

OFFICE FOR LEASE

HIGH EXPOSURE PROFESSIONAL OFFICE COMPLEX W/ PARKING

1535 E Shaw Ave, Fresno, CA 93710



AVAILABLE SF:	1,020 - 4,152 SF
LEASE RATE:	\$1.00 - 1.10 SF/Month (MG)
LOT SIZE:	0.84 Acres
BUILDING SIZE:	8,504 SF
BUILDING CLASS:	B
ZONING:	CP (Professional Office)
MARKET:	Shaw Office Market
SUB MARKET:	East Shaw Submarket
CROSS STREETS:	E Shaw & Millbrook Ave.

PROPERTY FEATURES

- Multiple Suites: ±1020, ±3132, Or ±4152 SF Available
- Private Offices, Open Rooms, Multiple Entrance Points
- Conveniently Located Off Shaw Ave Between CA-41 & CA-168
- Well-Known Freestanding Office Building @ Entrance
- Private Rear Parking Lot w/ Ample Spaces
- Shaw Avenue Signage Exposure
- Many Energy Upgrades & Assisted By Solar
- Additional Tenant Improvements Available

KW COMMERCIAL
559.302.8698

JARED ENNIS
Executive Vice President
O: 559.302.8698
C: 559.302.8698
jared@centralcacommercial.com
CA #01945284

KEVIN LAND
Executive Managing Director
O: 559.359.4035
C: 559.359.4035
kevin@centralcacommercial.com
CA #01516541



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated CentralCaCommercial.com

OFFICE FOR LEASE

HIGH EXPOSURE PROFESSIONAL OFFICE COMPLEX W/ PARKING

1535 E Shaw Ave, Fresno, CA 93710



PROPERTY OVERVIEW

Freestanding Office building with ±1020, ±3132, or ±4152 SF available. Conveniently located with high exposure off Shaw Avenue and ample rear parking. Suite #100 is ±3,132 SF consisting of an open reception area, (4) private offices, open bull pen, (2) private restrooms and a breakroom. Suite #102 is ±1,020 SF consisting of an open bull pen area/training room, (2) private offices, and ample storage. Building has many energy upgrades, including being assisted by solar. Additional tenant improvements are available.

LOCATION OVERVIEW

Property is located off of E Shaw Avenue near California State University, Fresno. Building is located north of Santa Ana Avenue, east of N Millbrook Avenue, south of E Shaw Avenue and west of N Cedar Avenue.



KW COMMERCIAL
559.302.8698

JARED ENNIS
Executive Vice President
O: 559.302.8698
C: 559.302.8698
jared@centralcacommercial.com
CA #01945284

KEVIN LAND
Executive Managing Director
O: 559.359.4035
C: 559.359.4035
kevin@centralcacommercial.com
CA #01516541



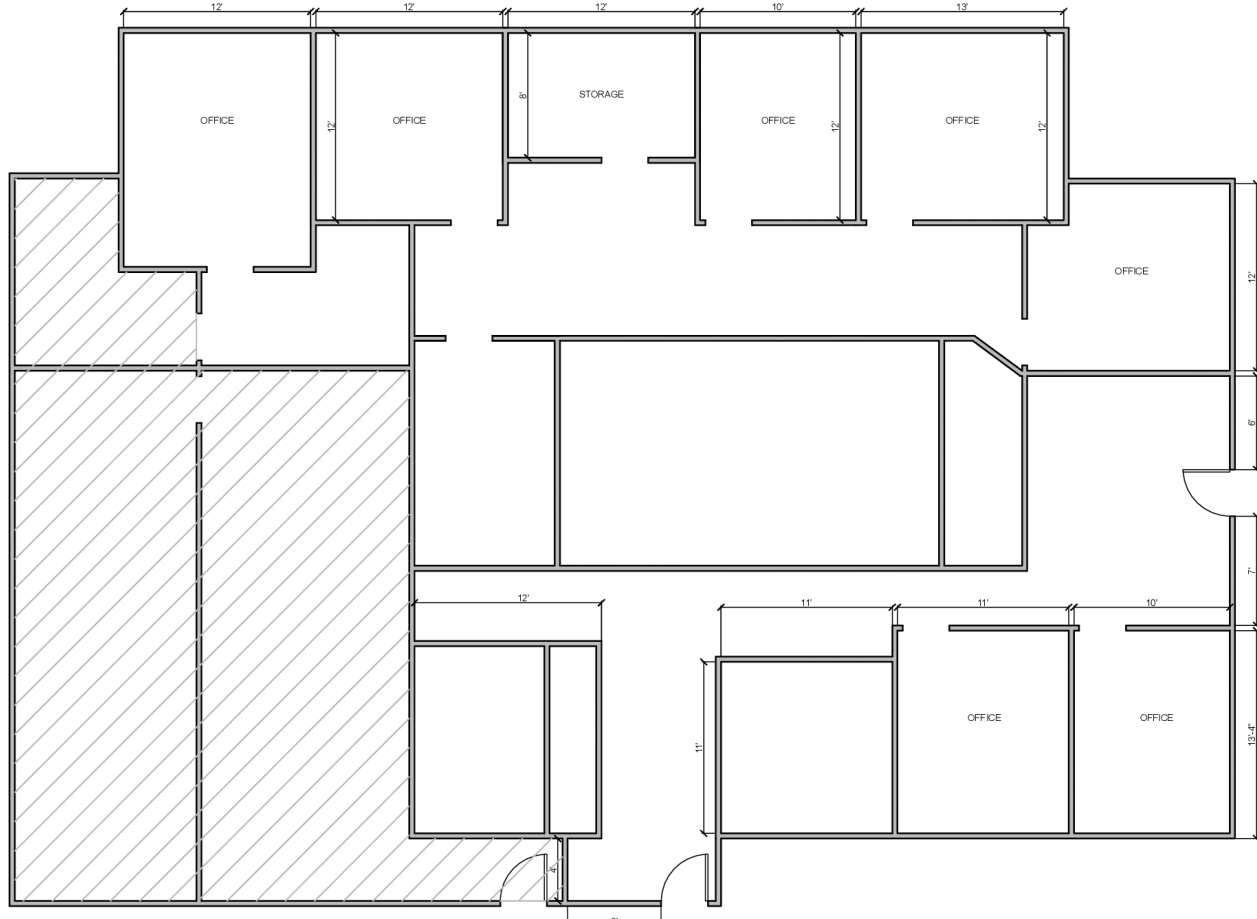
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated CentralCaCommercial.com

OFFICE FOR LEASE

HIGH EXPOSURE PROFESSIONAL OFFICE COMPLEX W/ PARKING

1535 E Shaw Ave, Fresno, CA 93710



SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	AVAILABILITY
1535 East Shaw Avenue	Office Building	\$1.00 SF/MONTH	Modified Gross	3,132 - 4,152 SF	VACANT
1535 East Shaw Avenue	Office Building	\$1.10 SF/MONTH	Modified Gross	1,020 SF	VACANT

KW COMMERCIAL
559.302.8698

JARED ENNIS
Executive Vice President
O: 559.302.8698
C: 559.302.8698
jared@centralcacommercial.com
CA #01945284

KEVIN LAND
Executive Managing Director
O: 559.359.4035
C: 559.359.4035
kevin@centralcacommercial.com
CA #01516541



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated CentralCaCommercial.com

OFFICE FOR LEASE

HIGH EXPOSURE PROFESSIONAL OFFICE COMPLEX W/ PARKING

1535 E Shaw Ave, Fresno, CA 93710



KW COMMERCIAL
559.302.8698

JARED ENNIS
Executive Vice President
O: 559.302.8698
C: 559.302.8698
jared@centralcacommercial.com
CA #01945284

KEVIN LAND
Executive Managing Director
O: 559.359.4035
C: 559.359.4035
kevin@centralcacommercial.com
CA #01516541



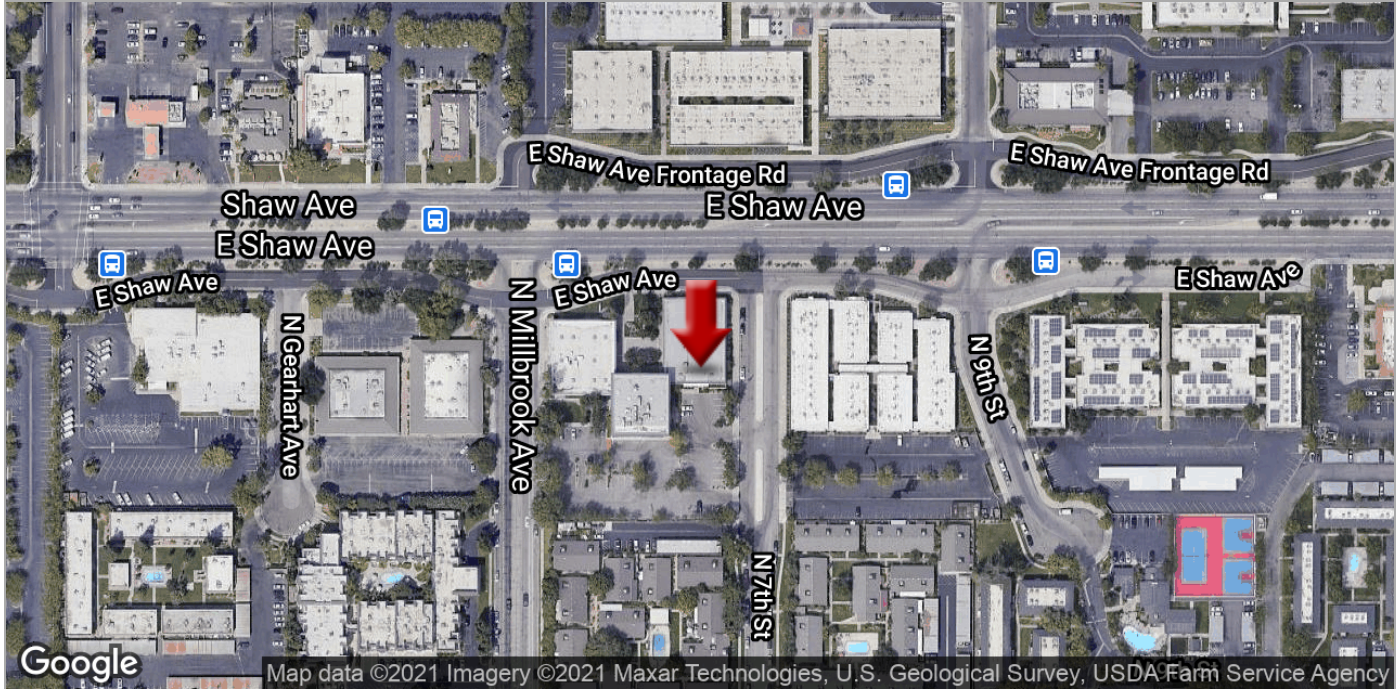
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated CentralCaCommercial.com

OFFICE FOR LEASE

HIGH EXPOSURE PROFESSIONAL OFFICE COMPLEX W/ PARKING

1535 E Shaw Ave, Fresno, CA 93710



KW COMMERCIAL
559.302.8698

JARED ENNIS
Executive Vice President
O: 559.302.8698
C: 559.302.8698
jared@centralcacommercial.com
CA #01945284

KEVIN LAND
Executive Managing Director
O: 559.359.4035
C: 559.359.4035
kevin@centralcacommercial.com
CA #01516541



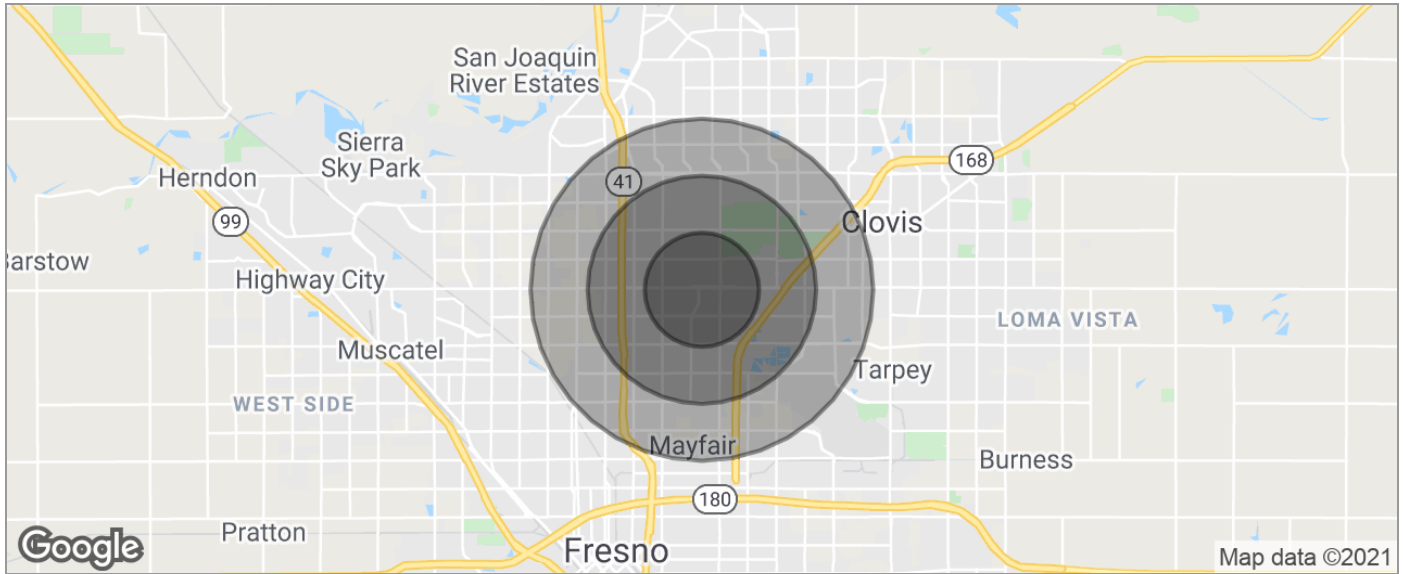
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated CentralCaCommercial.com

OFFICE FOR LEASE

HIGH EXPOSURE PROFESSIONAL OFFICE COMPLEX W/ PARKING

1535 E Shaw Ave, Fresno, CA 93710



POPULATION	1 MILE	2 MILES	3 MILES
TOTAL POPULATION	21,316	69,354	154,025
MEDIAN AGE	26.2	29.8	31.4
MEDIAN AGE (MALE)	25.4	29.3	30.1
MEDIAN AGE (FEMALE)	27.3	30.7	32.6
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
TOTAL HOUSEHOLDS	7,710	24,346	54,999
# OF PERSONS PER HH	2.8	2.8	2.8
AVERAGE HH INCOME	\$45,621	\$51,180	\$53,050
AVERAGE HOUSE VALUE	\$211,323	\$221,113	\$239,313
RACE	1 MILE	2 MILES	3 MILES
% WHITE	59.8%	62.3%	61.4%
% BLACK	11.9%	8.5%	6.3%
% ASIAN	12.3%	11.3%	10.8%
% HAWAIIAN	0.1%	0.1%	0.1%
% INDIAN	0.6%	0.8%	1.0%
% OTHER	8.6%	10.6%	14.6%
ETHNICITY	1 MILE	2 MILES	3 MILES
% HISPANIC	34.5%	36.0%	37.3%

* Demographic data derived from 2010 US Census

KW COMMERCIAL
559.302.8698

JARED ENNIS
Executive Vice President
O: 559.302.8698
C: 559.302.8698
jared@centralcacommercial.com
CA #01945284

KEVIN LAND
Executive Managing Director
O: 559.359.4035
C: 559.359.4035
kevin@centralcacommercial.com
CA #01516541



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated CentralCaCommercial.com