

FOR SALE

RETAIL

1255 W Shields Ave, Fresno, CA 93705

Freestanding Turnkey Dental Office with Owner-User Potential



EXCLUSIVELY LISTED BY

N NORTHGATE

XAVIER SANTANA

CEO, Broker

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HIGHLIGHTS

- Fully built-out dental office offering a turnkey opportunity for an incoming dental or medical user
- Freestanding building with prominent visibility at a signalized intersection
- Owner-user opportunity with the property expected to be delivered vacant
- Gated and secured on-site parking
- Existing building signage provides strong exposure and branding potential
- Located within an established retail hub surrounded by commercial activity
- Ground lease in place through 2030

PROPERTY OVERVIEW

ADDRESS	1255 W Shields Ave, Fresno, CA 93705	
PROPERTY TYPE	Retail Single-Tenant	
SALE TYPE	Investment or Owner-User	
SALE PRICE	Contact Broker	
BUILDING SIZE	3,451 SF	
PARCEL SIZE	0.36 acres	
ZONING	Commercial Community (CC)	
APN	443-021-01	
TRAFFIC	W Shields Ave	± 7,106 ADT
	N West Ave	± 15,813 ADT



Investment Sales | Leasing | Asset Management | Property Management

BROCHURE CREATION IN PROGRESS

Contact us for more information.



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