

# STARPOINT TOWERS

1310 - 1330 E. Shaw Fresno, CA

Professional  
Office Space  
for Lease

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**Under New Ownership**



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## Welcome to Starpoint Towers

Starpoint Towers is the premier project on East Shaw Avenue with many Class A amenities. The complex is ideally located along the East Shaw corridor on the northwest corner of Shaw Avenue and Sixth Street. This highly sought after office property has been recently remodeled and is well maintained. Custom tenant improvements are available for qualified tenants.



### Property Highlights

- Convenient access to/from Freeways 41 and 168
- Potential Monument signage available on Shaw Avenue
- Executive conference room available
- On-site restaurant
- On-site storage available for lease
- Ample parking
- In close proximity to numerous amenities including restaurants, banking, Fashion Fair Regional Mall and CSU Fresno
- EV charging stations available on-site

### Property Details

Address	1310 - 1330 E. Shaw Avenue, Fresno, CA
Lease Rate	\$1.40 PSF, Modified Gross Rate. Tenant to pay premises gas, electricity and janitorial which shall be added to the lease rate. (Buildings 1318, 1320 & 1322)
Available	±367 SF up to ±4,685 SF
TI Allowance	Available for qualified tenants
Zoning	CMX
Parking	Ample

\*Building 1330 "A": Call Broker for details

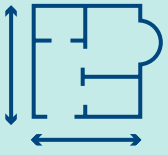


# Current Availabilities

SUITE	RSF	COMMENTS
West Tower 1320 E. Shaw, #135	±1,586	4 private offices, break room, storage room and open work area.
West Tower 1320 E. Shaw, #147	±1,479	5 private offices, break room and reception.
West Tower 1320 E. Shaw, #167	±2,309	7 private offices, break room, storage room, open work area and reception. <b>Available 9/1/2026</b>
East Tower 1322 E. Shaw #120	±650	2 private offices and open area. Lease rate: <b>\$1,500 per month, FSG</b>
East Tower 1322 E. Shaw #190	±367	Open area. Lease rate: <b>\$950 per month, FSG</b>
East Tower 1322 E. Shaw, #248	±2,154	5 private offices, break room, and open work area.
East Tower 1322 E. Shaw, #415	±1,204	4 private offices, lobby and a telecom room.
East Tower 1322 E. Shaw, #420	±1,916	5 private offices, lobby and a telecom/storage room.
Building A 1330 E. Shaw	±4,685	Retail, bank branch or general office. Freestanding building.
Basement 1318 E. Shaw	±2,172	Former bank vault with open floor plan and private restroom. <b>Call Broker for rate.</b>



# Starpoint Towers

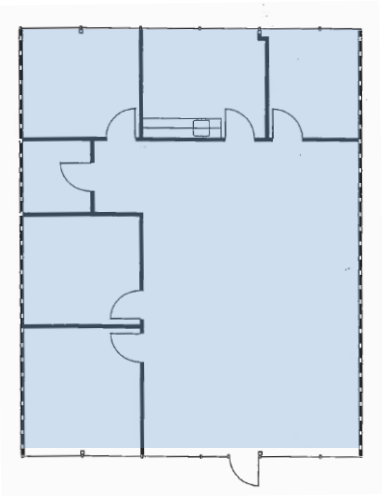


# Floor Plans

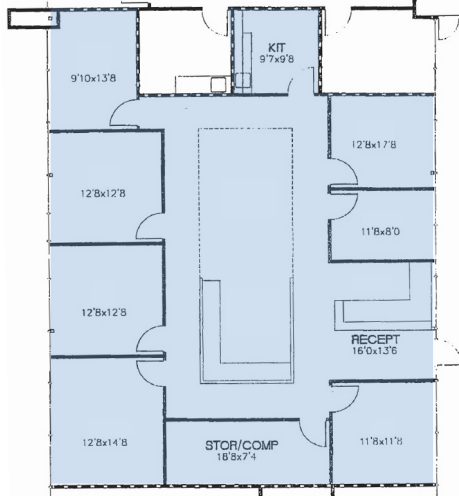


Now available for Lease | West & East Tower and Plaza Buildings

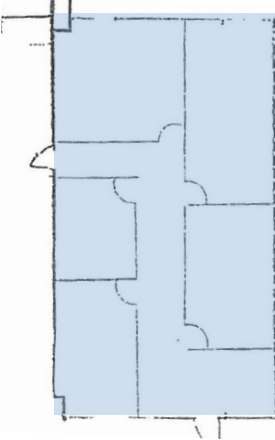
▼ 1320 E. Shaw, #135  
±1,586 SF



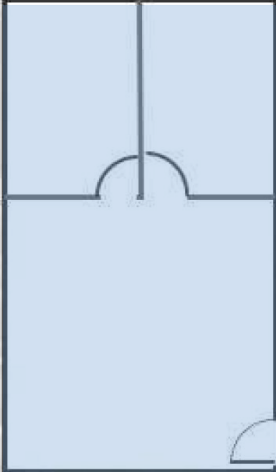
▼ 1320 E. Shaw, #167  
±2,309 SF



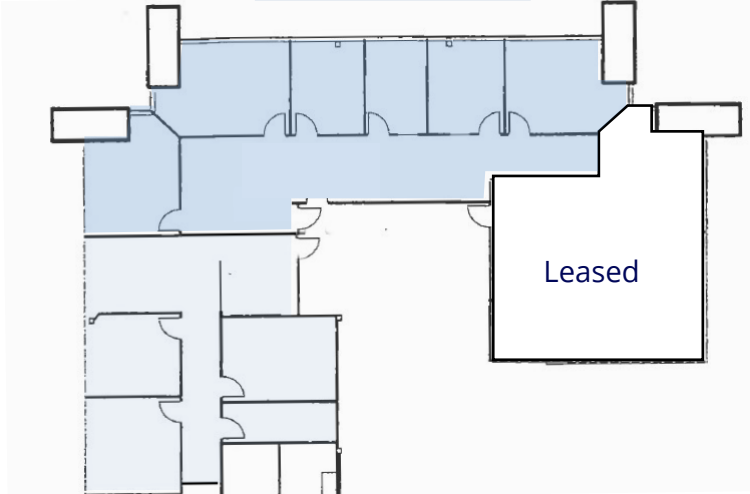
▼ 1320 E. Shaw, #147  
±1,479 SF



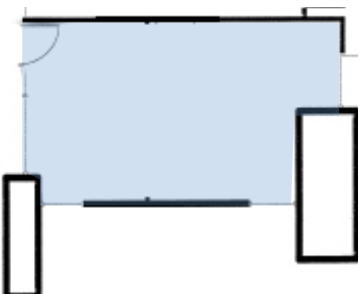
▼ 1322 E. Shaw, #120  
±650SF



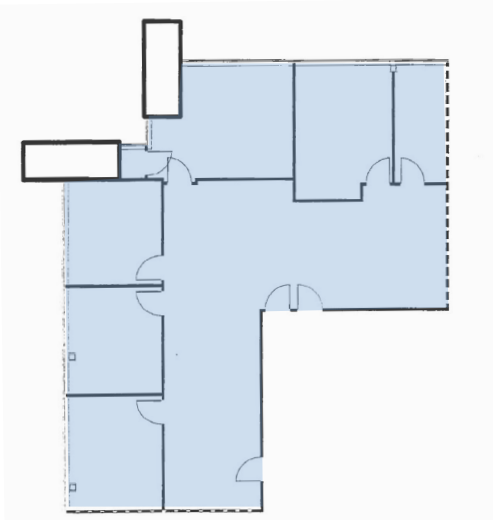
▼ 1322 E. Shaw, #420  
±1,916 SF



▼ 1322 E. Shaw, #190  
±367 SF

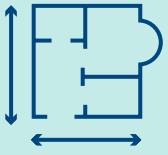


▼ 1322 E. Shaw, #248  
±2,154 SF



▲ 1322 E. Shaw, #415  
±1,204 SF

1320 & 1322  
Starpoint Towers

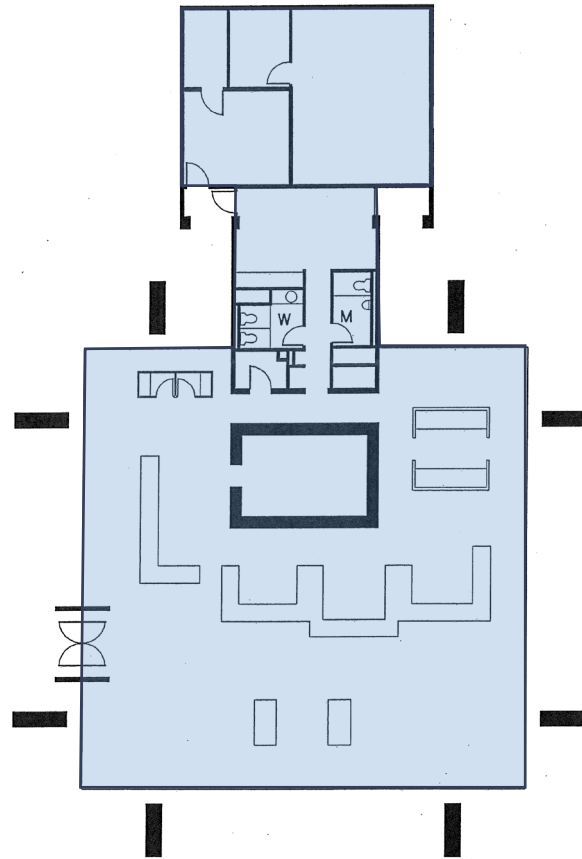


# Floor Plans

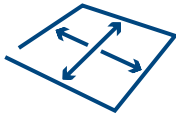
Now available for Lease | Buildings A

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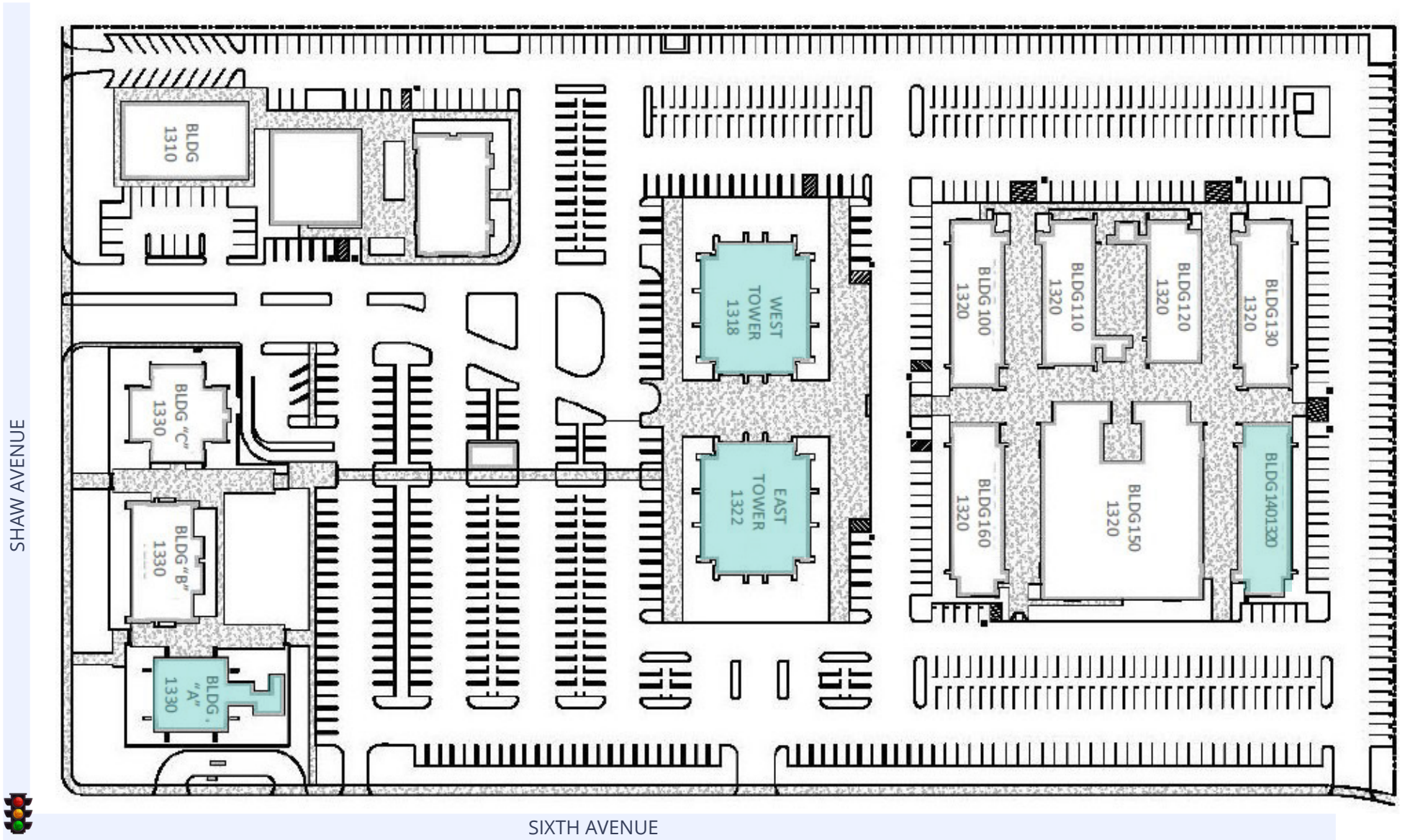
▼ 1330 E. Shaw, Building A  
±4,685 SF



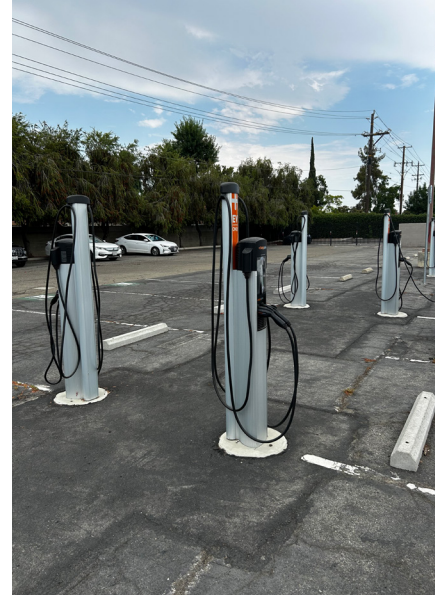
Starpoint Towers  
Buildings A



# Site Plan



# Starpoint Towers



# Property Photos



On-Site Restaurant





## Local Amenities

### Fashion Fair Mall

- |                  |                    |                 |
|------------------|--------------------|-----------------|
| Macys            | Journeys           | H&M             |
| Forever 21       | Five Below         | Champs Sports   |
| JCPenney         | Shoe Palace        | Charlotte Russe |
| Vans             | Flemings           | Footlocker      |
| Gamestop         | Cheesecake Factory | Tillys          |
| Panda Express    | BJ's Brewhouse     | Aerie           |
| Five Guys        | Ulta Beauty        | Mainland        |
| Charley's        | ALDO               | Slater 50/50    |
| Shiekh           | Chick-fil-A        | Lucky Brand     |
| Hollister        | Apple              |                 |
| Buckle           | American Eagle     |                 |
| Abercrombie      | Bath & Body Works  |                 |
| Children's Place |                    |                 |

### Campus Pointe

- Mad Duck
- Hino Oishi
- Wahoo's Fish Tacos
- Ike's Sandwiches
- Bulldoc
- Kennel Bookstore
- Raw Earth Juicery
- Sweet Lyfe Boba
- Cookie Plug
- Maya Cinemas
- Que Pasa Mexican
- Pieology
- Mochinut

### Other Nearby Services

- 1 Kaiser Permanente Hearing Center
- 2 Macy's Furniture Gallery
- 3 Community Health System
- 4 Westamerica Bank
- 5 Central California Blood Bank
- 6 Wells Fargo Bank
- 7 Chase Bank
- 8 Bank of the Sierra
- 9 Workforce Connection
- 10 CSU Fresno

### Other Nearby Restaurants

- 1 Jamba Juice
- 2 Uncle Harry's Bagel
- 3 Chipotle
- 4 Marie Callender's
- 5 Wendy's
- 6 Old Spaghetti Factory
- 7 Red Lobster
- 8 Denny's
- 9 Starbucks
- 10 Wingstop

# Demographic Executive Summary

	1 Mile	3 Miles	5 Miles
2024 Population	22,011	154,673	398,731
2029 Population	22,014	154,504	399,608
Male Population	49.1%	48.8%	49.3%
Female Population	50.9%	51.2%	50.7%
2024 Median Age	28.6	33.8	34.7
2024 Households	7,930	57,053	142,247
2029 Households	8,003	57,799	144,621
2023 - 2028 Annual Change (CAGR)	0.18%	0.26%	0.33%
Average Household Size	2.65	2.66	2.77
2024 Median Household Income	\$43,095	\$58,044	\$64,244
2029 Median Household Income	\$48,351	\$67,091	\$76,356
2024 Average Household Income	\$64,482	\$83,188	\$95,103
2029 Average Household Income	\$74,374	\$96,222	\$110,268
2024 Total Housing Units	8,377	60,067	149,684
Owner Occupied Units	2,510	24,517	67,632
Renter Occupied Units	5,420	32,536	74,615
Vacant Units	447	3,014	7,437
2029 Total Housing Units	8,447	60,790	151,991
Owner Occupied Units	2,678	25,803	71,095
Renter Occupied Units	5,325	31,997	73,526
Vacant Units	444	2,991	7,370

## POPULATION

In the identified area, the current year population is 22,011. The 2010 Census population count in the area was 21,564, and 22,719 in 2020, a 0.5% annual growth rate. The rate of growth since 2020 was -0.7% annually. The five-year projection for the population in the area is 22,014 representing a change of 0.0% annually. Currently, the population is 49.1% male and 50.9% female. The median age in this area is 28.6, compared to U.S. median age of 38.9.

## HOUSEHOLDS

The household count in this area has changed from 7,959 in 2020 to 7,930 in the current year, a change of -0.09% annually. The five-year projection of households is 8,003, a change of 0.18% annually from the current year total. Average household size is currently 2.65, compared to 2.71 in the year 2020. The number of families in the current year is 4,499 in the specified area.

## INCOME

Current median household income is \$43,095 in the area, compared to \$72,603 for all U.S. households. Median household income is projected to be \$48,351 in five years, compared to \$82,410 for all U.S. households.

Current average household income is \$64,482 in this area, compared to \$107,008 for all U.S. households. Average household income is projected to be \$74,374 in five years, compared to \$122,048 for all U.S. households.

Current per capita income is \$23,794 in the area, compared to the U.S. per capita income of \$41,310. The per capita income is projected to be \$27,698 in five years, compared to \$47,525 for all U.S. households.

## HOUSING

Currently 31.6% of the 8,377 housing units in the area are owner occupied; 68.3% renter occupied; and 5.3% are vacant. 64.6% of the housing units in the US are owner occupied; 35.4% are renter occupied; and 10.0% are vacant. In 2010, there were 8,325 housing units in the area - 29.8% owner occupied, 61.9% renter occupied, and 8.3% vacant. The annual rate of change in housing units since 2020 is -0.0%. Median home value in the area is \$296,120, compared to a median home value of \$308,943 for the U.S. In five years, median home value in the area is projected to change to \$329,347, compared to a median home value of \$350,006 in the US.

# High-Profile Office Space



Now Available for Lease

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