

**FOR LEASE**

# 776 E Shaw Ave

Fresno, CA 93710

**PRESENTED BY:**

**CAMERON GRAHAM**

O: 559.400.0830

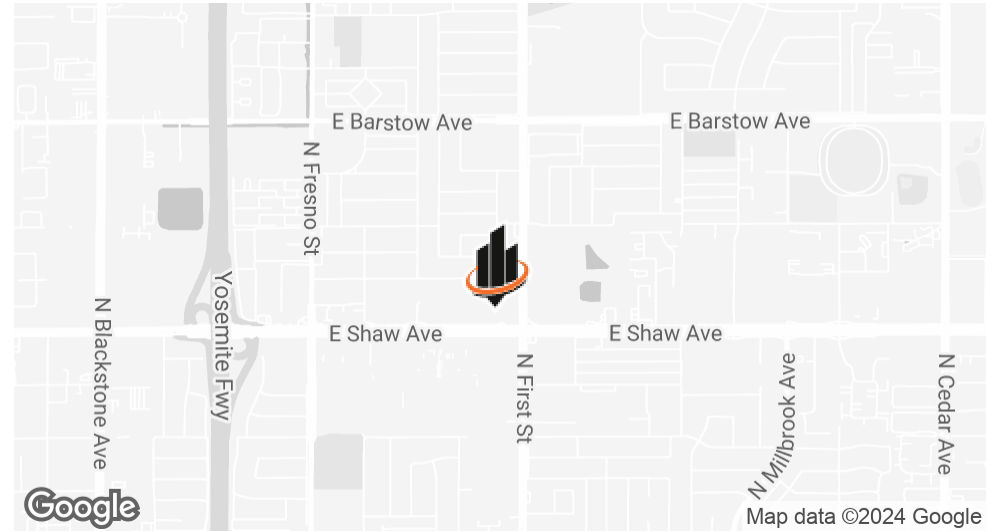
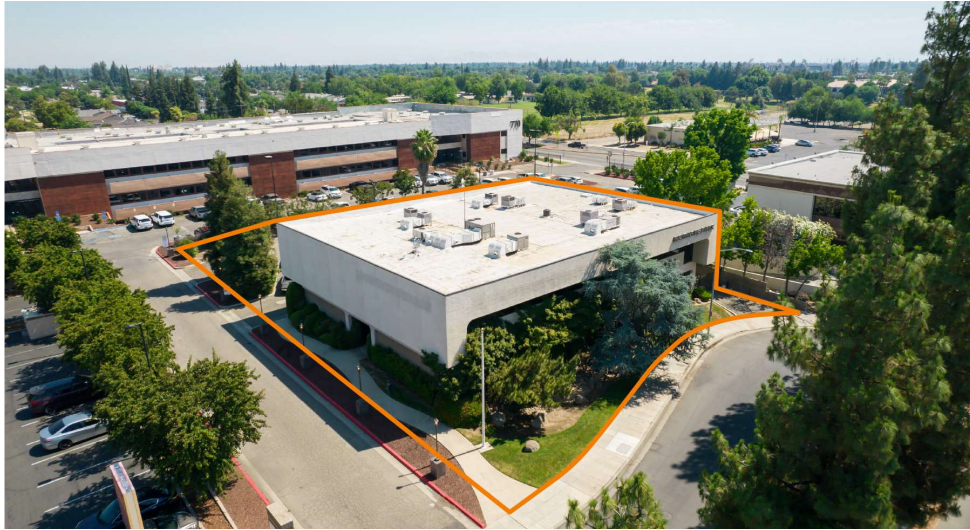
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CalDRE #01970844





# PROPERTY SUMMARY



## OFFERING SUMMARY

|                       |                       |
|-----------------------|-----------------------|
| <b>LEASE RATE:</b>    | \$1.75 SF/month (NNN) |
| <b>AVAILABLE SF:</b>  | 900 - 2,892 SF        |
| <b>LOT SIZE:</b>      | 0.55 Acres            |
| <b>BUILDING SIZE:</b> | 11,974 SF             |

## SPACES

## LEASE RATE

## SPACE SIZE

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

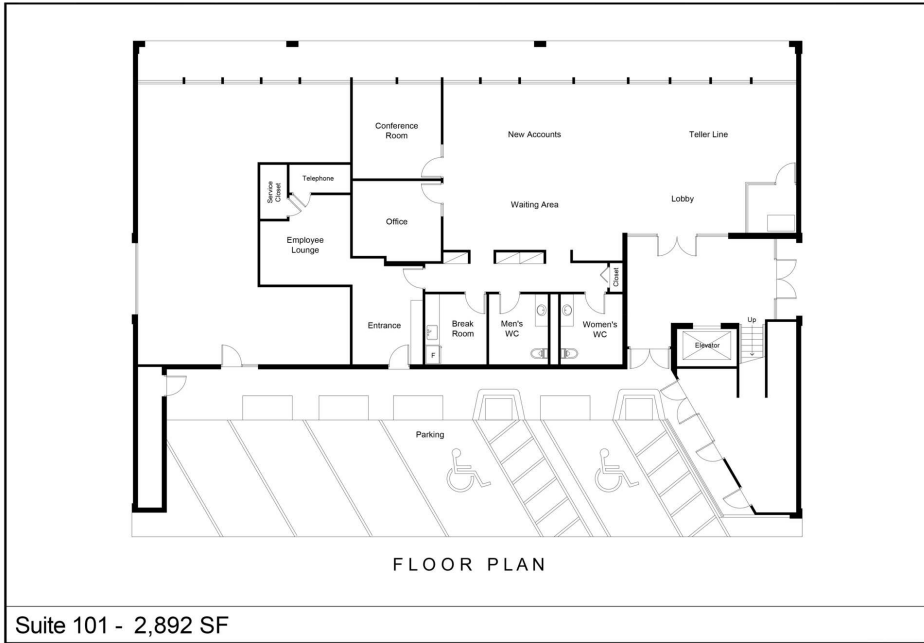
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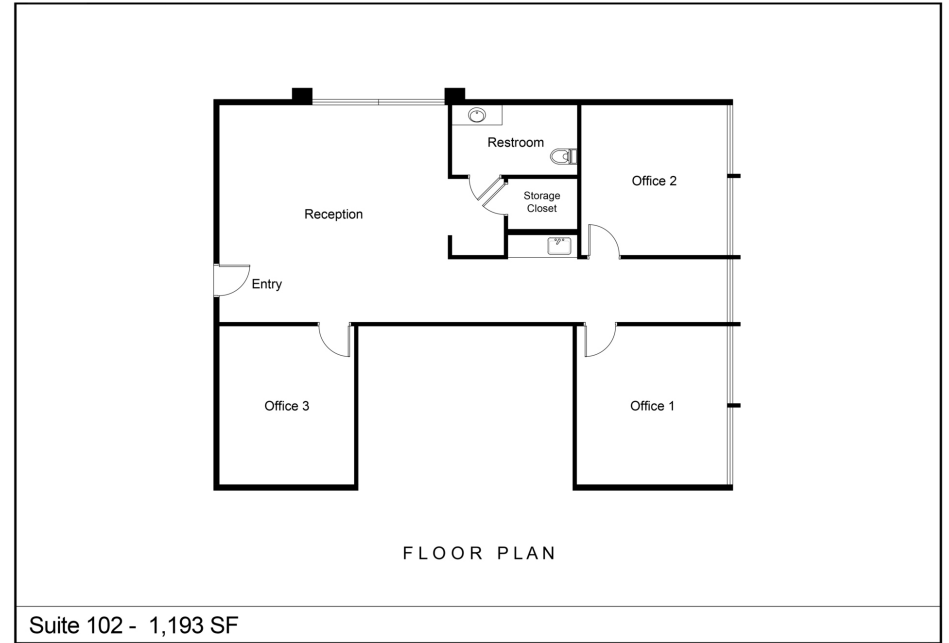
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# FLOOR PLANS



Suite 101 Floor Plan



Suite 102 Floor Plan

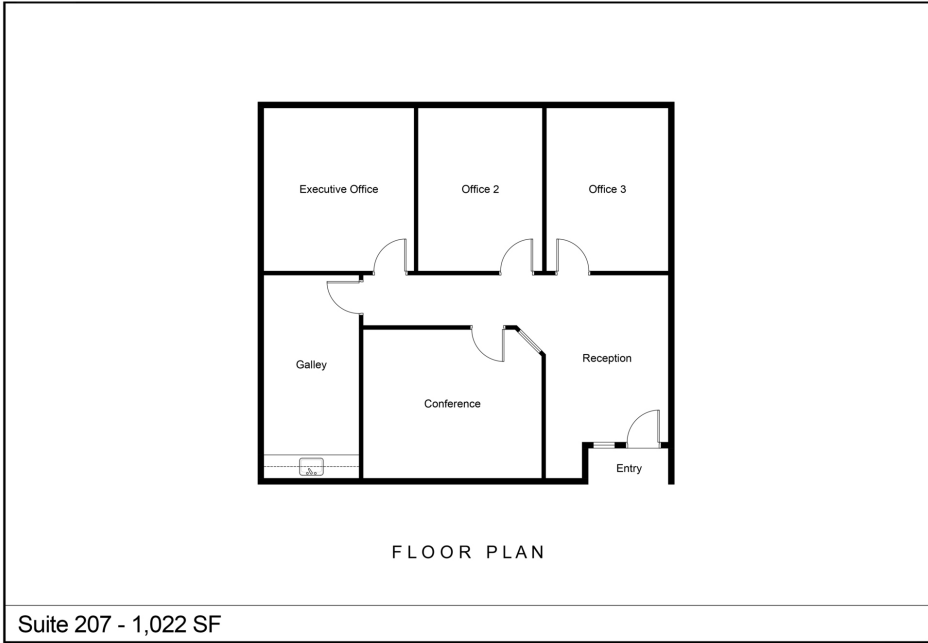
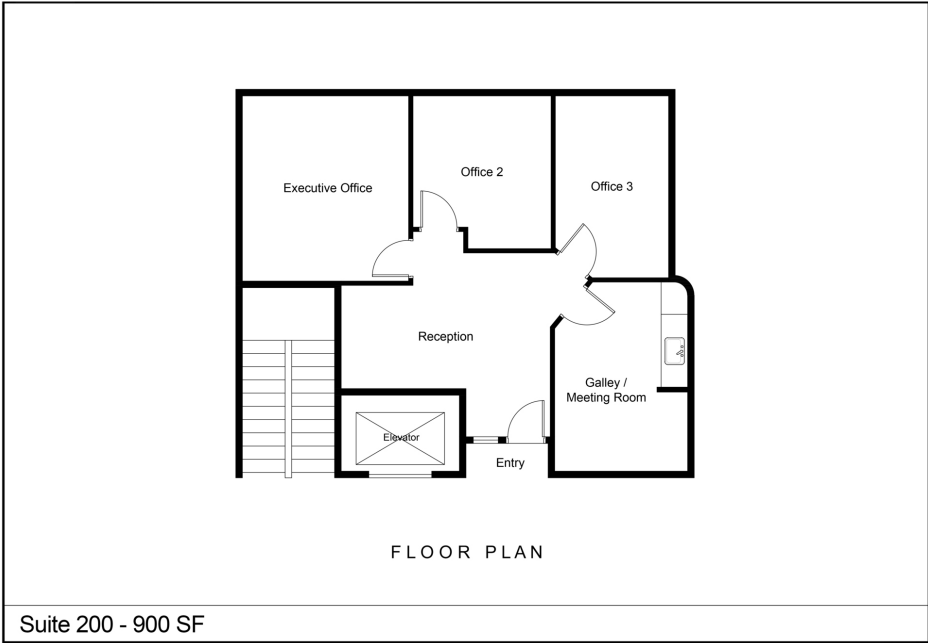
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**FLOOR PLANS**

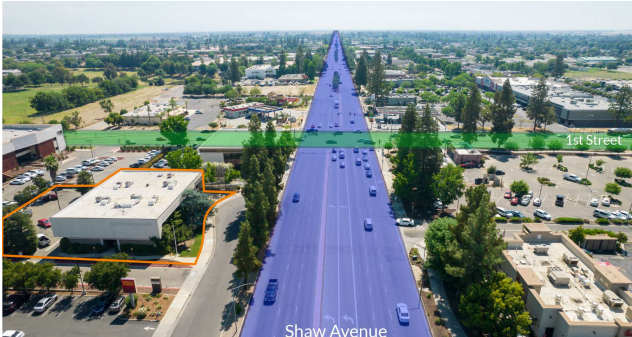


Suite 200 Floor Plan

Suite 207 Floor Plan

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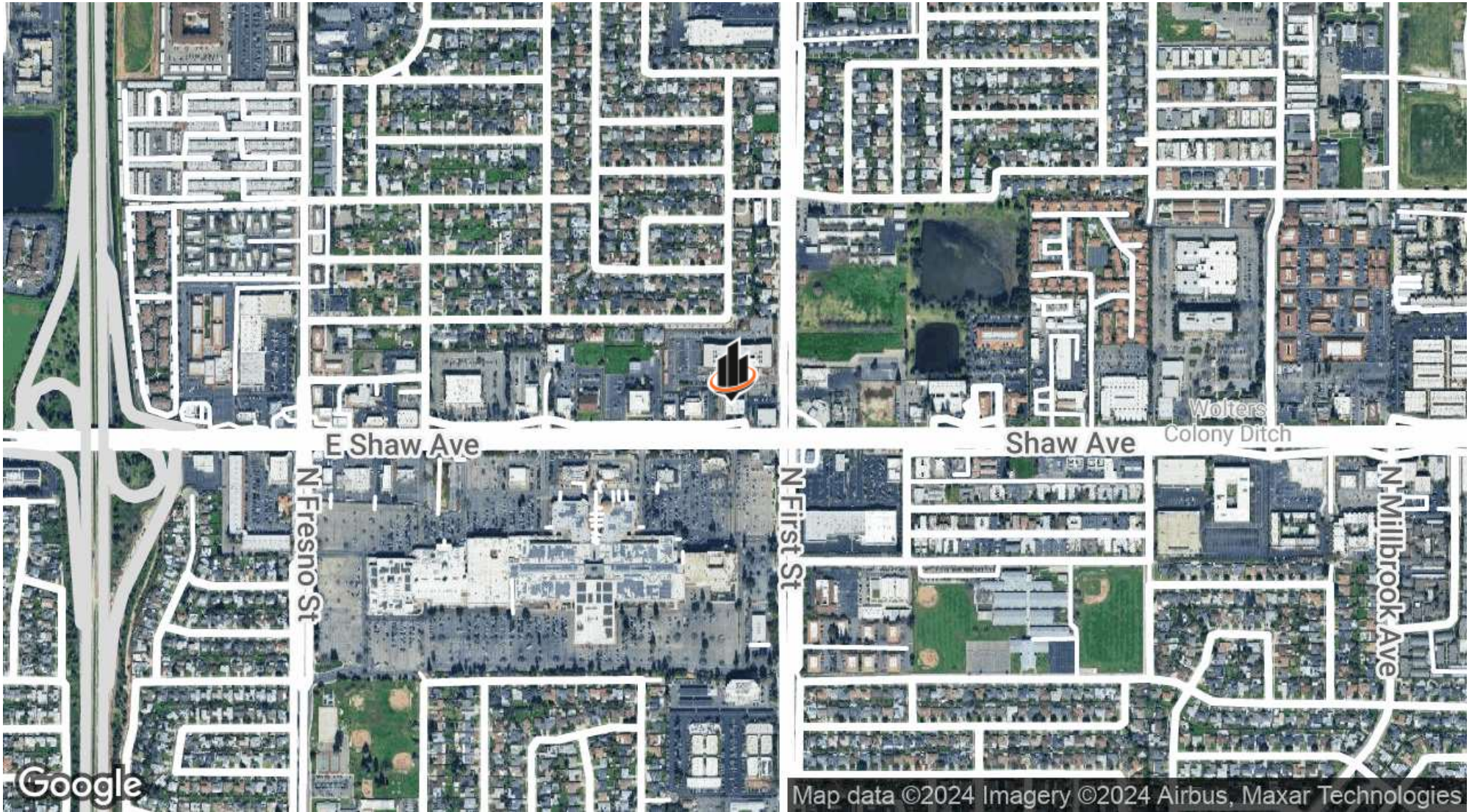
**ADDITIONAL PHOTOS**



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# LOCATION MAP

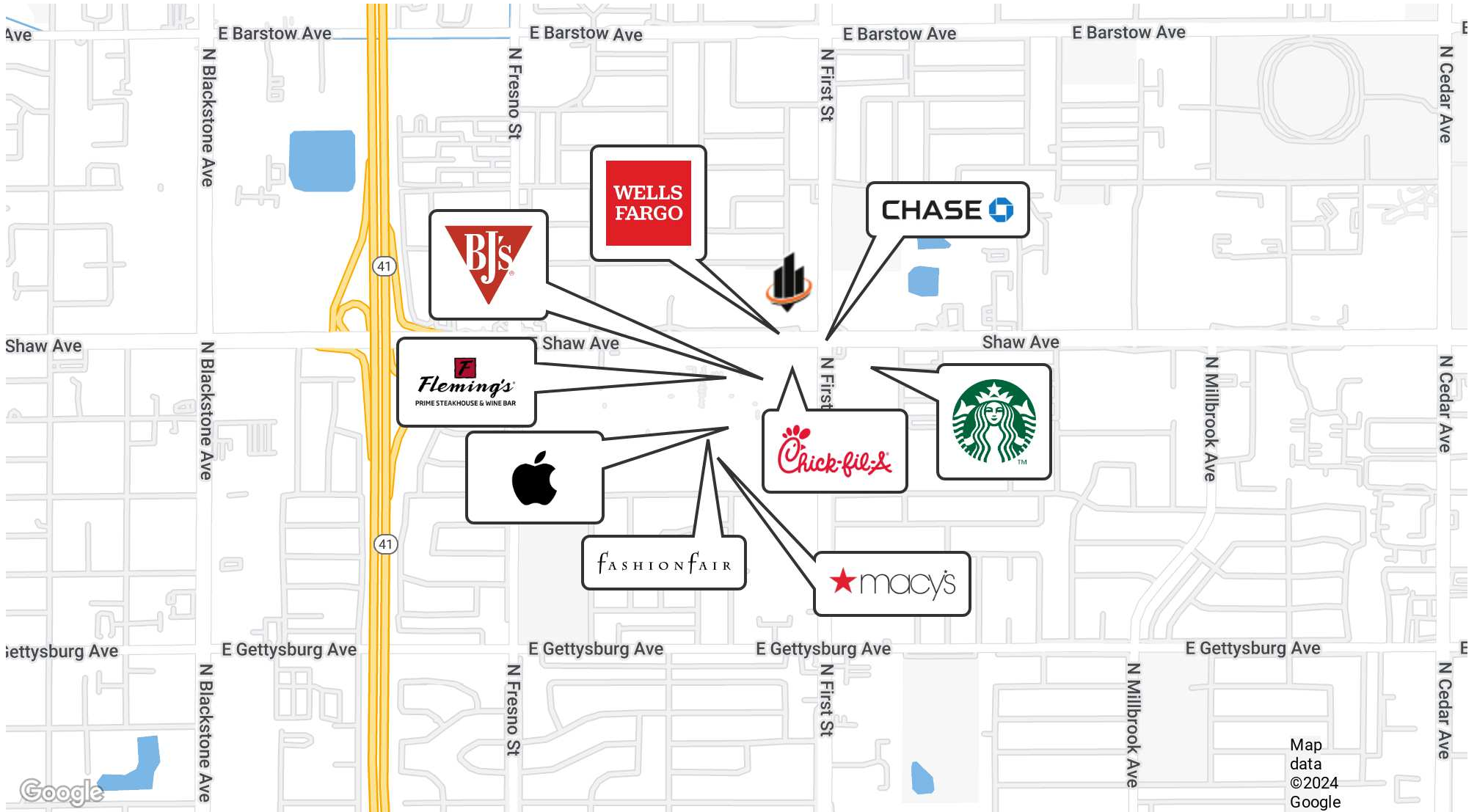


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**776 E SHAW AVE** | 776 East Shaw Avenue Fresno, CA 93710



# RETAILER MAP



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# DEMOGRAPHICS MAP & REPORT

## POPULATION

0.3 MILES 0.5 MILES 1 MILE

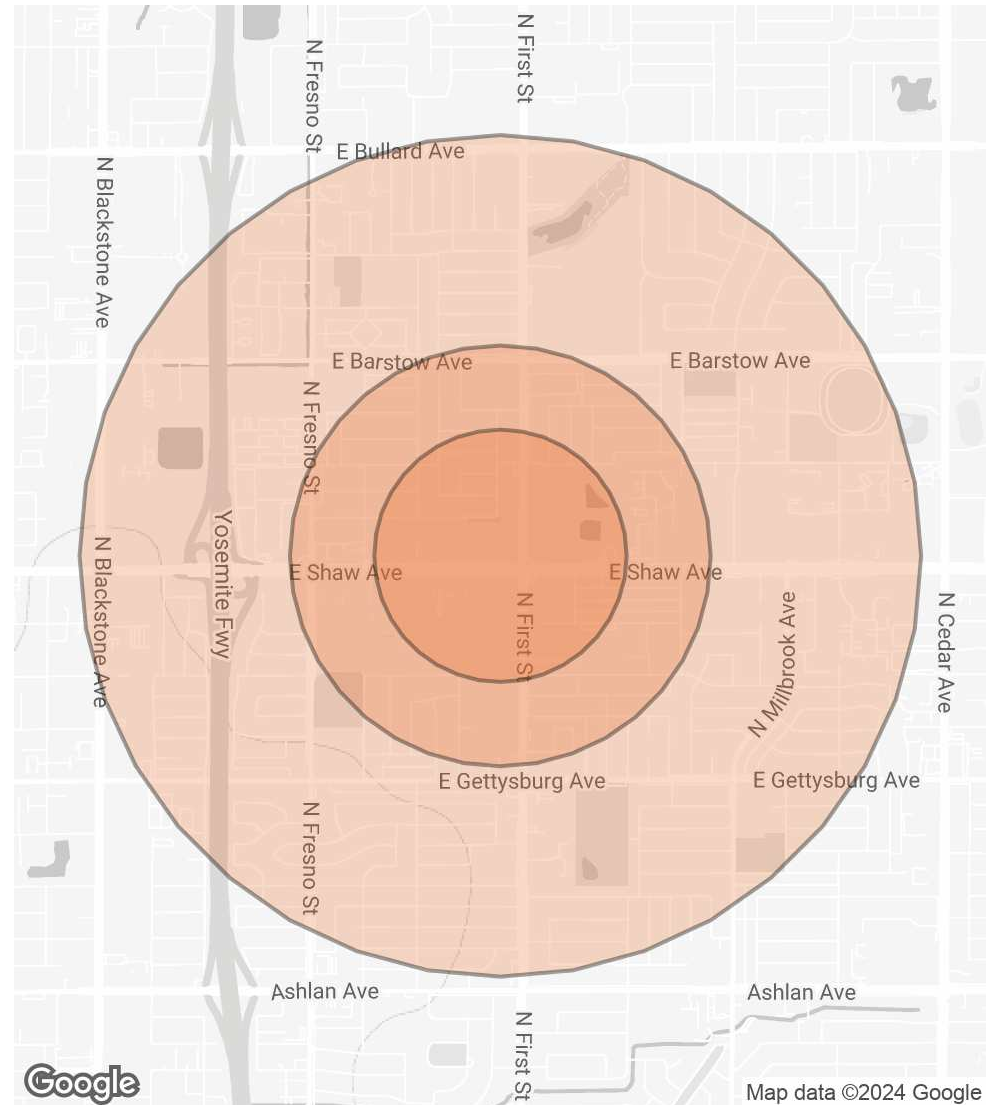
|                      | 0.3 MILES | 0.5 MILES | 1 MILE |
|----------------------|-----------|-----------|--------|
| TOTAL POPULATION     | 1,058     | 4,779     | 21,461 |
| AVERAGE AGE          | 34        | 35        | 35     |
| AVERAGE AGE (MALE)   | 0         | 0         | 0      |
| AVERAGE AGE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