

AVAILABLE FOR LEASE
6,003± SF | OFFICE SPACE

600 W. SHAW AVENUE

FRESNO, CA

For information, please contact:

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CA RE Lic. #01415793

NEWMARK
PEARSON COMMERCIAL

Independently Owned and Operated
Corporate License #00020875
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FRESNO OFFICE
7480 N. Palm Ave. #101
Fresno, CA 93711
t 559-432-6200

VISALIA OFFICE
3447 S. Demaree St.
Visalia, CA 93277
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600 W. SHAW AVENUE

FRESNO, CA

PROPERTY

INFORMATION

Availability:	4 Spaces
<i>Suite 110:</i>	1,818± SF
<i>Suite 160:</i>	1,500± SF
<i>Suite 300:</i>	1,360± SF
<i>Suite 460:</i>	1,325± SF
Tenancy:	Multiple
Year Built:	1968
Parking Ratio:	4:1,000± SF
Zoning:	O (<i>Office</i>)
APN:	417-320-34

LOCATION DESCRIPTION

The subject building is located on West Shaw Avenue and is in walking distance to Fig Garden Village, one of the most prominent shopping centers in the Fresno area. This location also offers close proximity to restaurants, banking and many other services as well as easy access to both Freeway 41 and Highway 99.

HIGHLIGHTS

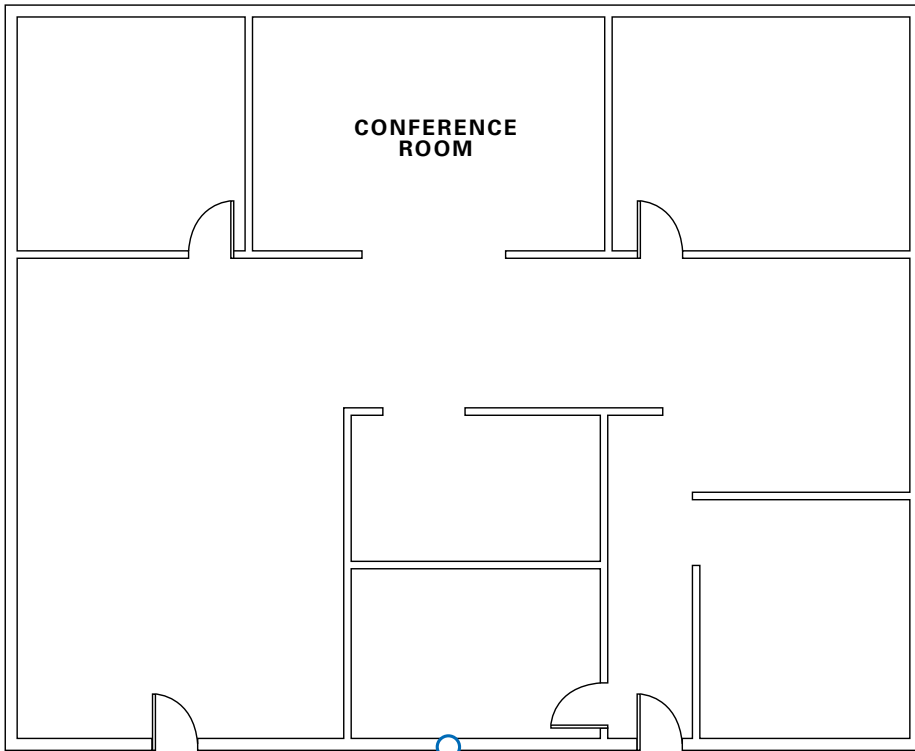
- Abundant Exclusive On-Site Parking
- Easy Access to Freeway 41 and all Amenities
- Excellent Shaw Avenue Exposure and Signage
- Location Near Fig Garden Village Shopping Center



\$1.50 (PSF/Monthly)
LEASE RATE

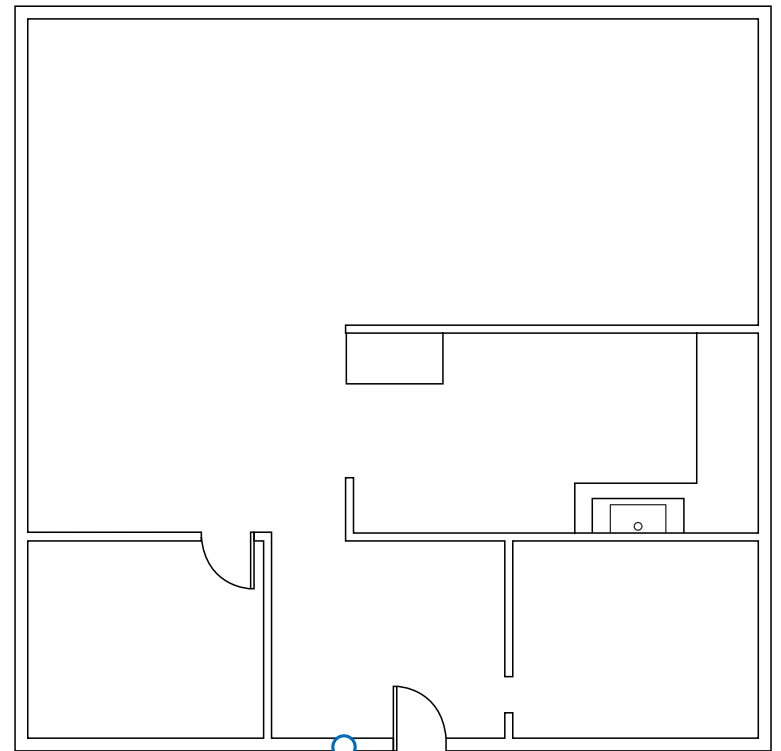
Modified Gross
LEASE TYPE

SUITE 110



1,818± SF

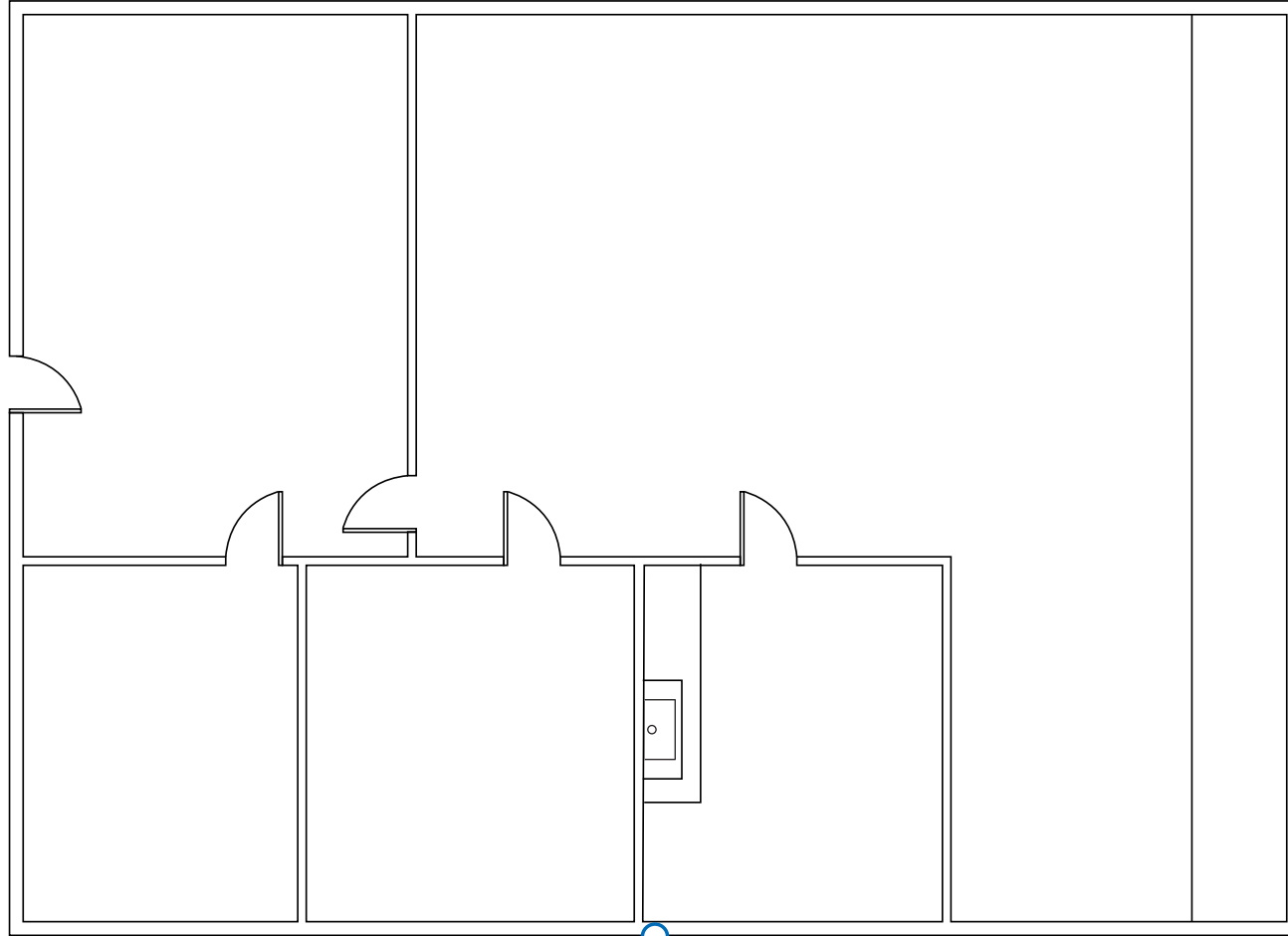
SUITE 160



1,500± SF



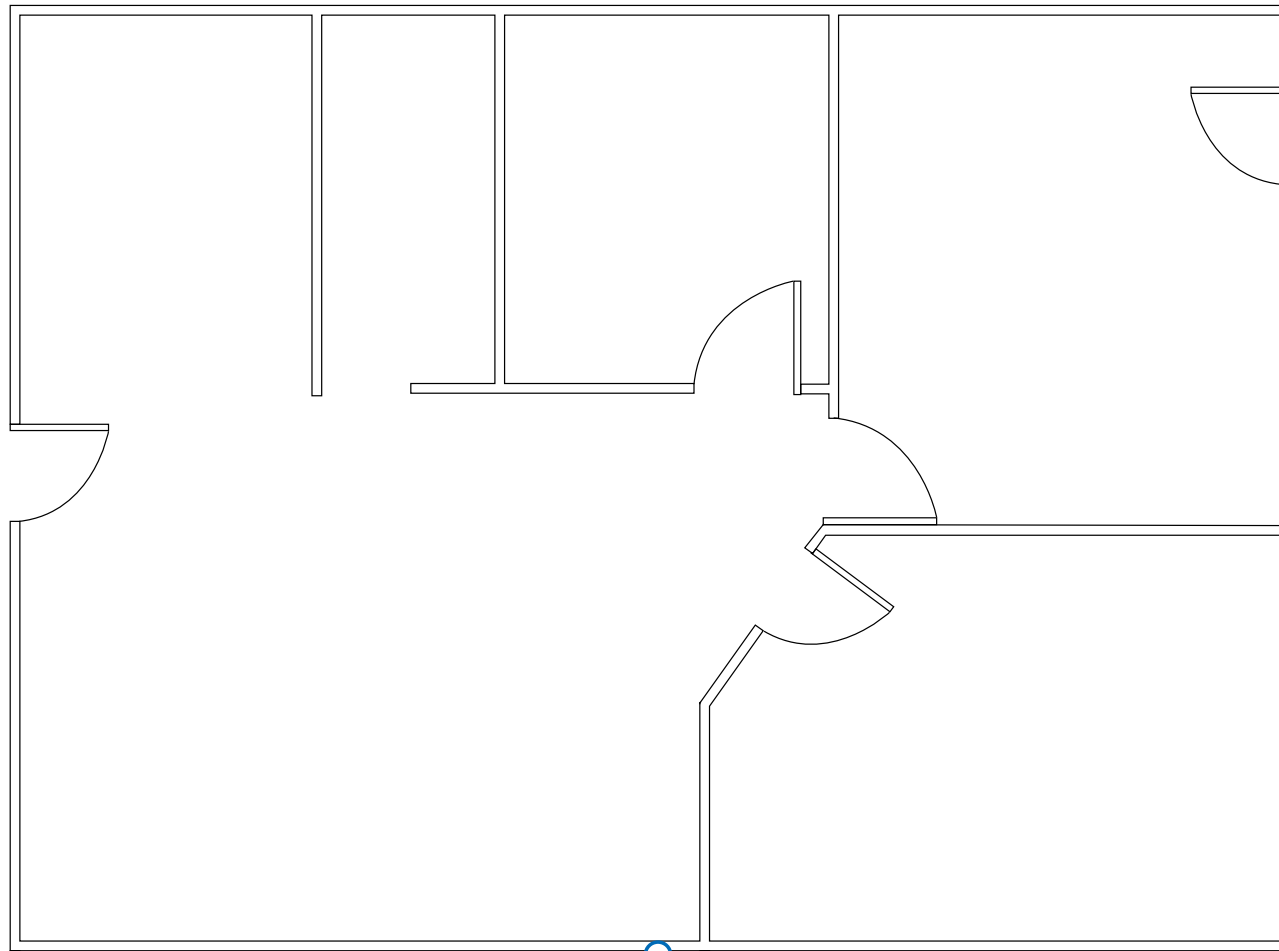
SUITE 300



1,360± SF



SUITE 460



1,325± SF

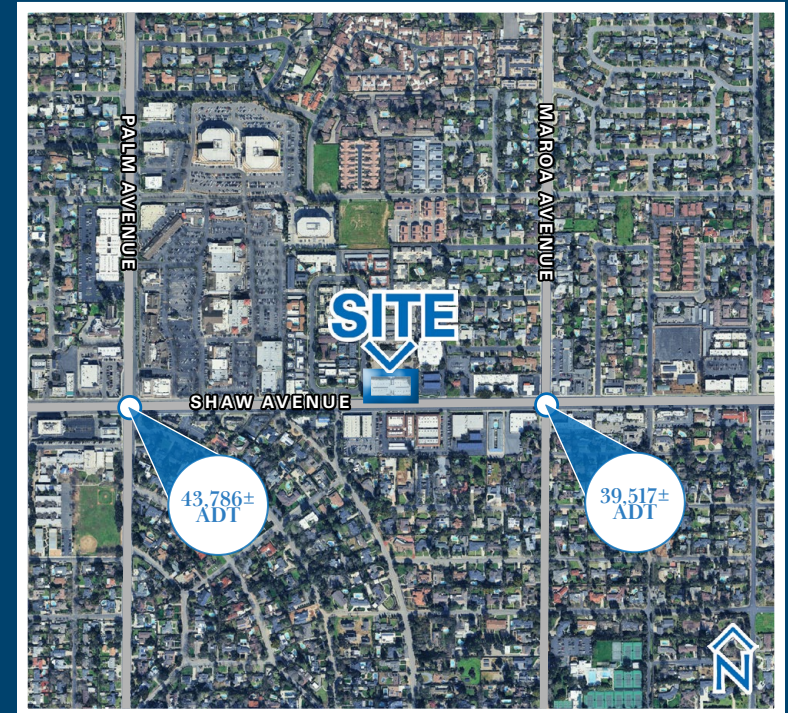


600 W. SHAW AVENUE
FRESNO, CA

AREA
DEMOGRAPHICS

	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
POPULATION			
2030 Projection	9,712	157,311	378,038
2025 Estimate	9,758	158,737	379,718
Growth 2025-2030	-0.47%	-0.90%	-0.44%
Growth 2020-2025	-7.75	0.28%	0.59%
Growth 2010-2020	14.93%	2.74%	3.20%
HOUSEHOLD			
2030 Projection	4,030	57,589	133,094
2025 Estimate	4,036	57,949	133,263
Growth 2025-2030	-0.16%	-0.62%	-0.13%
Growth 2020-2025	-8.30%	0.64%	0.85%
Growth 2010-2020	9.79%	1.85%	4.09%
2025 Est. Average HH Income	\$128,579	\$87,617	\$88,889

Source: Claritas 2025



TRAFFIC COUNTS
(Within a One Mile Radius)

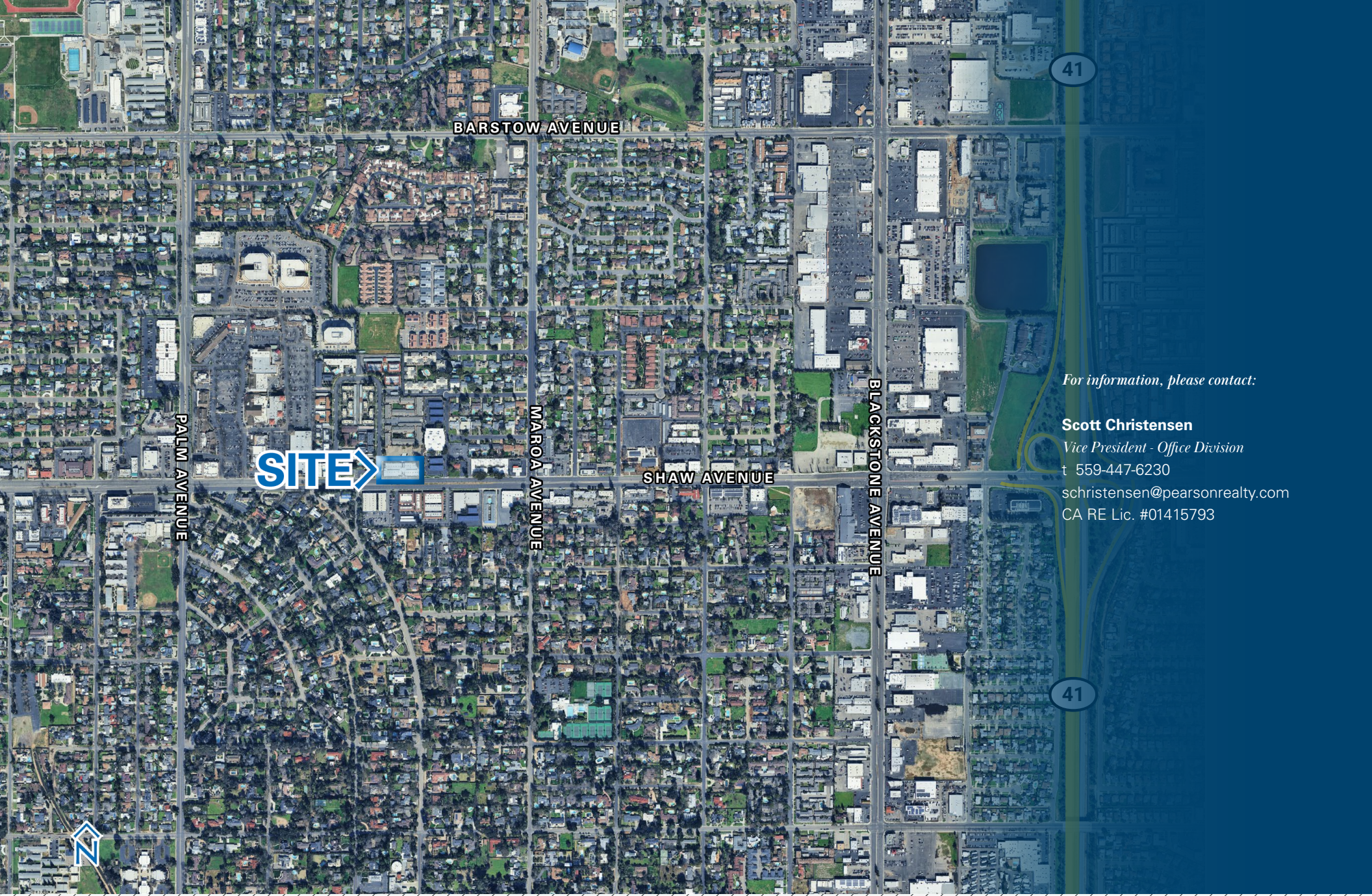
43,786± ADT

Shaw Avenue at Palm Avenue
(Westbound)

39,517± ADT

Shaw Avenue at Maroa Avenue
(Eastbound)

Source: Kalibrate TrafficMetrix 2025



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