

FOR SALE OR LEASE > HIGH-PROFILE BUILDING/PARCEL

1066 E. Shaw Avenue

FRESNO, CALIFORNIA



Shaw Avenue Pole Signage

NEC Shaw Ave. & First St. Fresno, California

Property Features

- > 8,931 SF Building on 1.16 Acres.
- > 80,000 Cars Per Day Exposure/Intersection.
- > Excellent Retail or Office Redevelopment.
- > Near Fashion Fair Mall/Freeway 41/CSU Fresno!
- > Shaw Avenue Pylon Signage.
- > New Flexible CMX Zoning.
- > Large Parcel for Extra Parking

Shown by Appointment Only



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Property Summary

Location: 1066 E. Shaw Avenue, Fresno, CA

APN: 418-091-24, Fresno County

Size: 8,931 SF building on a large 1.16 acre parcel

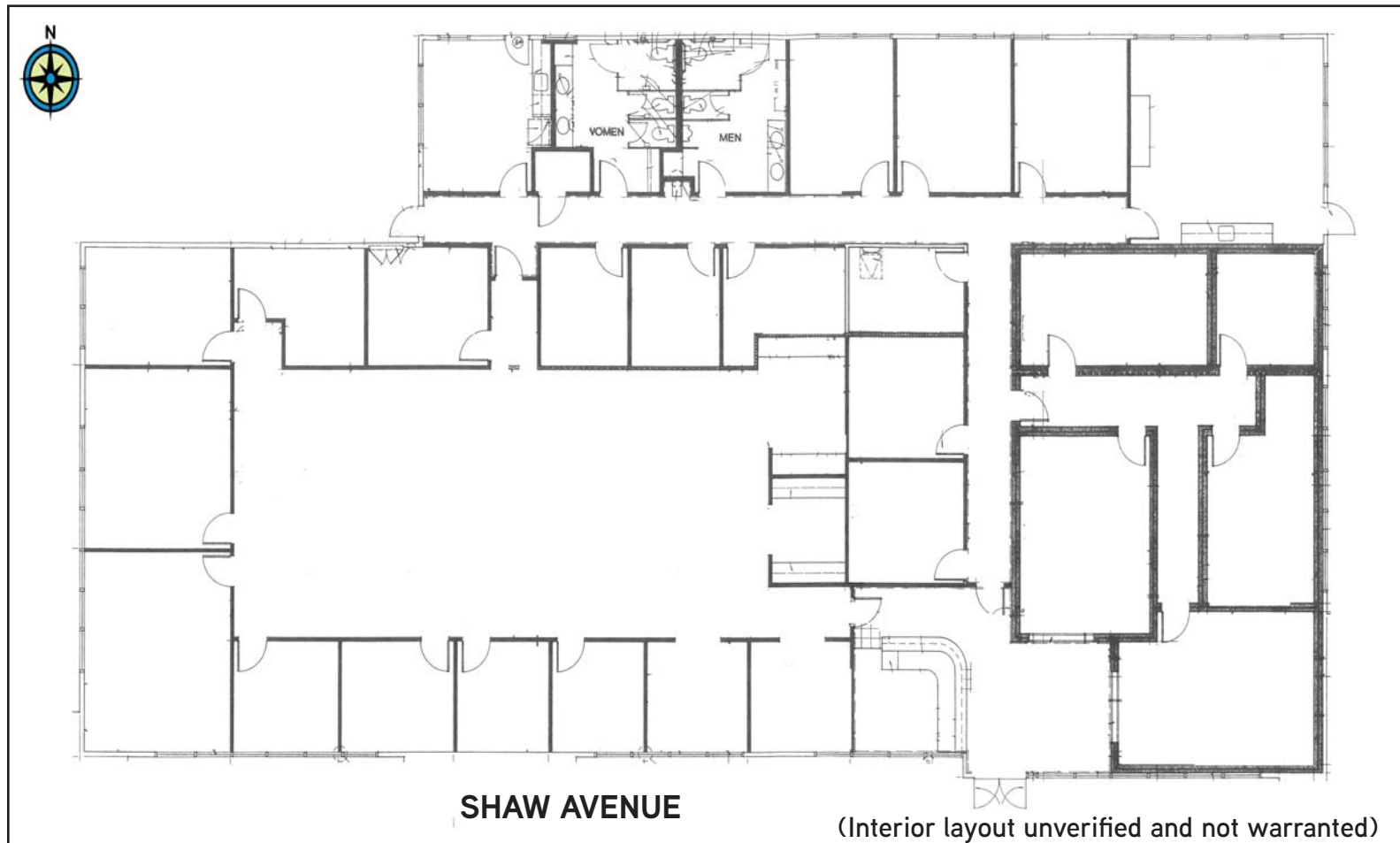
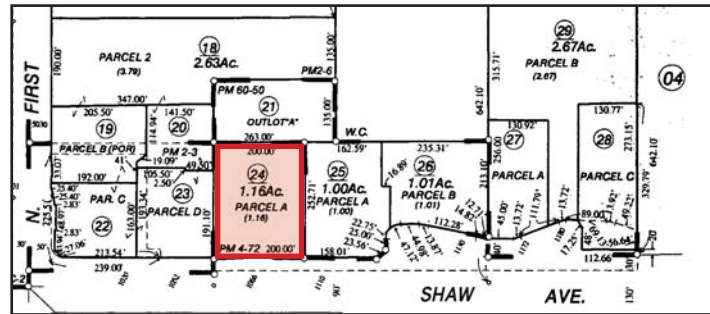
Zoning: CMX Corridor/Center Mixed-Use
(Allows Retail, Office, Restaurants, Residential, etc.)

Client Traffic: Approximately 80,000 cars per day/intersection

Customer Demographics:	Population	Avg. HH Income
1 Mile:	22,818	\$46,525
3 Miles:	154,445	\$56,824
5 Miles:	402,257	\$64,191
10 Miles:	705,484	\$68,967
20 Miles:	909,216	\$67,625

Lease Rate: \$9,500/mo., NNN

Price: \$1,200,000



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