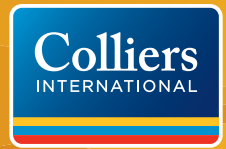


FOR SALE OR LEASE > RETAIL BUILDING

4224 W. Shaw Avenue

FRESNO, CALIFORNIA



Electronic Billboard Sign on Shaw



Retail Showroom



Warehouse



Recessed Loading Docks

4224 W. Shaw Avenue, Fresno, CA
("Crazy Bernie's" will move to a different location.)

Property Features

- > Freestanding Building on Shaw Avenue!
- > Retail Showroom with Large Warehouse.
- > Quality Concrete Tilt-Up Construction.
- > Flexible RMX "Regional/Mixed Use" Zoning.
- > Electronic Billboard Sign on Shaw Avenue!
- > Recessed Loading Docks.
- > Easy Access and Parking.
- > Buy or Lease.

**Do Not Disturb Employees.
Shown by Appointment Only.**

AGENT: STEVE RONTOLL
559 221 1271 | EXT. 113
FRESNO, CA
steve.rontoll@colliers.com
BRE #00932510

COLLIERS INTERNATIONAL
7485 N. Palm Avenue, #110
Fresno, CA 93711
www.colliers.com/fresno

Property Summary

Location: 4224 W. Shaw Avenue, Fresno, CA

Building Size: 43,165 SF, retail and warehouse

Parcel Size: 2 acres, with reciprocal access!

Zoning: RMX, Regional Mixed Use

APN: 509-091-17, Fresno County

Customer Traffic: 45,000 cars per day!

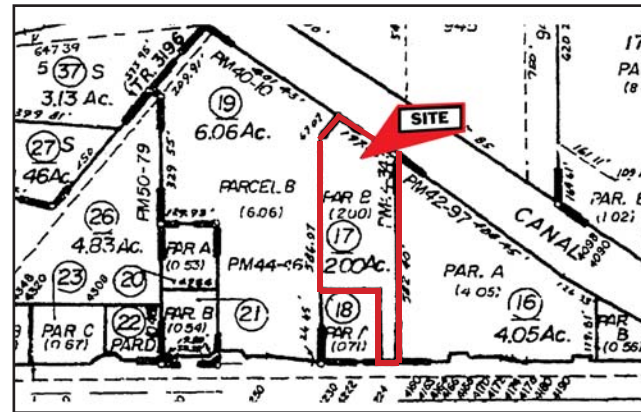
Customer Demographics:	Population	Avg. HH Income
1 Mile:	13,731	\$58,880
3 Miles:	126,083	\$73,536
5 Miles:	222,933	\$68,206
10 Miles:	598,849	\$63,903
20 Miles:	884,180	\$67,268

Features:

- *Three 8' x 12' recessed dock doors.
- *One 10' x 10' freight door.
- *1200 AMP, 120/208v, 3 Phase electrical service.
- *20'-22' clear height warehouse.
- *Electronic billboard sign on Shaw Avenue.

Asking Price: \$3,495,000

Asking Lease Rate: \$0.85 psf, NNN



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