

## Office/Retail Space Available + Value Add

Office For Sale & Lease | 546 W Shields Ave Fresno, CA 93705



**CENTRAL CA  
COMMERCIAL**

# Available



|            |                            |
|------------|----------------------------|
| Sale Price | <b>\$125,000</b>           |
| Lease Rate | <b>\$1.85<br/>SF/MONTH</b> |

### OFFERING SUMMARY

|                  |                              |
|------------------|------------------------------|
| Building Size:   | 2,310 SF                     |
| Available SF:    | 2,310 SF                     |
| Lot Size:        | 6,900 SF                     |
| Number of Units: | 1                            |
| Price / SF:      | \$54.11                      |
| Year Built:      | 1968                         |
| Zoning:          | CMS - Commercial Main Street |
| Market:          | Mid-Town Office              |
| Submarket:       | Central Fresno               |

### PROPERTY HIGHLIGHTS

- ±2,310 SF available - Can be divided/combined
- Upside in Leasing Potential or Owner/User + Passive Income
- Well-Known Freestanding Office Building @ Entrance w/ Street Parking
- Great SBA Owner/ User Investment Opportunity
- Secure, Private, Established Location w/ Quality Tenant Mix, High Traffic Flows
- Convenient Location Between CA-99 and CA-41
- Excellent Shields Ave Presence Surrounded with Quality Tenants
- Owner User/Investment Opportunity | Value Add Potential
- Freestanding Mixed-Use Building w/ Shields Ave Exposure
- Upside in Leasing Potential or Owner/User + Passive Income
- Value-Add: Interior offers a Blank Canvas for a Buyer
- Regional Bus System Provides Easy Access Within Fresno
- Densely Populated Trade Area w/ ±369,116 People in 5-Miles

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Investments | Industrial | Office

Multifamily | Retail | Land | Specialty

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### PROPERTY DESCRIPTION

Investment Owner User Opportunity: ±2,310 SF freestanding efficient office/retail building on a ±6,900 SF lot located in Central Fresno. Value-add opportunity where the interior offers a blank canvas for a buyer to add floor/paint selections of their choice and design interior layout to their specifications. Priced according to the recent fire damage that will also need to be addressed with the interior remodel and exterior facelift. The visibility on Shields Ave offers a tremendous draw of traffic from the neighboring retailers and neighborhoods Convenient location, visibility, and access.

### LOCATION DESCRIPTION

Freestanding office building Strategically located off CA-41 and E Shields Ave. Location is at the intersection of E Shields Ave & N Fruit Ave. Just North of E Clinton Ave, East of N Wishon Ave, West of N College Ave and South of E Shields Ave. Centrally located to all major freeways.

Fresno is a city in and the county seat of Fresno County, California, United States. It covers about 112 square miles in the center of the San Joaquin Valley, the southern portion of California's Central Valley.

Named for the abundant ash trees lining the San Joaquin River, Fresno was founded in 1872 as a railway station of the Central Pacific Railroad before it was incorporated in 1885. The city has since become an economic hub of Fresno County and the San Joaquin Valley, with much of the surrounding areas in the Metropolitan Fresno region predominantly tied to large-scale agricultural production.

The population of Fresno grew from 134,000 in 1960 to 428,000 in 2000. With a census-estimated 2018 population of 530,093,[8] Fresno is the fifth-most populous city in California, the most populous inland city in California, and the 34th-most populous city in the nation. Fresno is near the geographical center of California. It lies approximately 220 miles north of Los Angeles, 170 miles south of the state capital, Sacramento, and 185 miles southeast of San Francisco. Yosemite National Park is about 60 miles to the north, Kings Canyon National Park is 60 miles to the east, and Sequoia National Park is 75 miles to the southeast.



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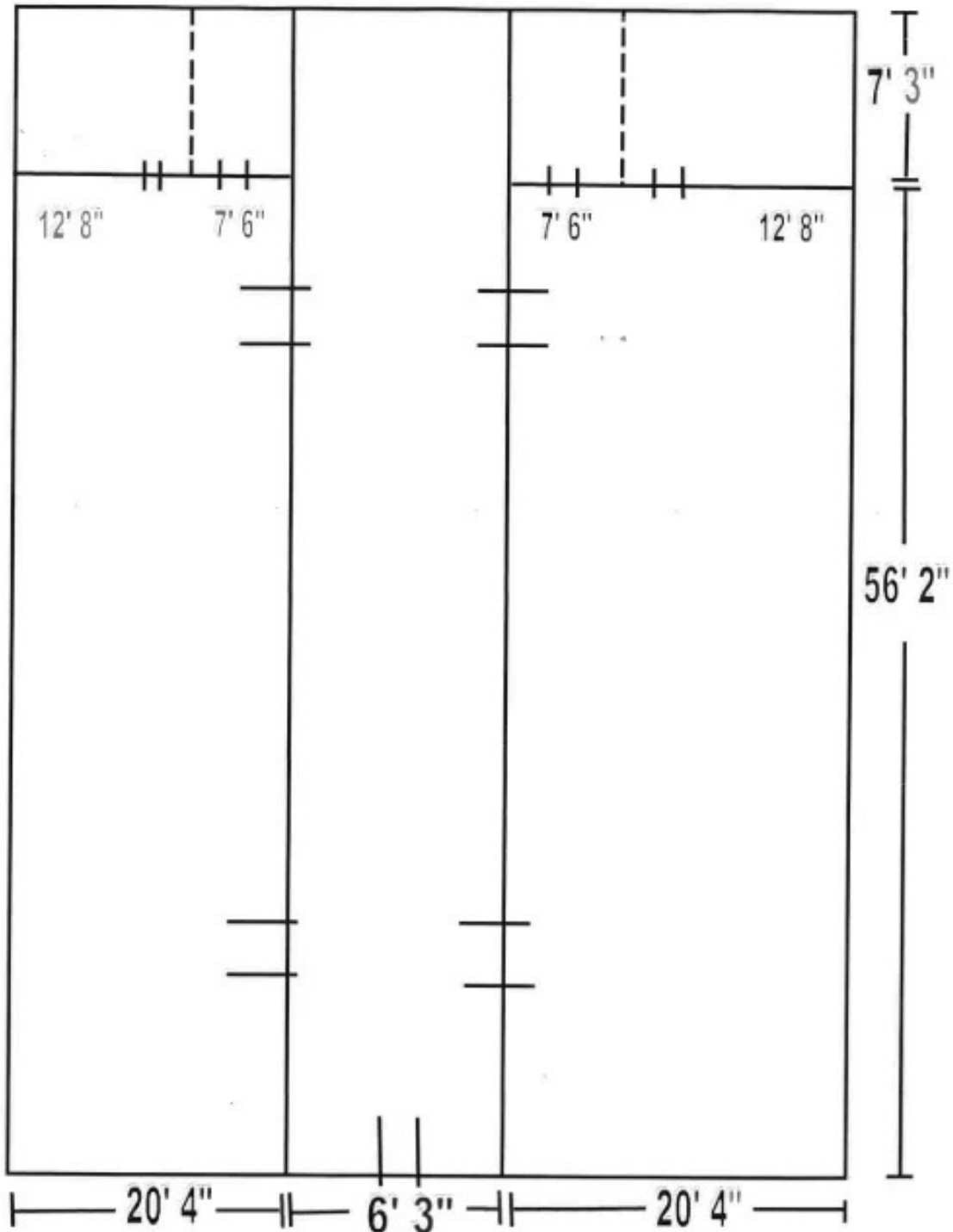


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### LEASE INFORMATION

|              |            |             |                 |
|--------------|------------|-------------|-----------------|
| Lease Type:  | Negotiable | Lease Term: | Negotiable      |
| Total Space: | ±2,310 SF  | Lease Rate: | \$1.85 SF/month |

### AVAILABLE SPACES

| SUITE                              | TENANT    | SIZE (SF) | LEASE TYPE | LEASE RATE      |
|------------------------------------|-----------|-----------|------------|-----------------|
| 546 W Shields Ave Fresno, CA 93705 | Available | 2,310 SF  | Negotiable | \$1.85 SF/month |

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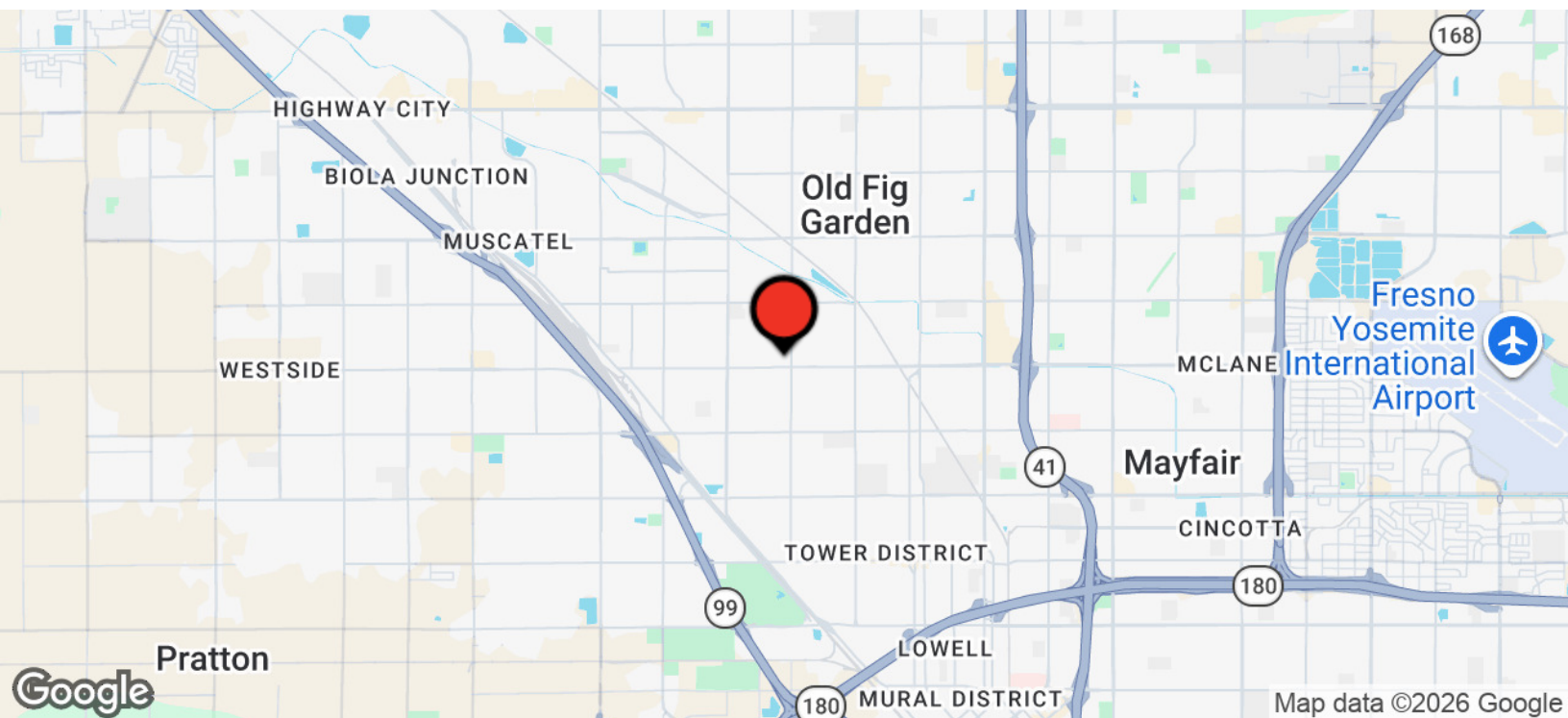
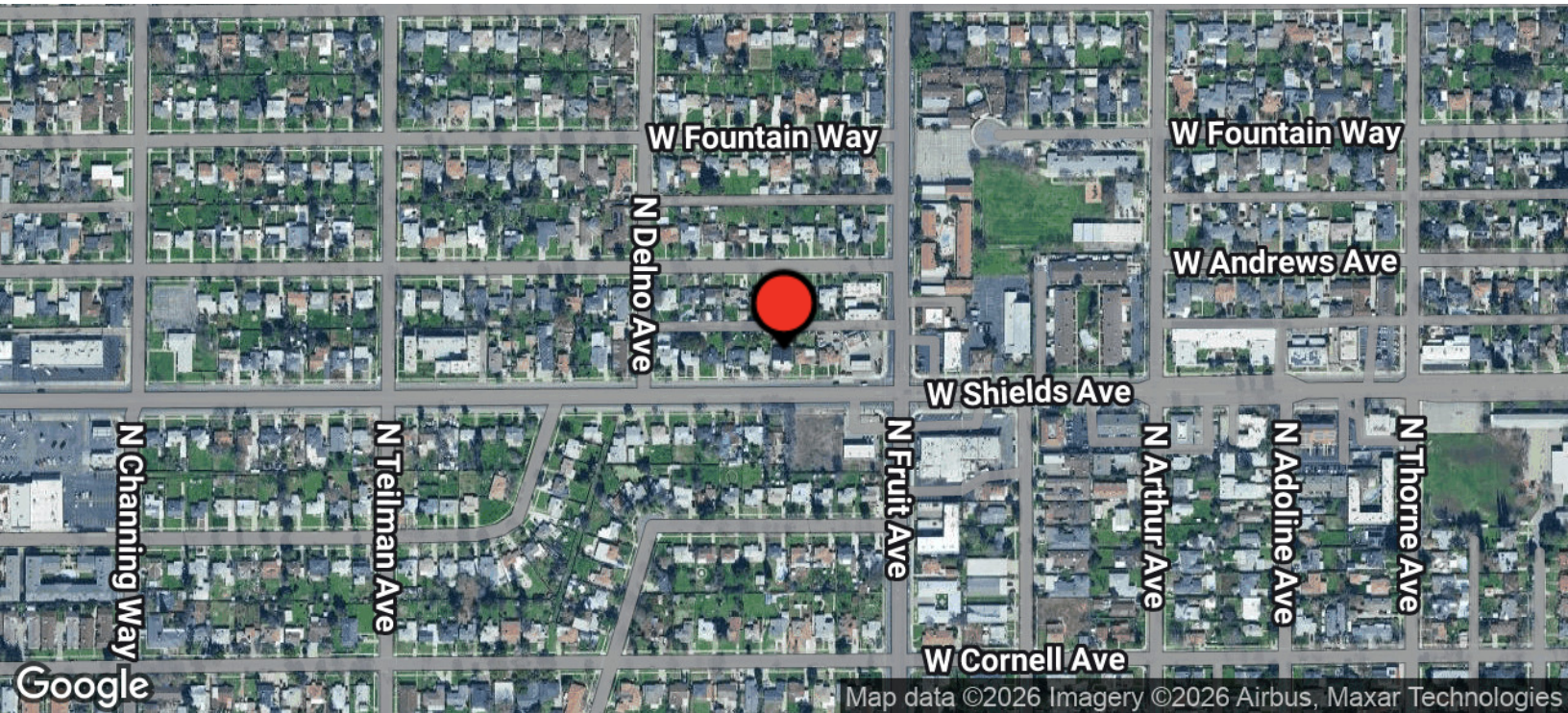


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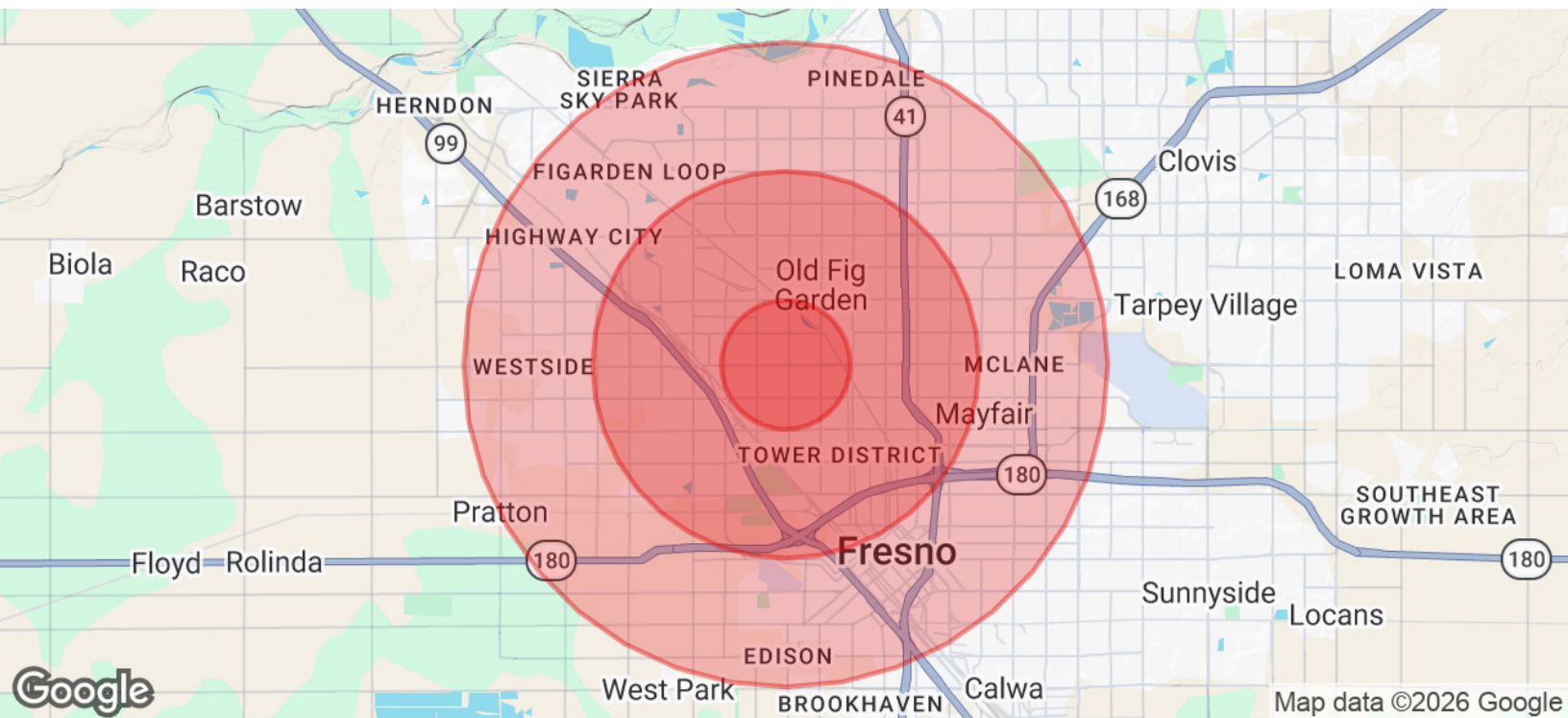


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| POPULATION           | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population     | 24,812 | 151,580 | 369,116 |
| Average Age          | 34.5   | 33.1    | 33.1    |
| Average Age (Male)   | 33.5   | 33.0    | 32.5    |
| Average Age (Female) | 35.1   | 34.0    | 34.2    |

| HOUSEHOLDS & INCOME | 1 MILE    | 3 MILES   | 5 MILES   |
|---------------------|-----------|-----------|-----------|
| Total Households    | 9,033     | 52,274    | 123,717   |
| # of Persons per HH | 2.7       | 2.9       | 3.0       |
| Average HH Income   | \$80,226  | \$79,712  | \$79,789  |
| Average House Value | \$308,196 | \$309,489 | \$330,869 |

2023 American Community Survey (ACS)

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