

# 1535 E. SHAW AVENUE

FRESNO, CALIFORNIA

OFFICE FOR SALE



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# 1535 E. SHAW AVENUE

Position your business or investment portfolio in one of Fresno's most established commercial corridors. Situated along highly traveled Shaw Avenue, 1535 E. Shaw Avenue offers an exceptional owner-user or investment opportunity with outstanding visibility, convenient access, and a central location between Highway 41 and Highway 168. The ±8,504-square-foot office building is located on a generous ±0.84-acre parcel and features ample on-site parking, mature landscaping, and a professional office environment.

**Sale Price:** **\$1,105,000**

**Total Square Footage:** 8,504

**Year Built:** 1978

**Zoning:** CMX (Corridor/Center Mixed Use)

**Parking:** Parking lot behind building

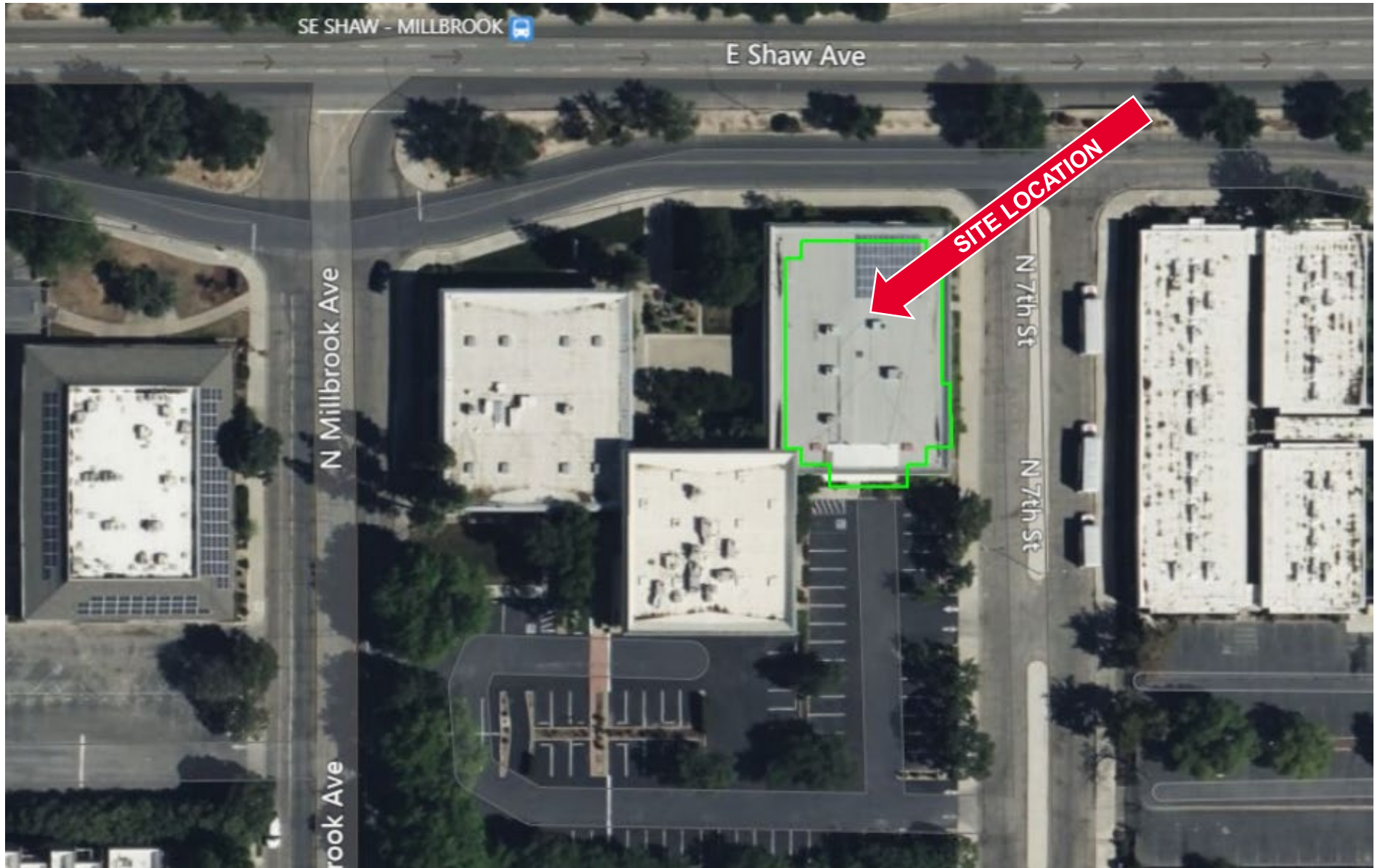
- High Traffic Area
- Easy access to Hwy 41 & 168
- Close proximity to amenities
- Owner-User and Investment Potential
- Mature Landscaping



# RENT ROLL

| Tenant & Suite #                        | Sq. Ft.      | Monthly Rent   | Monthly OPEX / Pro Rata Share | Total Monthly Charges |
|-----------------------------------------|--------------|----------------|-------------------------------|-----------------------|
| VACANT Suite #100                       | 3,132        | \$0            | \$0 / 36.64%                  | \$0                   |
| VACANT Suite #101                       | 943          | \$0            | \$0 / 11.03%                  | \$0                   |
| VACANT Suite #102                       | 1,020        | \$0            | \$0 / 11.93%                  | \$0                   |
| VACANT Suite #103                       | 1,355        | \$0            | \$0 / 15.85%                  | \$0                   |
| Mercader & Associates Suite #104 & #105 | 2,097        | \$2,536        | \$447 / 24.53%                | \$2,983.00            |
| <b>TOTALS:</b>                          | <b>8,547</b> | <b>\$2,536</b> | <b>\$447</b>                  | <b>\$2,983.00</b>     |

# AERIAL – SITE PLAN





#### POPULATION

|        | POPULATION | AVERAGE HH INCOME | 5 YR. % HH GROWTH RATE |
|--------|------------|-------------------|------------------------|
| 1 Mile | 23,094     | \$57,505          | 3.82%                  |
| 3 Mile | 71,119     | \$66,256          | 3.96%                  |
| 5 Mile | 160,365    | \$74,090          | 3.97%                  |



#### AVERAGE HH INCOME



#### 5 YR. % HH GROWTH RATE



#### EMPLOYEES



#### ESTABLISHMENTS



#### CONSUMER EXPENDITURES

|        | EMPLOYEES | ESTABLISHMENTS | CONSUMER EXPENDITURES |
|--------|-----------|----------------|-----------------------|
| 1 Mile | 9,361     | 424            | \$287,971,000         |
| 3 Mile | 28,174    | 1,658          | \$1,875,258,000       |
| 5 Mile | 67,815    | 3,924          | \$4,772,410,000       |



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