

OFFICE FOR LEASE

OFFICE SPACE AVAILABLE IN EXCELLENT CONDITION & MOVE-IN READY

568 E Shields Ave, Fresno, CA 93704



AVAILABLE SF:	1,043 SF
LEASE RATE:	\$1,025.00 Per Month (MG)
LOT SIZE:	0.14 Acres
BUILDING SIZE:	2,400 SF
BUILDING CLASS:	A
ZONING:	O—Office
MARKET:	Central Fresno
SUB MARKET:	Manchester Center Area
CROSS STREETS:	N Van Ness Blvd.

PROPERTY FEATURES

- #568: ±1,043 SF Available - End Cap Unit
- CASp Certified ADA Compliant
- Move-In Ready: Fresh Paint & Flooring
- Well-Known Freestanding Office Building
- 3 Private Offices, Break Room, Large Bullpen
- Front Private Parking Lot
- Private Restroom Inside Unit
- Convenient Location Between CA-99 and CA-41
- Excellent Shields Presence Surrounded with Quality Tenants
- Against Newly Upgraded Shields Avenue

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PROPERTY OVERVIEW

#568 of $\pm 1,043$ SF offers clean office space in excellent condition and is move-in ready. Space features (3) offices, a break room, reception area, private restroom and a large open center bull pen. The suite is located on the end cap against the newly upgraded Shields Avenue with direct signage and exposure. Former uses were a hair & nail salon and therapy business, with neighboring uses including beauty-based businesses. The space is located at the end cap against the newly upgraded Shields Avenue with direct signage and exposure. Include access to nice ADA restroom, signage, and abundant parking.

LOCATION OVERVIEW

Attractive freestanding office building located on manicured grounds and surrounded by lush landscaping. Just north of E Simpson Avenue, east of N Wilson Avenue, south of E Shields Avenue and west of N Van Ness Blvd. in Fresno, California. Location provides easy access to Highway 41 & 99 and to several nearby retail amenities.



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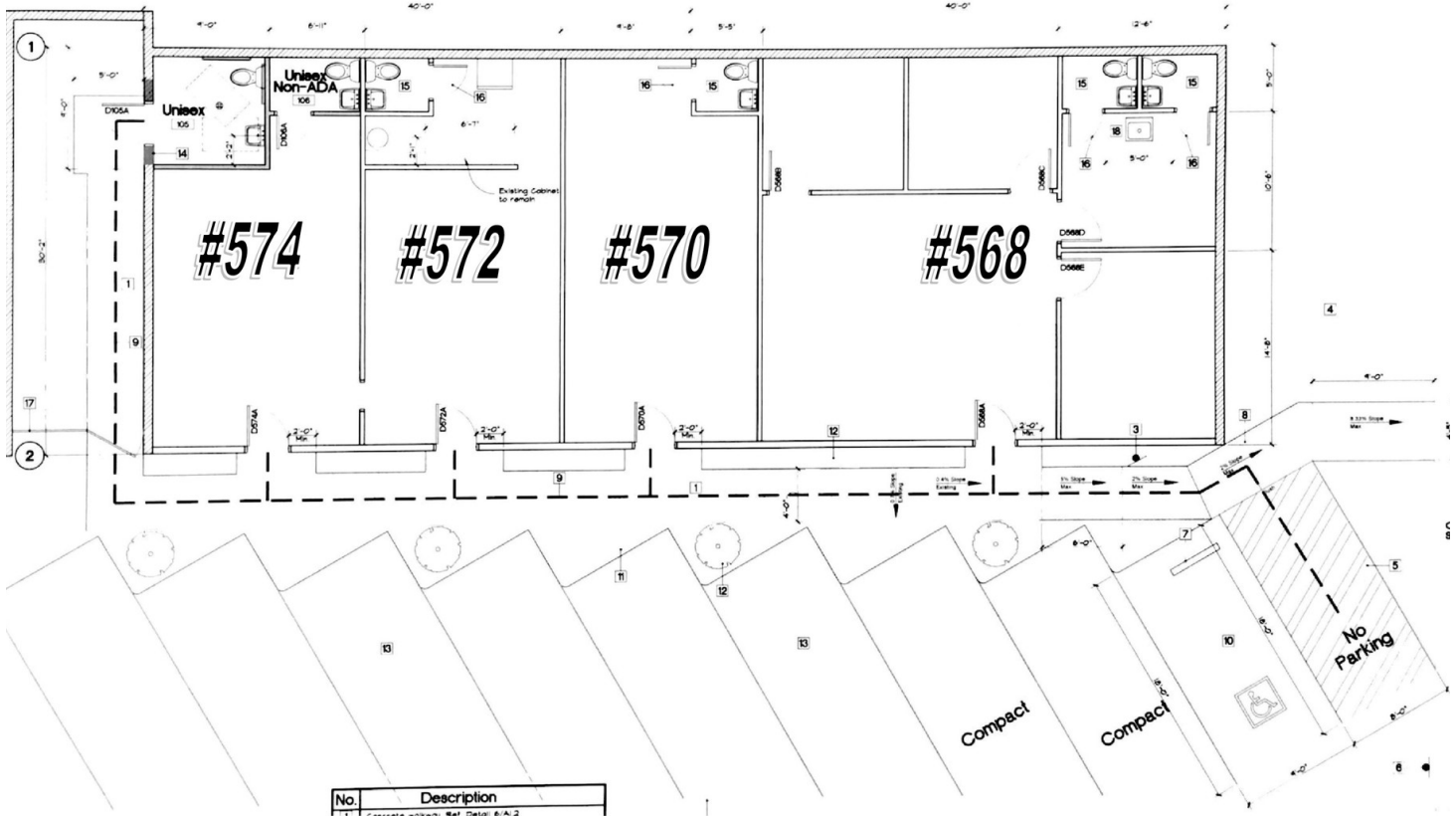
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SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	AVAILABILITY
568 E Shields Ave		\$1,025 PER MONTH	Modified Gross	1,043 SF	Move In Ready

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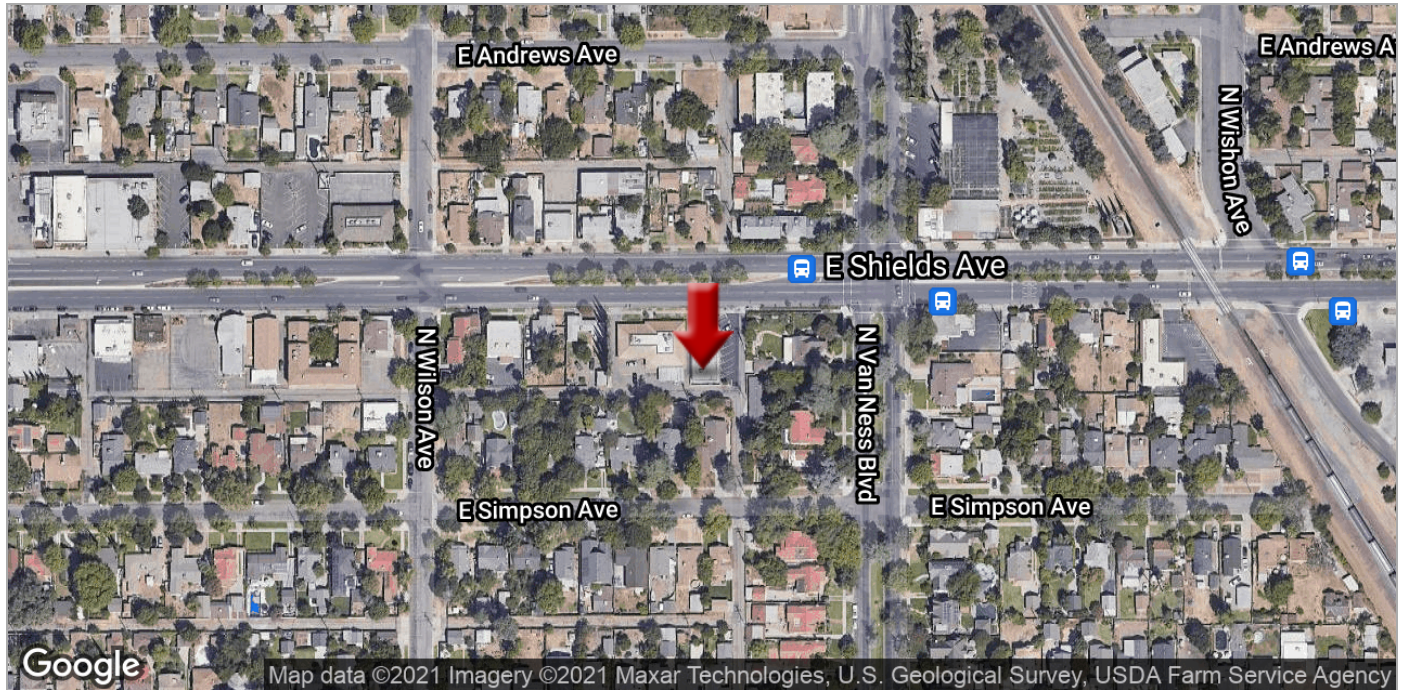
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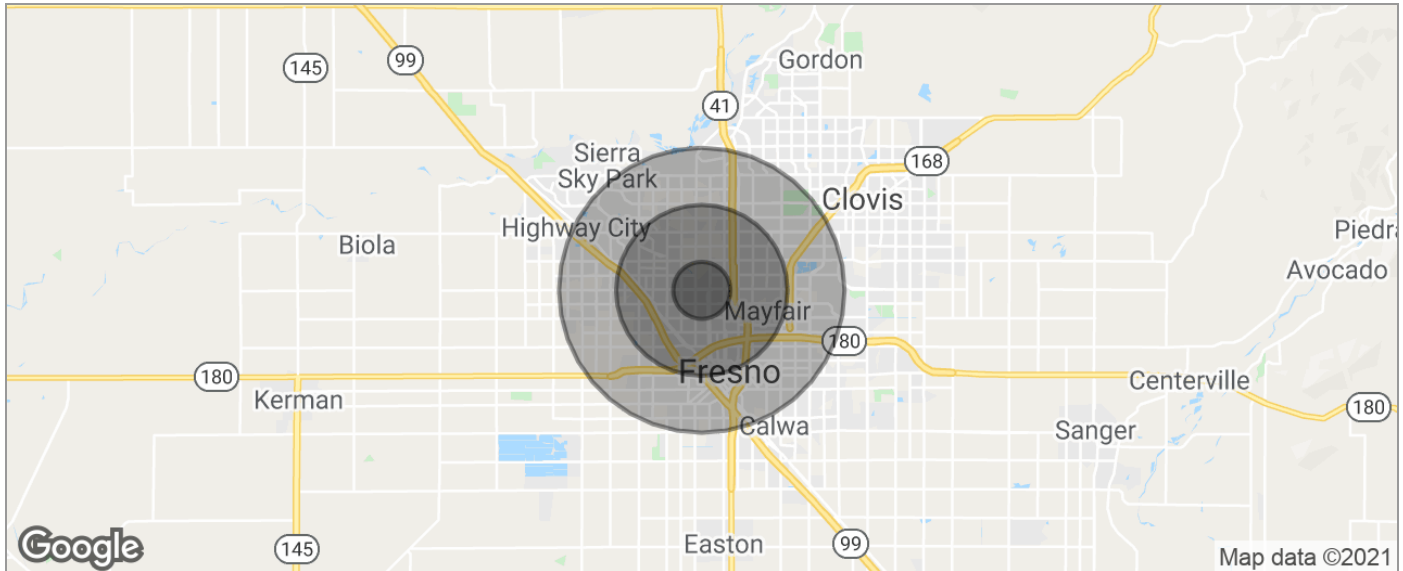
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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	19,534	158,319	392,064
MEDIAN AGE	32.2	31.8	30.4
MEDIAN AGE (MALE)	32.2	30.7	29.3
MEDIAN AGE (FEMALE)	32.4	32.9	31.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	7,309	55,105	128,296
# OF PERSONS PER HH	2.7	2.9	3.1
AVERAGE HH INCOME	\$56,229	\$48,122	\$51,422
AVERAGE HOUSE VALUE	\$262,870	\$245,854	\$263,436
RACE	1 MILE	3 MILES	5 MILES
% WHITE	72.2%	59.8%	56.2%
% BLACK	2.9%	6.8%	7.7%
% ASIAN	4.5%	8.0%	10.0%
% HAWAIIAN	0.2%	0.1%	0.1%
% INDIAN	1.3%	1.0%	1.0%
% OTHER	13.2%	19.9%	20.6%
ETHNICITY	1 MILE	3 MILES	5 MILES
% HISPANIC	48.0%	50.3%	49.5%

* Demographic data derived from 2010 US Census

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