

For Sale or Lease

# 191 W. Shaw Avenue Fresno, CA

## Multi-Tenant Office Building Available

Unlock the ideal setting for your business in the prime West Shaw Corridor. Our space provides ample parking for convenience and flexibility, while the available monument signage enhances visibility, helping you attract more customers. This multi-story office building, offers gated and secured parking located on the corner of Shaw and Del Mar Avenues.

### Property Features

- Size: The two-story building spans approximately 21,208 square feet
- Restrooms: Shared exterior restrooms serve the building
- Signage: The property benefits from excellent visibility along Shaw Avenue
- Location: It is conveniently located close to Highway 41, enhancing accessibility
- Parking: The property includes an onsite gated parking lot for added security
- Energy Efficiency: The building is equipped with owned solar panels

Total Building Size:

±21,208  
square feet

Contact us:

#### Gil Lara

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DRE #01356043

#### Beau Plumlee

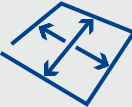





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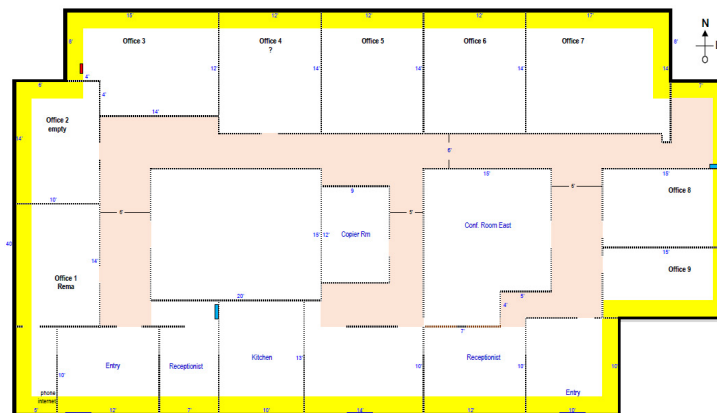
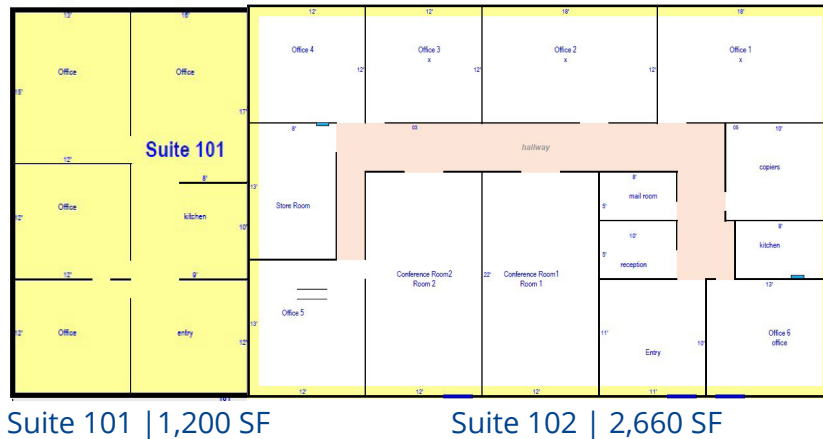
## Property Information

 <b>APN</b> 425-091-24	 <b>BUILDING SF</b> ±21,208 SF	 <b>LOT SIZE</b> ±2.00 Acres
 <b>ZONING</b> CP RP	 <b>STORIES</b> 2	 <b>BUILT/RENOVATED</b> 1972   2020

## Proforma

Rental Income:	\$401,056
Operating Expenses (2024):	(\$ 98,279)
5% Vacancy:	(\$ 20,053)
<b>NOI:</b>	<b>\$282,724</b>
<b>CAP RATE:</b>	<b>8.50%</b>

## Floor Plans



**SALE PRICE:**  
\$3,300,000  
 (Approx. \$157 PSF)

**LEASE RATE:**  
\$1.50 PSF \*MOVE IN SPECIAL\*  
**Full Service**  
 (Tenant pays internet)

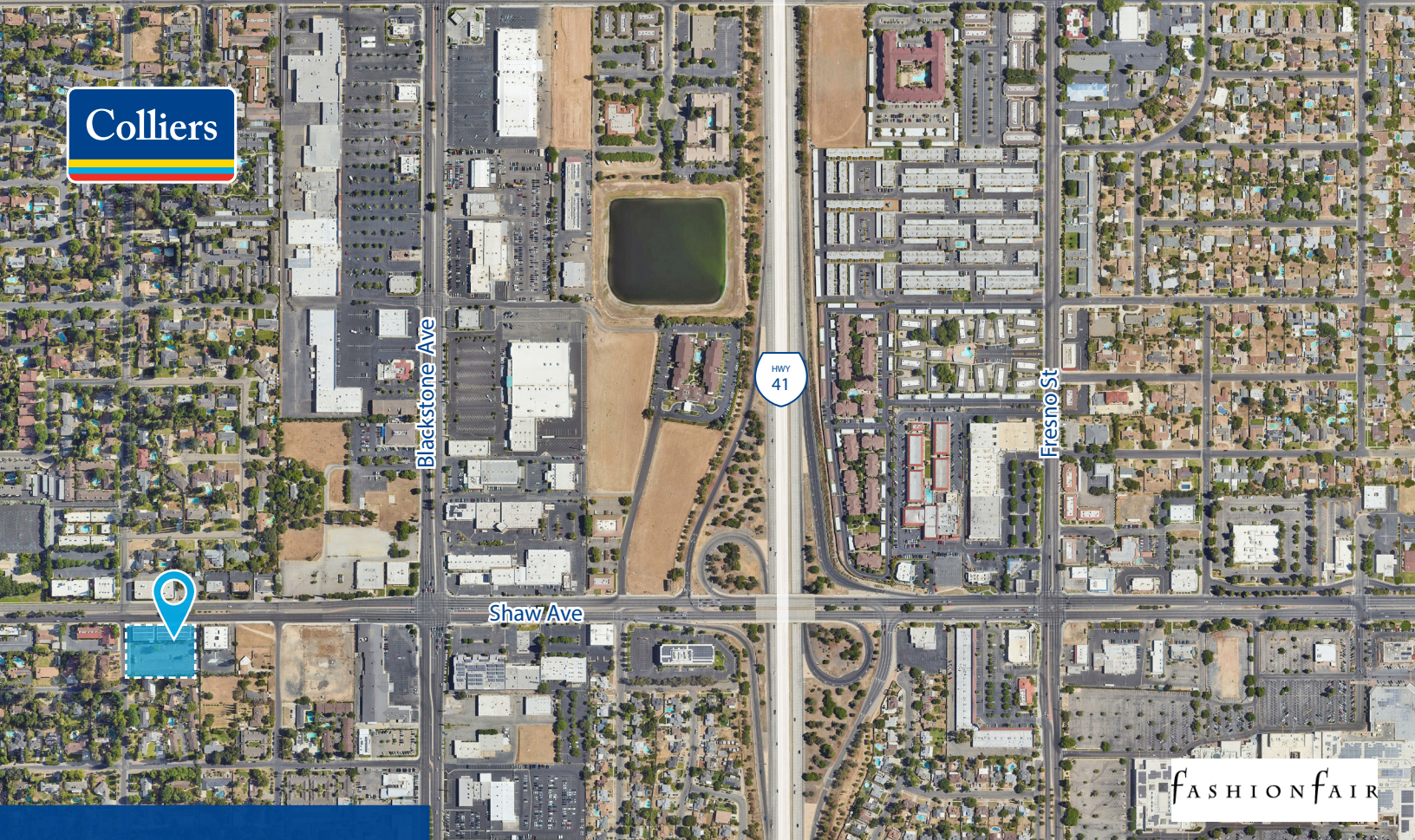
**AVAILABLE FOR LEASE:**  
 Suite 101 | ±1,200 SF Available 7/2025  
 Suite 102 | ±2,660 SF  
 Suites 201-204 | ±4,080 SF



# Property Photos



Colliers



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OFFICE BUILDING AVAILABLE

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Fresno, CA



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