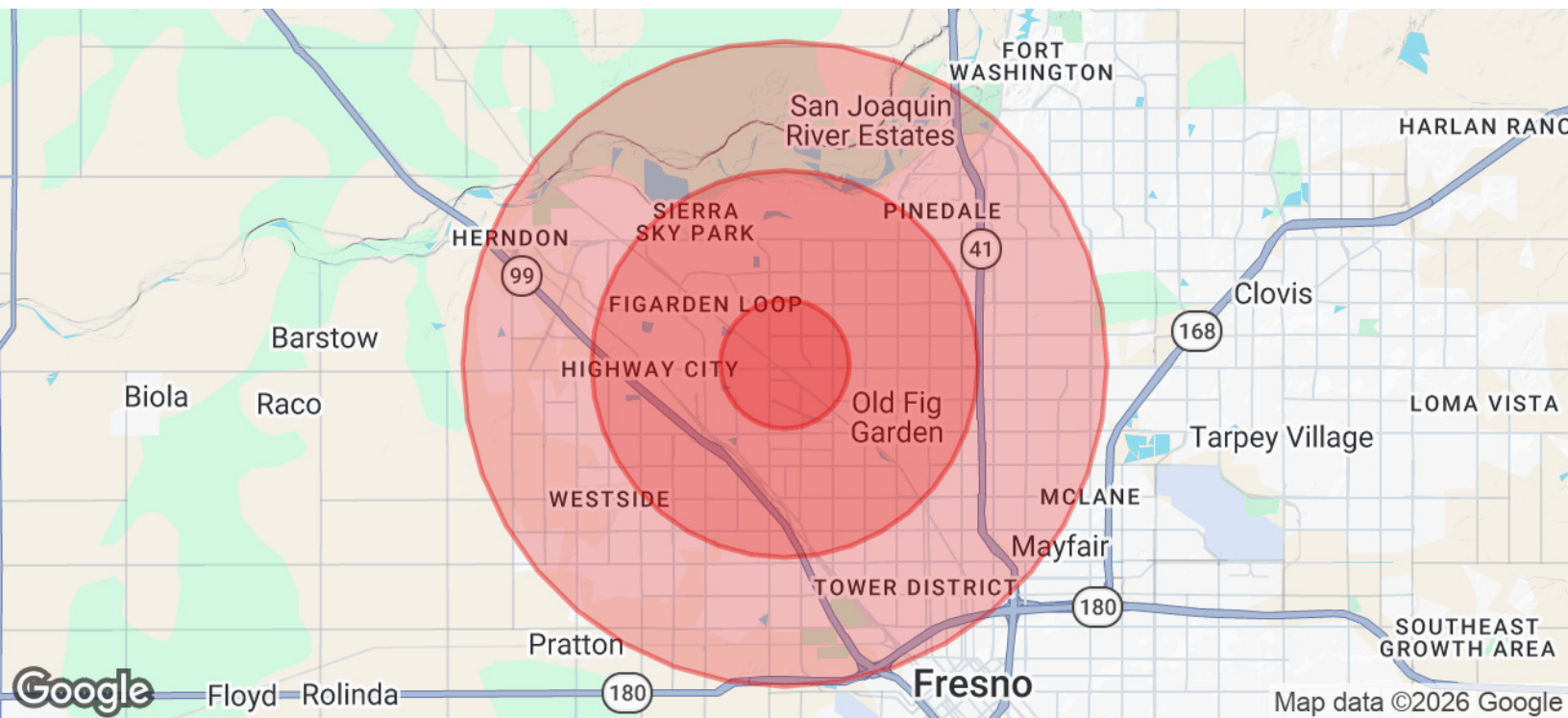
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	18,170	142,382	307,291
Average Age	35.9	35.7	34.4
Average Age (Male)	37.4	34.9	33.8
Average Age (Female)	36.7	36.9	35.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	6,408	50,576	107,044
# of Persons per HH	2.8	2.8	2.9
Average HH Income	\$98,707	\$99,597	\$92,504
Average House Value	\$392,519	\$393,045	\$377,332

ETHNICITY (%)	1 MILE	3 MILES	5 MILES
Hispanic	50.6%	48.1%	50.1%

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