

FOR LEASE | OFFERING MEMORANDUM

NEC COPPER AND FRIANT, FRESNO CA 93730

**AVAILABLE:
OFFICE/RETAIL FOR LEASE**



FOR MORE INFORMATION PLEASE CONTACT

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BOTTOM LINE

BROKER | CONSULT | ENTITLE | DESIGN
ENGINEER | BUILD | CAPITAL | MANAGE

OFFERING SUMMARY



LOCATION HIGHLIGHTS

- » **Strategic Fresno Location:** Situated in the thriving Copper River area, a sought-after business and residential district in Northeast Fresno, known for its affluent demographics and vibrant community.
- » **Proximity to Major Amenities:** Minutes from Copper River Country Club, high-end retail at River Park Shopping Center, and top-rated dining, enhancing employee and client experiences.
- » **Excellent Connectivity:** Convenient access to Highway 41 and major arterial roads, providing seamless connectivity to Downtown Fresno, Clovis, and surrounding areas.
- » **Strong Demographic Profile:** Surrounded by upscale residential neighborhoods, offering a built-in customer base with high disposable income for retail and service-oriented businesses.
- » **Growing Business Environment:** Positioned in a dynamic commercial corridor with increasing development, attracting professionals, retailers, and corporate tenants.

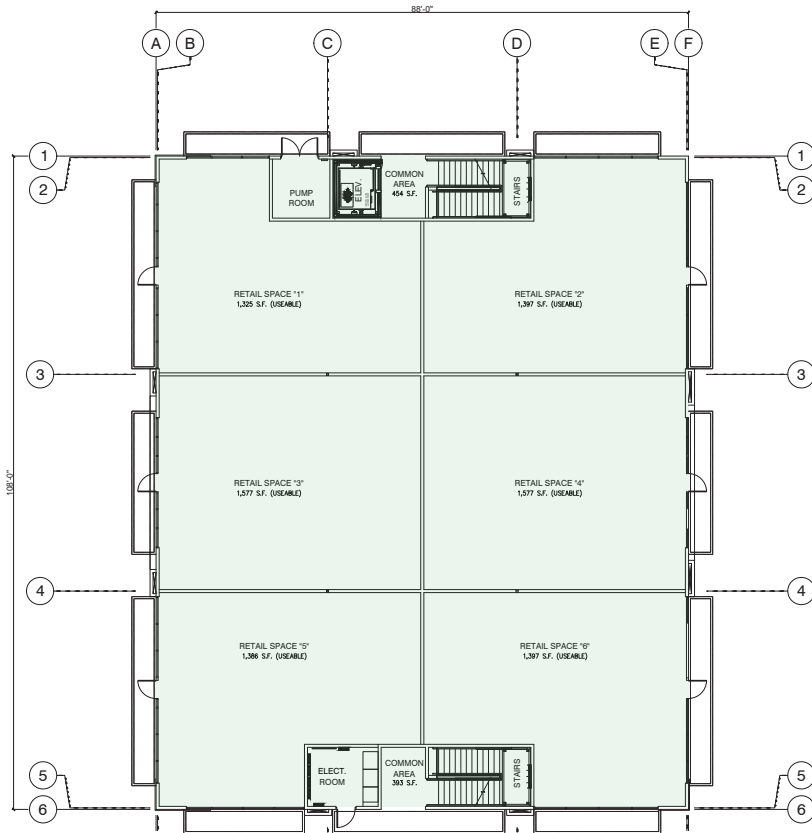
LEASE INFORMATION

Location:	NEC Copper and Friant, Fresno, CA 93730
Available:	Office/Retail For Lease
Lease Rate:	Contact Broker
Lease Type:	NNN
Available:	+/- 1,325 – 8,660 SF
Traffic Counts:	E. Copper Ave: +/- 10,800 CPD N. Friant Rd: +/- 13,500 CPD

PROPERTY FEATURES

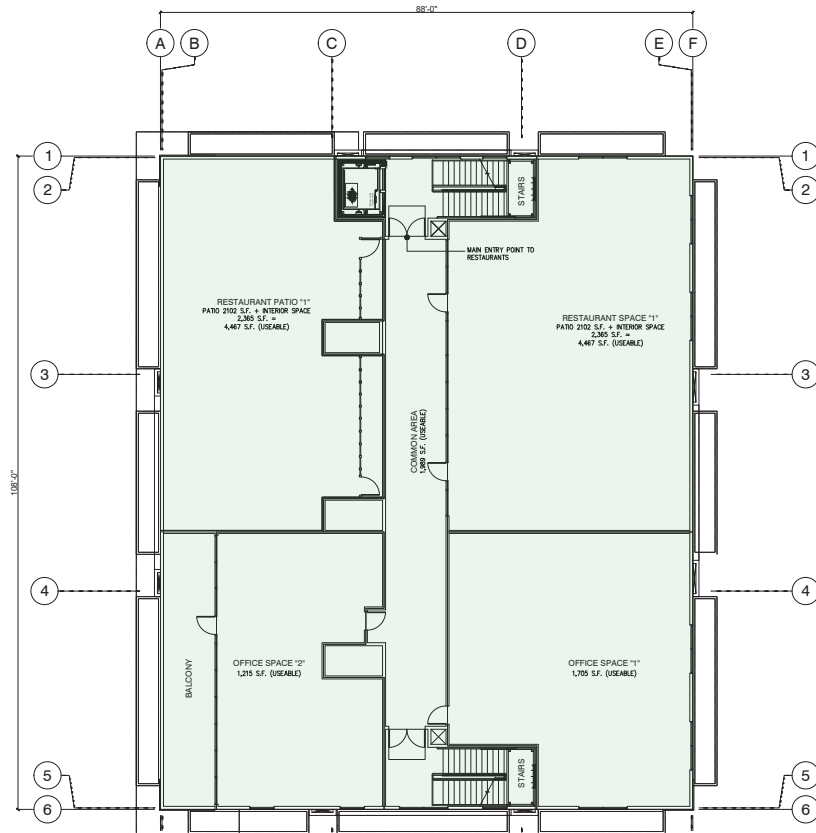
- » **Prime Opportunity to Lease Office or Retail Space**
- » **Average Household Income Exceeding \$150,000 in 3 Mile Radius**
- » **Monument Signage Available | Excellent Exposure**
- » **High Traffic Volume | Excess 24,000 ADT at Copper and Friant**

FLOOR PLAN



FIRST FLOOR PLAN

Space	SF
Retail Space #1	1,325 SF (Usable)
Retail Space #2	1,397 SF (Usable)
Retail Space #3	1,577 SF (Usable)
Retail Space #4	1,577 SF (Usable)
Retail Space #5	1,386 SF (Usable)
Retail Space #6	1,397 SF (Usable)



SECOND FLOOR PLAN

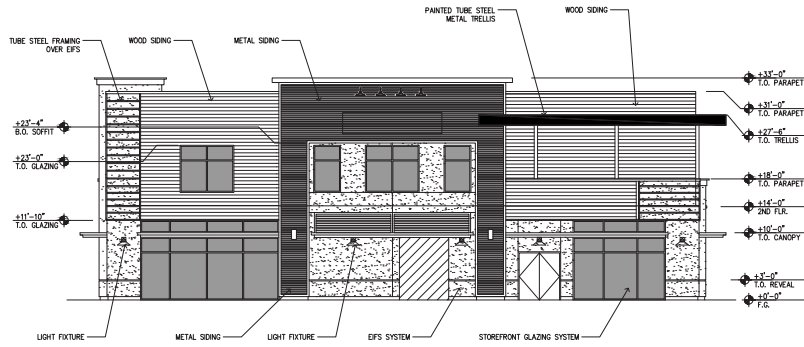
Space	SF
Restaurant Patio #1	2,102 SF (Usable)
Restaurant Space #1	2,365 SF (Usable)
Office Space #1	1,705 SF (Usable)
Office Space #2	1,715 SF (Usable)
Common Area	1,989 SF (Usable)

SITE PLAN



Space	SF
Proposed Building	19,100 SF

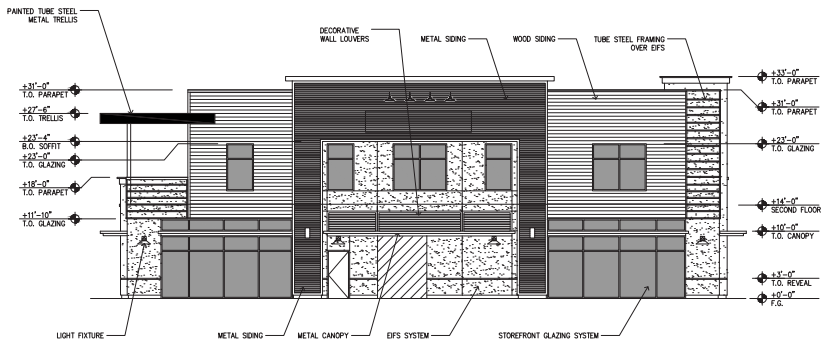
EXTERIOR ELEVATIONS



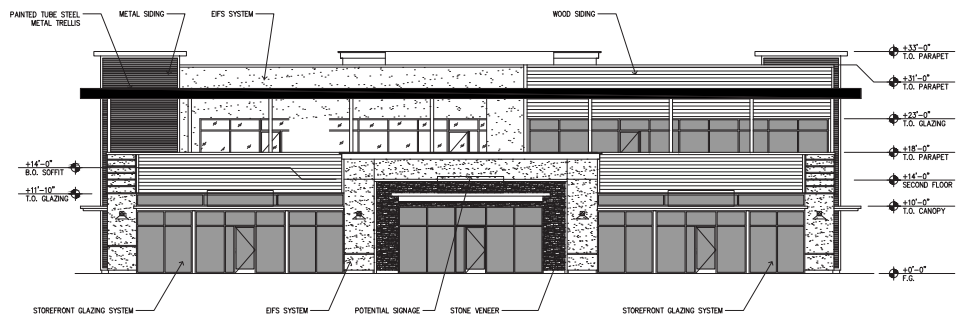
NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION

RENDERING ELEVATIONS



NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION

LOCATION MAP



SUBJECT SITE

Chick-fil-A **CHIPOTLE** **BARNES & NOBLE**
CHASE **macy's**
IN-N-OUT **Total Wine** **LOWE'S**
PF. CHANG'S **HomeGoods** **Sams Club** **BEST BUY**
REGAL **Ashley**
WORLD MARKET **Starbucks**
Marshall's **KOHL'S**
COSTCO **BOB'S BIRDHUNT FURNITURE** **PARTY CITY**
SPROUTS FARMERS MARKET **Cane's** **FIVE BELOW** **Taverna**

Smart & Final **AMTRAK** **UNITED STATES POSTAL SERVICE**
McDonald's **THE UPS STORE** **ARCO**
Walgreens **JOHNNY JOHNS**


Jack in the Box **RITE AID** **OLYMPUS FITNESS**
NOBLE CREDIT UNION

Food 4 Less **Carls Jr.**
Walgreens **PAUL VERRILLI'S**

ROSS **LUSSER'S** **GROCERY OUTLET**
Golden 1 Credit Union **O'Reilly**

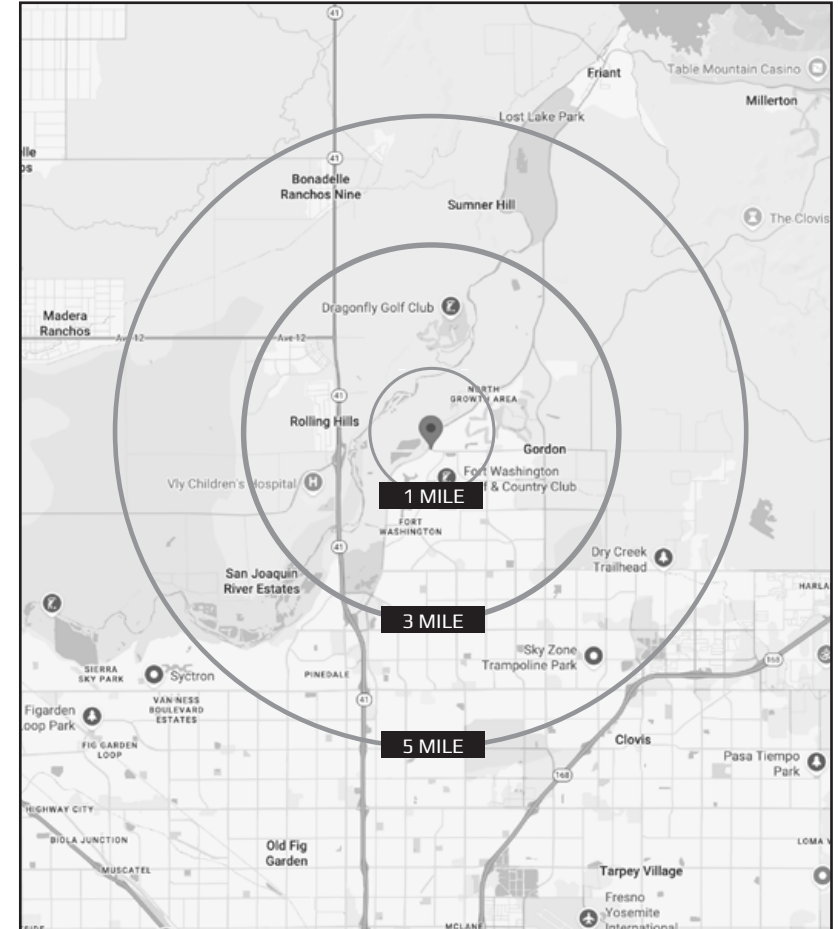
McDonald's **Save Mart** **CVS pharmacy**
CHASE **STARBUCKS**

McDonald's **DOLLAR TREE**


[View Location](#)

AREA DEMOGRAPHICS

NEC Copper and Friant, Fresno, CA 93730	1 mi radius	2 mi radius	3 mi radius	5 mi radius
Population				
2025 Estimated Population	6,776	25,053	49,054	118,353
2030 Projected Population	6,703	25,377	50,102	121,273
2020 Census Population	6,681	23,568	46,169	111,785
2010 Census Population	5,312	19,844	40,116	102,205
Projected Annual Growth 2025 to 2030	-0.2%	0.3%	0.4%	0.5%
Historical Annual Growth 2010 to 2025	1.8%	1.8%	1.5%	1.1%
2025 Median Age	40.8	39.5	39.1	38.4
Households				
2025 Estimated Households	2,438	9,273	18,384	44,829
2030 Projected Households	2,476	9,606	19,213	46,856
2020 Census Households	2,508	9,121	17,516	42,543
2010 Census Households	1,916	7,534	14,893	38,391
Projected Annual Growth 2025 to 2030	0.3%	0.7%	0.9%	0.9%
Historical Annual Growth 2010 to 2025	1.8%	1.5%	1.6%	1.1%
Race and Ethnicity				
2025 Estimated White	55.9%	54.9%	54.3%	53.0%
2025 Estimated Black or African American	2.9%	3.8%	4.1%	4.8%
2025 Estimated Asian or Pacific Islander	20.4%	18.8%	16.9%	14.7%
2025 Estimated American Indian or Native Alaskan	0.8%	0.8%	0.9%	1.3%
2025 Estimated Other Races	20.0%	21.7%	23.8%	26.3%
2025 Estimated Hispanic	28.4%	31.2%	33.8%	36.8%
Income				
2025 Estimated Average Household Income	\$250,692	\$197,780	\$179,275	\$151,524
2025 Estimated Median Household Income	\$154,617	\$128,345	\$127,726	\$112,990
2025 Estimated Per Capita Income	\$90,197	\$73,203	\$67,195	\$57,485
Education (Age 25+)				
2025 Estimated Elementary (Grade Level 0 to 8)	1.9%	1.8%	2.5%	3.1%
2025 Estimated Some High School (Grade Level 9 to 11)	1.3%	2.2%	2.4%	3.9%
2025 Estimated High School Graduate	8.3%	11.8%	12.5%	15.9%
2025 Estimated Some College	16.2%	17.1%	19.9%	21.0%
2025 Estimated Associates Degree Only	8.3%	9.8%	9.3%	9.9%
2025 Estimated Bachelors Degree Only	34.5%	32.8%	31.0%	28.3%
2025 Estimated Graduate Degree	29.5%	24.6%	22.3%	17.9%
Business				
2025 Estimated Total Businesses	193	705	1,464	5,764
2025 Estimated Total Employees	2,107	5,033	11,706	52,553
2025 Estimated Employee Population per Business	10.9	7.1	8.0	9.1
2025 Estimated Residential Population per Business	35.2	35.5	33.5	20.5



118,353

2025 ESTIMATED
POPULATION
(5 Miles)



44,829

2025 ESTIMATED
HOUSEHOLDS
(5 Miles)



\$151,524

2025 ESTIMATED AVERAGE
HOUSEHOLD INCOME
(5 Miles)