

OFFICE FOR LEASE

QUALITY MEDICAL & GENERAL OFFICE NEAR ADVENTIST HEALTH

1215 Rose Ave, Selma, CA 93662



Lease Rate

**\$1.35
SF/MONTH**

OFFERING SUMMARY

Building Size:	10,715 SF
Available SF:	950 - 2,067 SF
Lot Size:	40,040 SF
Number of Units:	1
Zoning:	Planned Medical Development (PMD)
Market:	Fowler/Selma
Submarket:	Hospital District
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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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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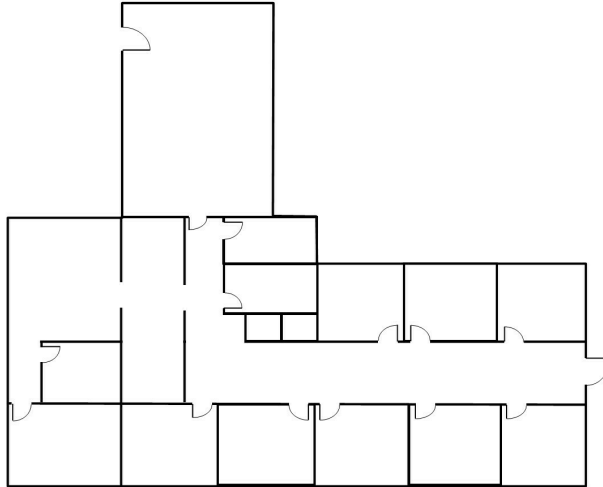
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1237
±2,067 SF



AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
TI's Available: 1219 Rose Avenue	Available	950 SF	\$0.38/SF NNN	\$1.35 SF/month	Private offices, waiting/reception area, & private restrooms.
Move-In Ready: 1233 Rose Avenue	Available	950 SF	\$0.38/SF NNN	\$1.35 SF/month	Private offices, waiting/reception area, & private restrooms.
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.
TI's Available: 1239 Rose Avenue	Available	1,889 SF	\$0.38/SF NNN	\$1.35 SF/month	Open 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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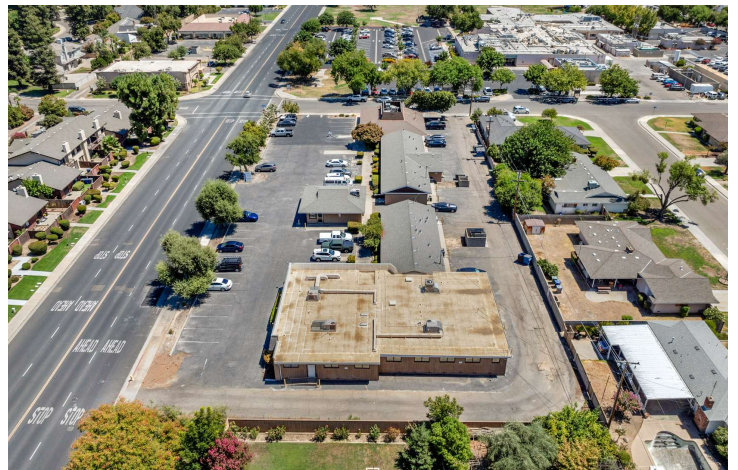
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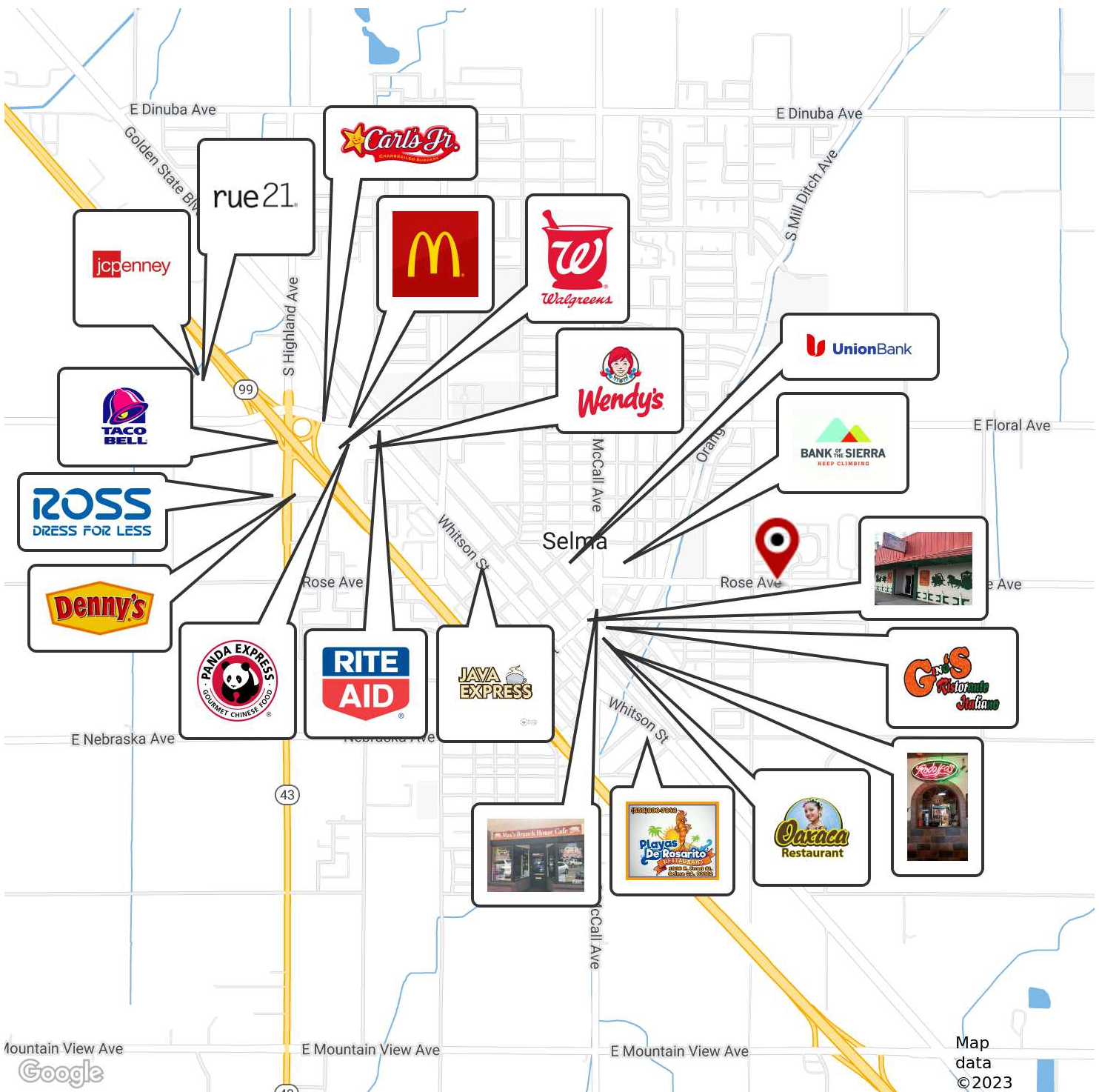
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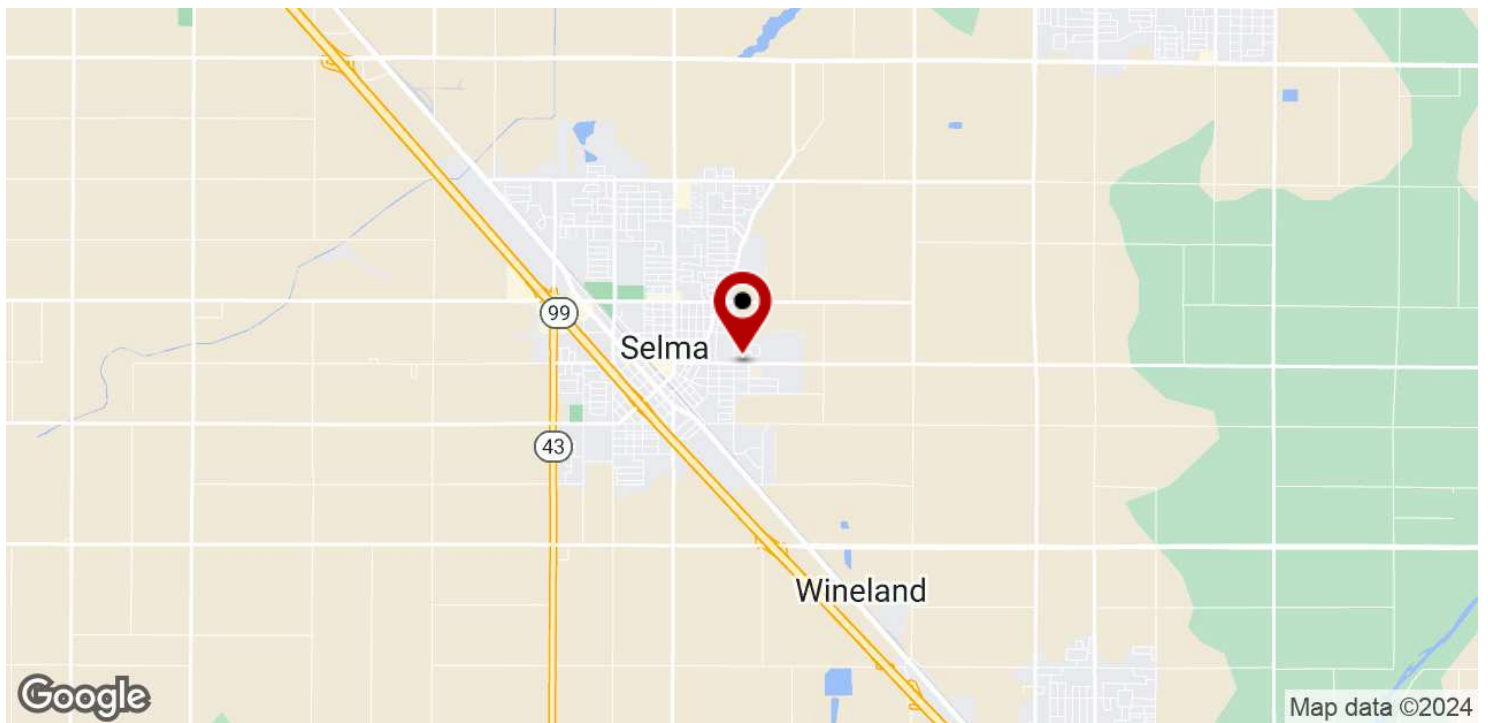
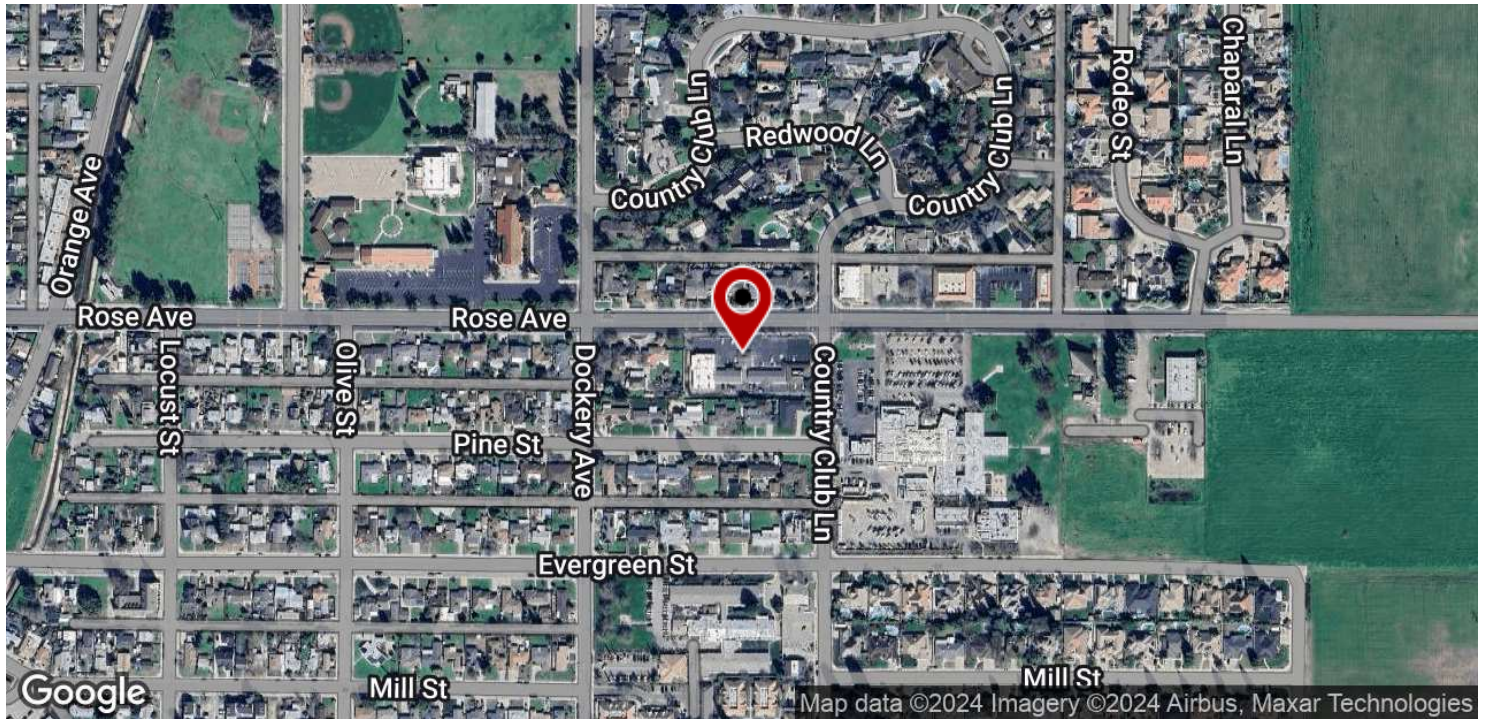
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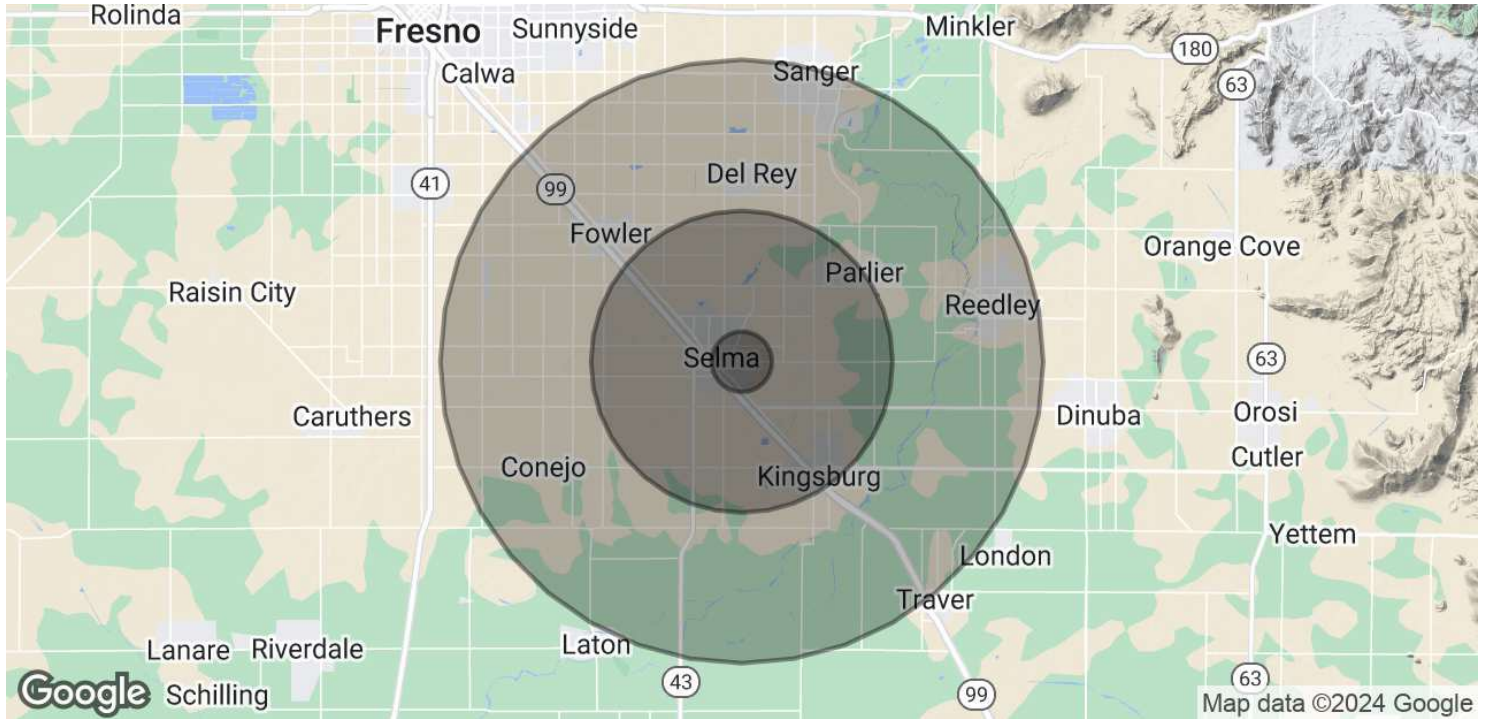
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	1 MILE	5 MILES	10 MILES
POPULATION			
Total Population	6,288	53,481	110,708
Average Age	30.5	29.5	30.1
Average Age (Male)	30.9	29.1	28.8
Average Age (Female)	30.1	30.3	31.8
HOUSEHOLDS & INCOME			
Total Households	1,924	14,852	30,809
# of Persons per HH	3.3	3.6	3.6
Average HH Income	\$48,883	\$56,166	\$59,163
Average House Value	\$257,579	\$260,662	\$292,475
ETHNICITY (%)			
Hispanic	74.6%	72.8%	69.0%

* Demographic data derived from 2020 ACS - US Census

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