

CAMPUS POINTE

SHAW & HIGHWAY 168
FRESNO, CALIFORNIA

COMING SPRING 2024

FOR LEASE

TWO ±30,000 SF
OFFICE BUILDINGS

**divisible*

TONY CORTOPASSI

+1 559 433 3549

tony.cortopassi@cushwake.com

CA Lic. #1413706



Property Information

Coming in the Spring of 2024 two twin 30,000 SF “Class A” Buildings. This location will allow walkability to Campus Pointe retail, Save Mart Center, Dog House Grill and neighbor a new Hotel. The site also allows easy access and visibility from highway 168 and Shaw Avenue Corridor.

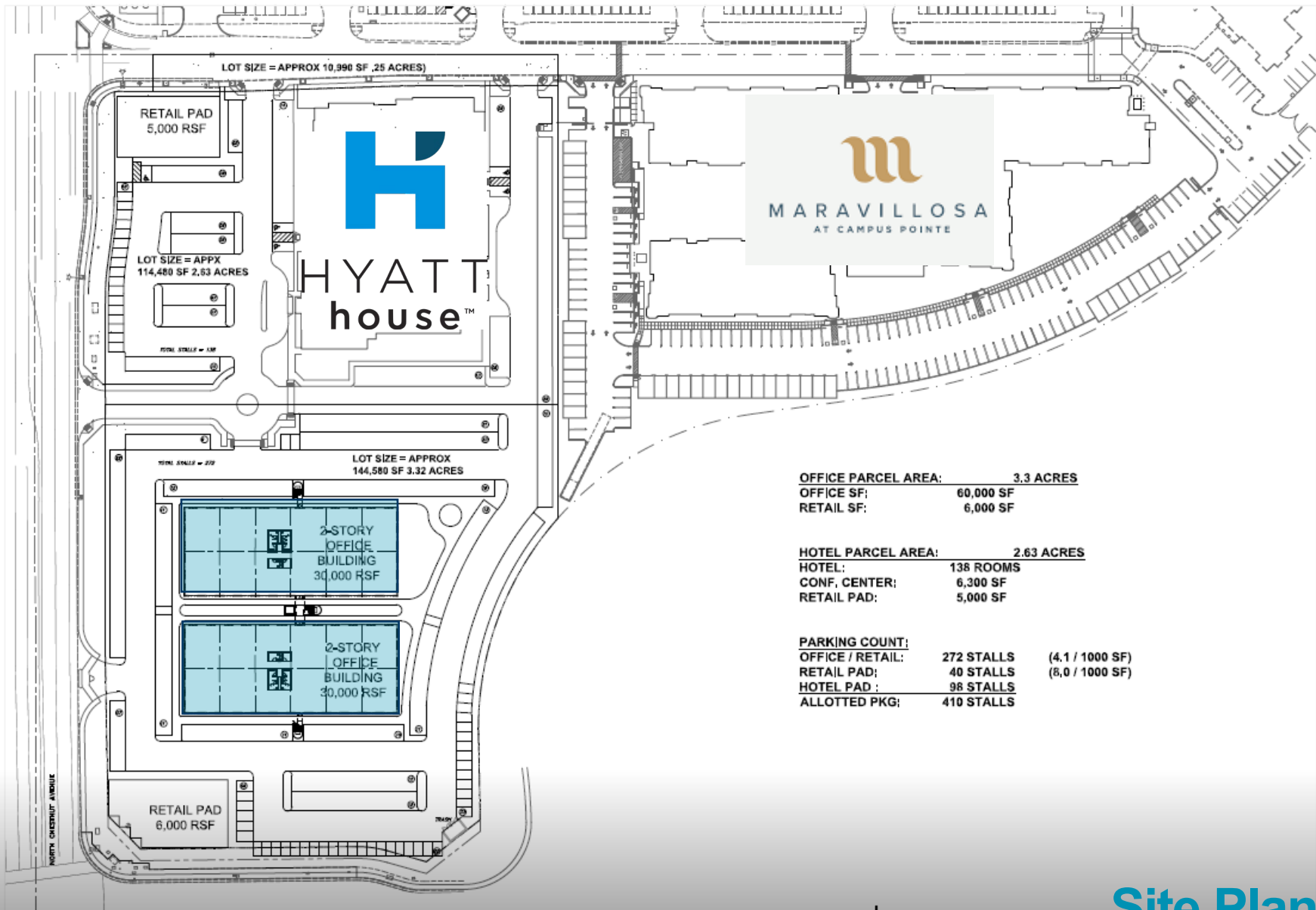
- Central Location between Fresno and Clovis
- Two ±30,000 SF buildings divisible to ±3,500 USF
- Adjacent to a new Hotel, Save Mart Center & Campus Pointe
- Shaw Avenue building signage available



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**CUSHMAN &
WAKEFIELD**



OFFICE PARCEL AREA: 3.3 ACRES
 OFFICE SF: 60,000 SF
 RETAIL SF: 6,000 SF

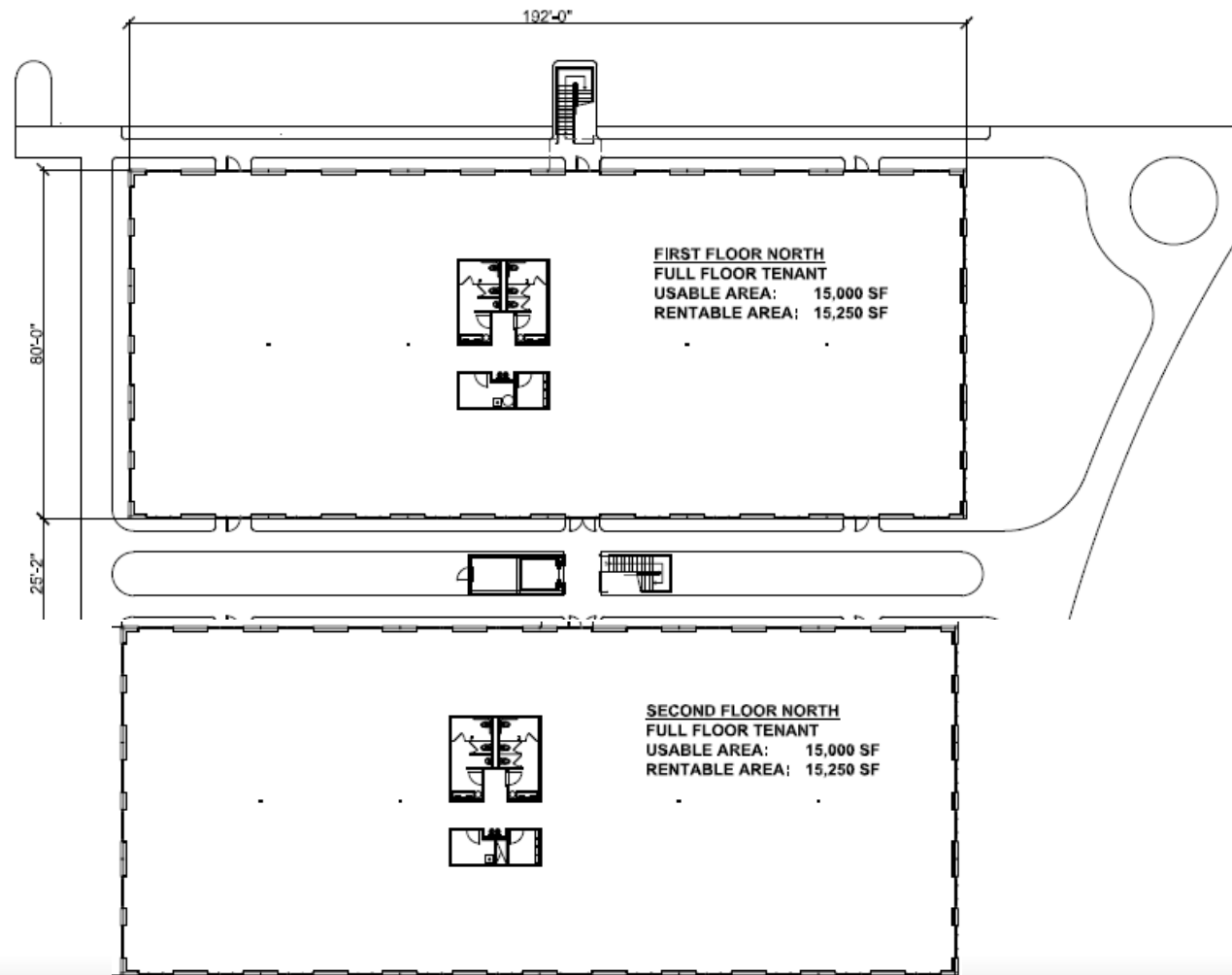
HOTEL PARCEL AREA: 2.63 ACRES
 HOTEL: 138 ROOMS
 CONF. CENTER: 6,300 SF
 RETAIL PAD: 5,000 SF

PARKING COUNT:
 OFFICE / RETAIL: 272 STALLS (4.1 / 1000 SF)
 RETAIL PAD: 40 STALLS (8.0 / 1000 SF)
 HOTEL PAD: 98 STALLS
 ALLOTTED PKG: 410 STALLS

Site Plan

First or Second Floor Plates
consisting of 15,000 USF

Floor Plates can be
demised to numerous
configurations and sizes



Floor Plan

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SURROUNDING AREA AERIAL



TRAFFIC COUNTS

SHAW AVE 35,864 VPD
HWY 168 90,000 VPD

3 MILE RADIUS

153,801 Total Population	7.53% Percent Growth	77,177 Employees
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Demographics

1 MILE RADIUS

16,442 Total Population	7.09% Percent Growth	9,721 Employees
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5 MILE RADIUS

391,644 Total Population	7.47% Percent Growth	136,728 Employees
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FOR LEASE

CAMPUS POINTE

FRESNO, CA



SAVE MART CENTER
 at FRESNO STATE

2-STORY OFFICE BUILDING
 34,000 RSF

2-STORY OFFICE BUILDING
 34,000 RSF

SHAW AVENUE

PALAZZO
 AT CAMPUS POINTE

PALMILLA
at Campus Pointe

CAMPUS POINTE

HYATT house™

MARAVILLOSA
 AT CAMPUS POINTE



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