

Quality Medical & General Office Near Adventist Health



Lease Rate

\$1.35
SF/MONTH
(NNN)

OFFERING SUMMARY

Building Size:	10,715 SF
NNN's:	\$0.38/SF
Available SF:	2,067 SF
Lot Size:	40,040 SF
Zoning:	Planned Medical Development (PMD)
Market:	Fowler/Selma
Submarket:	Hospital District
Cross Streets:	Rose Ave & Country Club Ln
APN:	389-261-16

PROPERTY HIGHLIGHTS

- ±832 - 2,067 SF Of Professional/Medical Office
- Move-In Ready Spaces Adjacent to Hospital
- In High Traffic Area Surrounded W/ New Housing Developments
- General/Professional/Medical/Surgical Office Spaces
- Excellent Rose Presence Surrounded with Quality Tenants
- Easy Access | Separate Suites | Multiple Configurations
- Rose Ave Frontage - Main Corridor to Downtown Selma
- Street Signage, Private Entrances/Restrooms, Secure Fencing
- Well-Known Freestanding Office Building
- Zoned Commercial - City Expressed 50/50 Sales Tax Advantage
- Great Signage / 608' Rose Ave Frontage and 3 Curb Cuts
- (5) Suites Available | Move-In Ready | Economical Spaces
- Prime Location on Rose Avenue in Selma, CA
- Ample Signage & Parking

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Central CA Commercial

Investments | Industrial | Office

Multifamily | Retail | Land | Specialty

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PROPERTY DESCRIPTION

±832 - 2,067 SF of medical/general office space available centrally located in Selma adjacent to the Adventist Health Selma Hospital. Ample signage in front of site, multiple access points to the private front parking lot, and spaces can be delivered with tenant improvements. New housing developments and new arts center are nearby. Selma is the Valleys highest per capita sales tax generator in Fresno County. Neighboring 57-bed acute-care community hospital, the property is close to banks, shopping and restaurants.

LOCATION DESCRIPTION

Located east of Highway 99, north of Rose Avenue, east of Dockery Avenue, south of E Floral Avenue and west of S Amber Avenue in Selma, Ca. Has adjacent access to CA-99 Off/On Ramps and has E Rose Avenue frontage which leads directly into the downtown Selma. Rose Avenue is one of Selma's few major corridors and the only corridor that leads into the Hospital.



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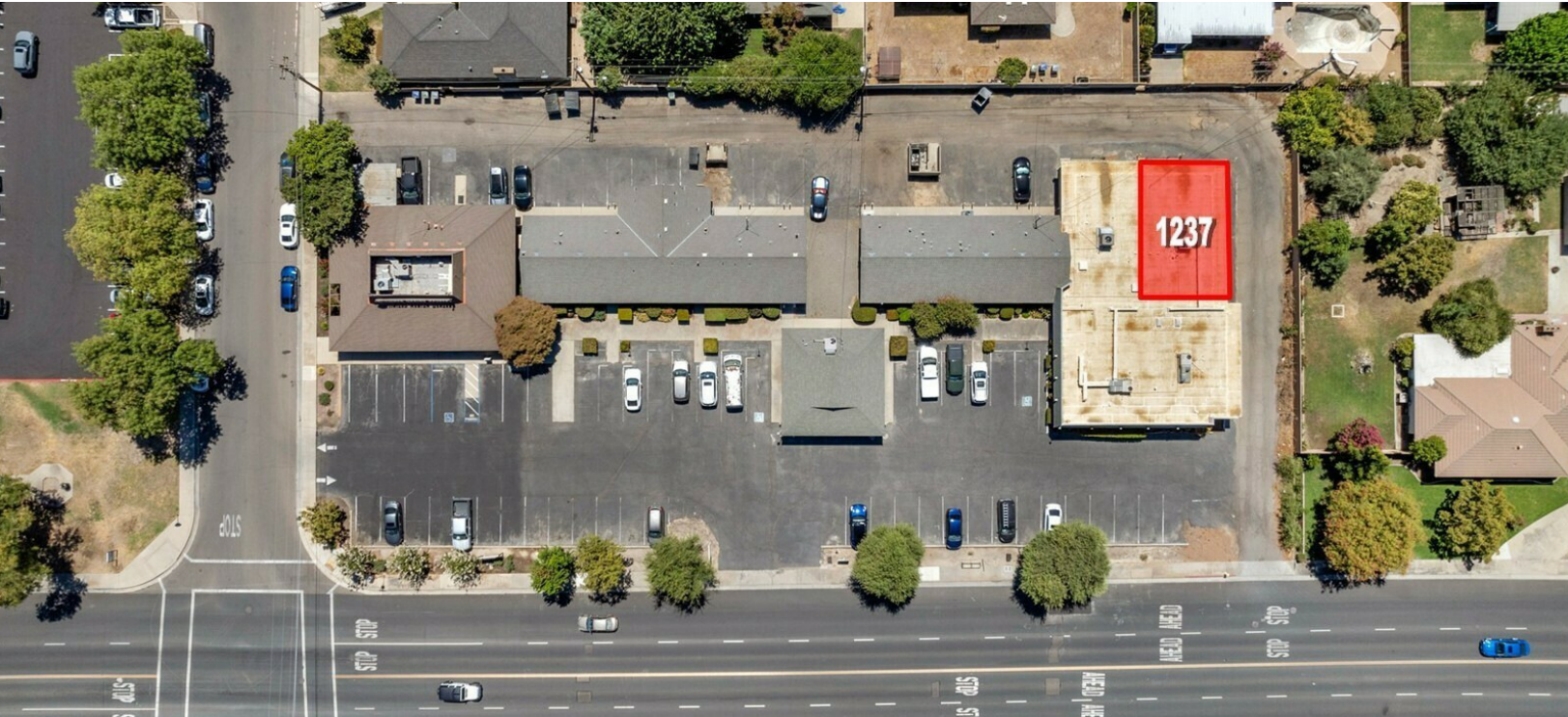
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LEASE INFORMATION

Lease Type:	\$0.38/SF NNN	Lease Term:	Negotiable
Total Space:	2,067 SF	Lease Rate:	\$1.35 SF/month

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Move-In Ready: 1237 Rose Avenue	Available	2,067 SF	\$0.38/SF NNN	\$1.35 SF/month	Former medical office. Open layout w/ waiting room, check in reception desk area, 4 rooms (with sinks), 1 private office, 2 restrooms, and an open center area.

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Office For Lease | 1215 Rose Ave Selma, CA 93662



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SUITE	TENANT NAME	SIZE SF	MONTHLY RENT	% OF BUILDING	PRICE / SF / MONTH	LEASE START	LEASE END
1215	CVV Ag	950 SF	\$1,254	8.87%	\$1.32	12/1/2025	11/30/2028
1219	VACANT	950 SF	\$1,188	8.87%	\$1.25	-	-
1221	Leticia Escoto	832 SF	\$1,148	7.76%	\$1.38	11/1/2024	10/31/2027
1225	Chung's Pharmacy	835 SF	\$1,186	7.79%	\$1.42	6/1/2023	11/30/2026
1231	Selma Fire Department	950 SF	\$2,584	8.87%	\$2.72	1/9/2022	1/31/2026
1233	Elevate Beyond Speech	950 SF	\$1,283	8.87%	\$1.35	2/1/2025	6/30/2028
1235	RTO Systems	1,352 SF	\$1,798	12.62%	\$1.33	10/15/2019	9/30/2028
1237	VACANT	2,067 SF	\$3,225	19.29%	\$1.56	-	-
1239	The Nephrology Group	1,889 SF	\$2,361	17.63%	\$1.25	12/1/2025	12/31/2030
TOTALS		10,775 SF	\$16,026	100.57%	\$13.58		
AVERAGES		1,197 SF	\$1,781	11.17%	\$1.51		

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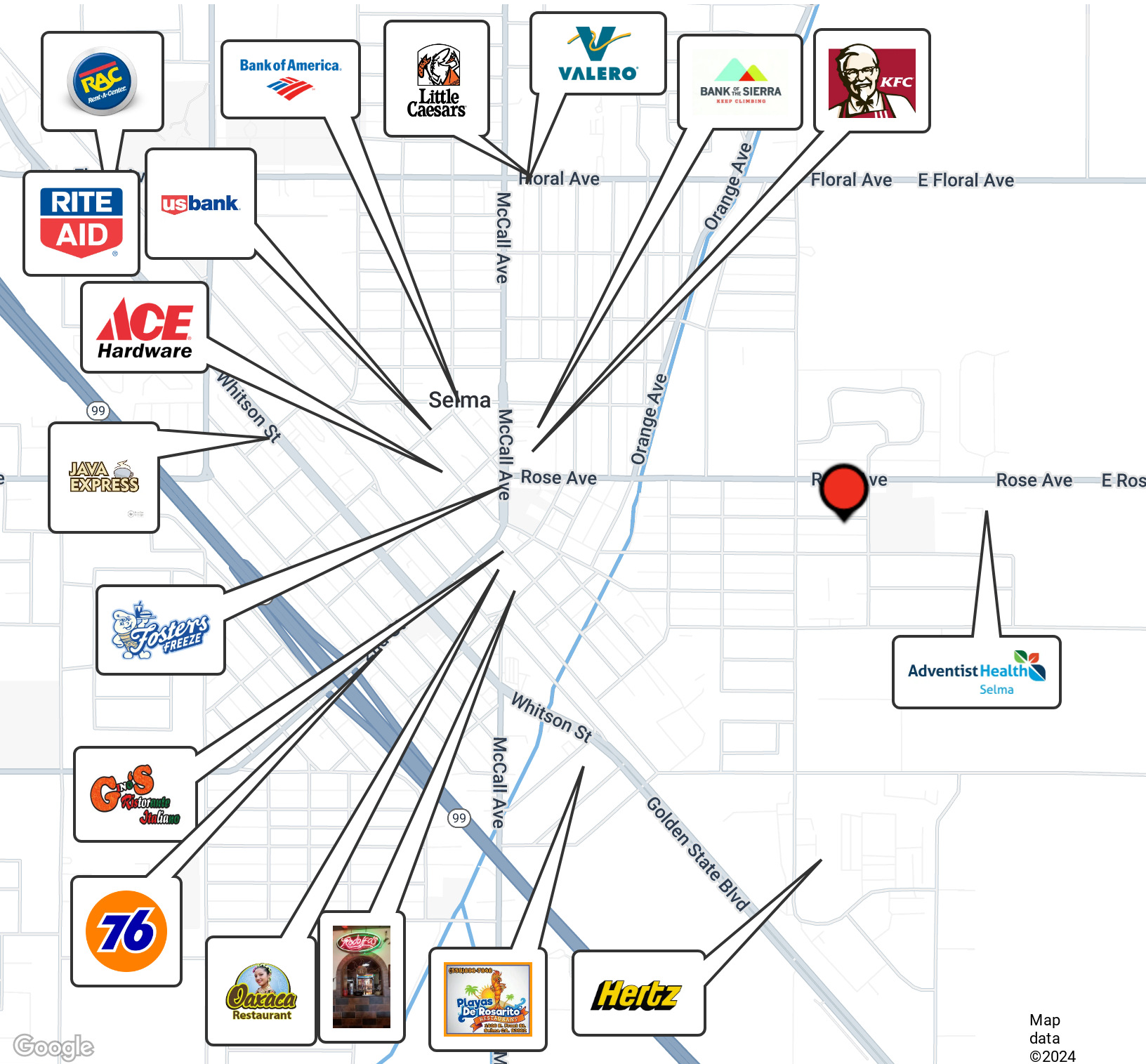
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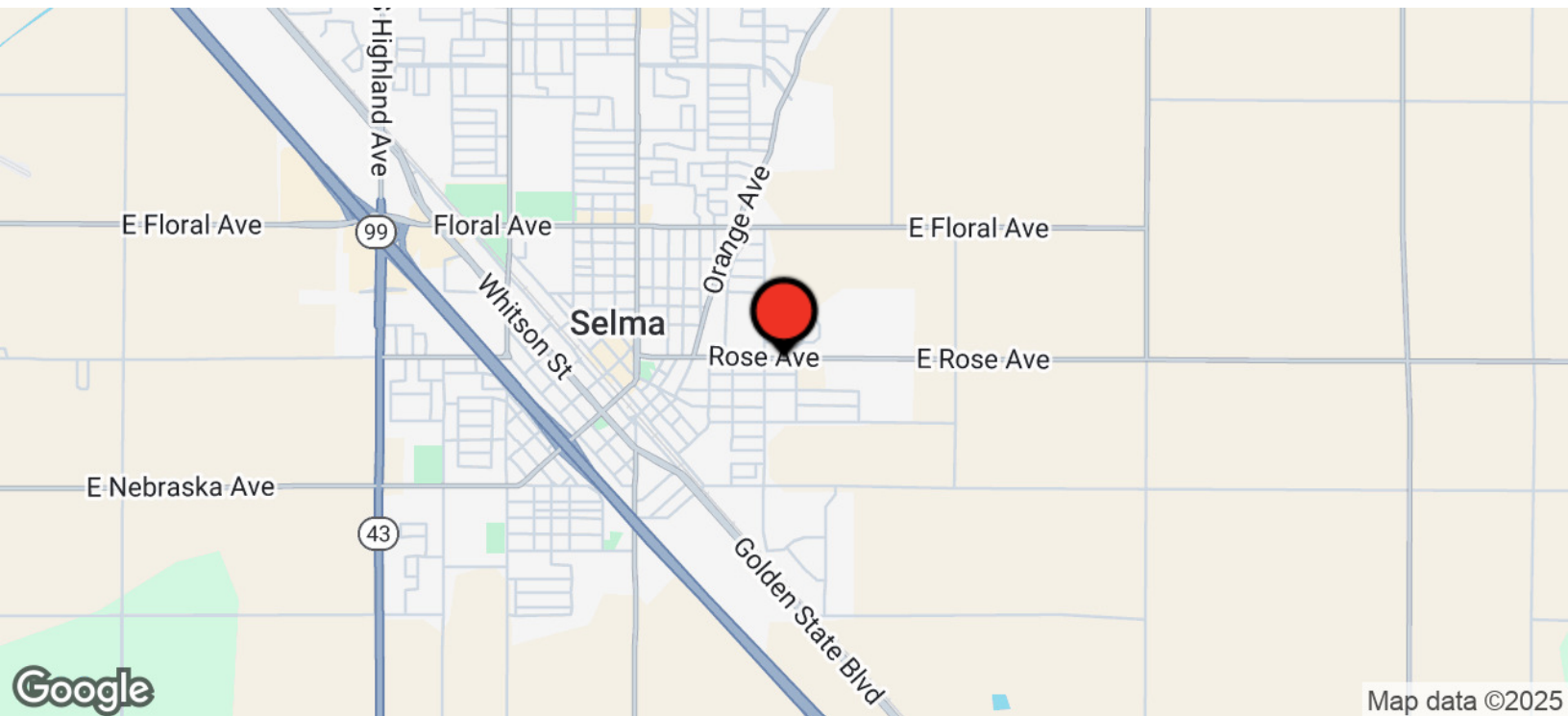
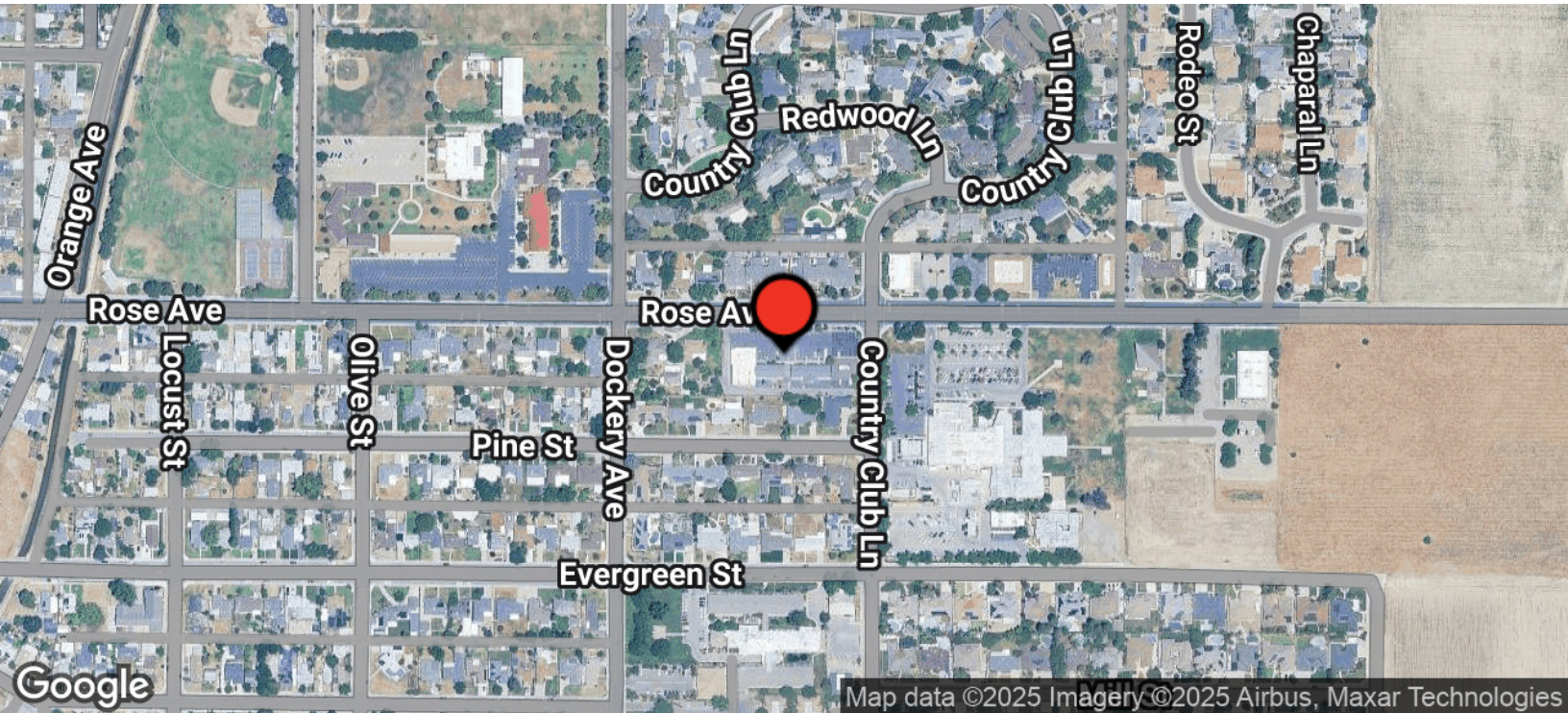
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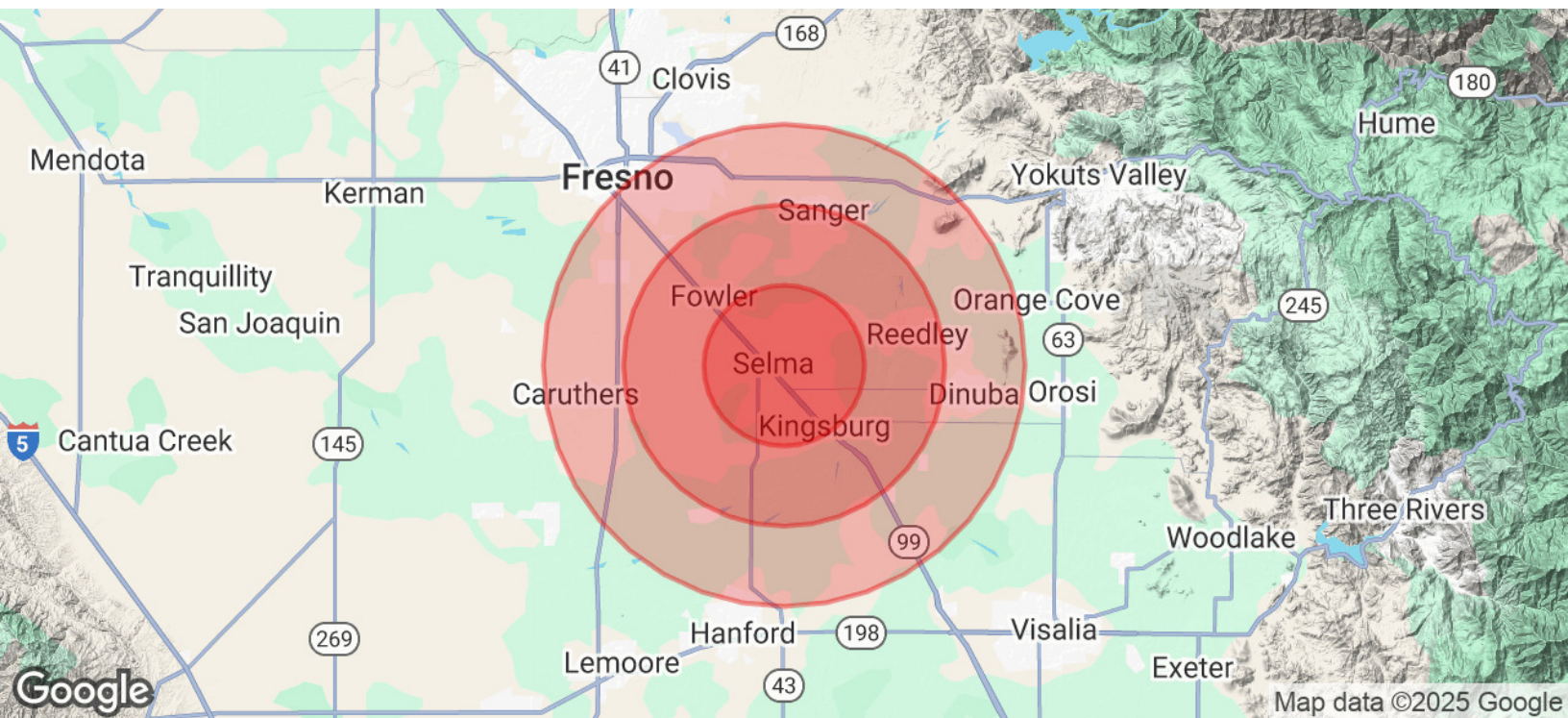
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**POPULATION****5 MILES****10 MILES****15 MILES**

Total Population	58,384	135,163	313,195
Average Age	36	36	35
Average Age (Male)	35	35	34
Average Age (Female)	37	37	36

HOUSEHOLDS & INCOME**5 MILES****10 MILES****15 MILES**

Total Households	16,976	39,312	89,194
# of Persons per HH	3.4	3.4	3.5
Average HH Income	\$78,916	\$82,879	\$82,378
Average House Value	\$364,591	\$397,596	\$381,261

ETHNICITY (%)**5 MILES****10 MILES****15 MILES**

Hispanic	78.9%	77.7%	71.9%
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Demographics data derived from AlphaMap

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