



**FOR
SALE**

Office Building for Sale on East Shaw Avenue

FOR SALE | 1130 E. Shaw Avenue, Fresno, CA 93710

- 69% of the Complex Leased (58% leased to the State of California)
- Prominent Shaw Avenue Financial District location
- Quick Access to Freeways 41 and 168
- Many Nearby Retail Amenities

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Subject Property

Sale Price	\$3,900,000
Rentable SF	33,423
Net Operating Income	\$252,145
CAP Rate	6.47%
Year Built	1979
Parcel Size	APN 418-091-21 (.82 ac) APN 418-091-26 (1.01 ac)
Ownership Type	Fee Simple
Zoning	Commercial Professional Office - Boulevard area

The property includes 2 two (2)-story buildings (one with covered, fenced and secured parking) and a separate nearby fenced and secured parking area

1130 E. Shaw Avenue, Fresno | California

This property is ideally situated in the heart of the East Shaw Avenue Financial District, one of Fresno's largest office and retail/commercial submarkets. The building is centrally located in between two freeway interchanges. (Highway 41 & Shaw Ave. and Highway 168 & Shaw Ave.)

FEATURES

- **Amenities:** Fresno's largest shopping mall - Fashion Fair Mall sits 200 yards west of the Subject Property. There is over 200 restaurants, several gas/car wash/mini marts, abundant retail services stores and grocery & drug stores within 5 minute drive from the subject property. The property is bordered by City of Fresno water ponding basins, which are kept full year round, are meticulously landscaped and provide a nice, soothing "lake-like" feature that the building tenants enjoy.
- **Occupancy:** Three out of the four existing tenants are California State agencies who account for 58% of the buildings occupancy. There are three vacancies, with several prospects indicating interest. The complex is presently 69% occupied.

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Annualized Operating Information | 1130 E. Shaw Avenue, Fresno, CA

Income:

Rent Income	\$419,913	
Other Income - Utility Expense Pass Thru, Escalation, Reconciliation	<u>\$ 10,396</u>	
Total Income	\$430,309	\$430,309

Less Building Operating Expenses (2017):

CAM & Direct Expenses		<u><\$178,164></u>
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NET OPERATING INCOME:

\$252,145

Rent Roll

Suite	Tenant	SF	Monthly (PSF)	From - To	Security Deposit	Rent Increases	
						Date	Amount
100-104	VACANT	4,741	\$0.00				
105	Drs Schuyler, King, Munsell & Brar	3,016	\$3,921 (\$1.30)	MTM	\$4,253		
107	VACANT	1,318	\$0.00				
109	Dept. of Consumer Affairs	2,667 rsf (2,510 usf)	\$4,781.75	1-1-14 to 12-31-21	\$0.00	1-1-19 1-1-20 1-1-21	\$4,877.39 \$4,974.94 \$5,074.44
200	VACANT	4,417	\$0.00				
206	Dept. of Fish & Game	10,130 rsf/usf	\$15,904 (\$1.57)	11-1-17 to 10-31-25	\$0.00	11/1/19 11/1/21 11/1/23	\$16,411.00 \$16,917.00 \$17,525.00
208	Dept. of Fish & Game	7,134 rsf 6,615 usf	\$10,386 (\$1.57)	11-1-17 to 10-31-25	\$0.00	11-1-19 11-1-21 11-1-23	\$10,716.00 \$11,047.00 \$11,444.00
TOTALS:		33,423	\$34,992.75		\$4,253		

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PROPERTY PHOTOS

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