

OFFICE FOR LEASE

PROFESSIONAL OFFICE, SURGICAL CENTER, RETAIL SPACE IN DOWNTOWN

2841 Tulare St, Fresno, CA 93721



Lease Rate

**\$1.15 - 1.35
SF/MONTH**

OFFERING SUMMARY

Building Size:	16,565 SF
Available SF:	798 - 7,909 SF
Utilities:	\$0.37/SF
TI Allowance:	\$40/SF
Lot Size:	0.988 Acres
Year Built:	1983
Renovated:	2023
Zoning:	C-P
Market:	Downtown Fresno
Submarket:	Community Regional Medical Center

PROPERTY HIGHLIGHTS

- 142 FREE Downtown Parking Spaces On Site
- Newly Remodeled Office & Medical/Dental Space
- Brand New Flooring, Paint, & LED Lights w/ TI's Available
- Ample Private Parking (4/1,000 SF) | Additional Street Parking
- Multiple Configurations Available w/ Ample Parking
- Prime Location in Downtown Fresno @ Signalized Intersection
- First Class Finishes | Spaces Can Be Combined
- Flexible Floorplan w/ Improvements Available
- Multiple Access Points | Flexible C-P Zoning
- Nearby Access to Highway 41, 99, 168, & 180
- Visible Tulare St Frontage w/ Corner Monument Signage
- Busy & Established Corridor w/ Retail Growth
- Close Proximity to Traffic Generators & Hospital
- Great Access & Visibility w/ High Level of Consumer Traffic

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PROPERTY DESCRIPTION

Professional Office complex offering ± 798 SF to $\pm 4,103$ SF of multiple spaces for medical, government, professional, & general space. Includes 88 private on-site parking spaces and 54 street spaces in front of the property - all available at no cost! Located within the enterprise zone in downtown Fresno just blocks away from Fresno's Community Regional Medical Center, the Federal Courthouse and City Hall. The front entrance is complete, Power is stubbed, Fire sprinklers are existing, and HVAC ducting is present.



#102 ($\pm 4,103$ SF): Newly remodeled space with (2) private offices, large open bullpen area, conference room, waiting room w/ private entrance, reception area, kitchen, & a brand new private ADA restroom. Potential to be combined with Suite #103 for $\pm 5,739$ SF.



#103 ($\pm 1,636$ SF): Newly remodeled space with a large open concept room, 1 rear private office, storage room & a brand new private ADA restroom.

#104 (± 798 SF): Open space with TI's available. Can be combined with #105.

#105 ($\pm 1,660$ SF): Former dental buildout with a large reception area, open rooms, 3 private rooms/offices, storage room and 2 entrances (private street access). Potential to be combined with Suite #104 for $\pm 2,458$ SF.



LOCATION DESCRIPTION

This property is located at the southwest corner of "S" Street and Mariposa Street extending to Tulare Street. It has easy access to Freeways 41, 180 and Highway 99. It is also just blocks away from Fresno's Community Regional Medical Center. Prime signalized location offering ample parking and easy access to Highway 99, 41, 180, and 168 off/on ramps.

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AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Brand New Remodel: Suite #102	4,103 - 7,909 SF	CAOE: \$0.37/SF/Month	\$1.35 SF/month	Move in Ready: (2) private offices, waiting room w/ private entrance, reception area, kitchen & a brand new ADA private restroom. Flooring Allowance Available.
Brand New Remodel: Suite #103	1,636 - 5,278 SF	CAOE: \$0.37/SF/Month	\$1.35 SF/month	Move in Ready: 1,433 SF. The space consist of (1) private office, (1) storage room, large open group room, private restroom and staff kitchen. Flooring Allowance Available.
TI's Available: Suite #104	798 - 2,631 SF	CAOE: \$0.37/SF/Month	\$1.15 SF/month	TI's Available: Existing Open Layout w/ 1 Office
TI's Available: Suite #105	1,660 - 2,631 SF	CAOE: \$0.37/SF/Month	\$1.15 SF/month	TI's Available: Full dentist build out. Consist of 1 reception area, 3 office and 2 exam rooms.

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#102



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#104



#104



#105



#105



#105



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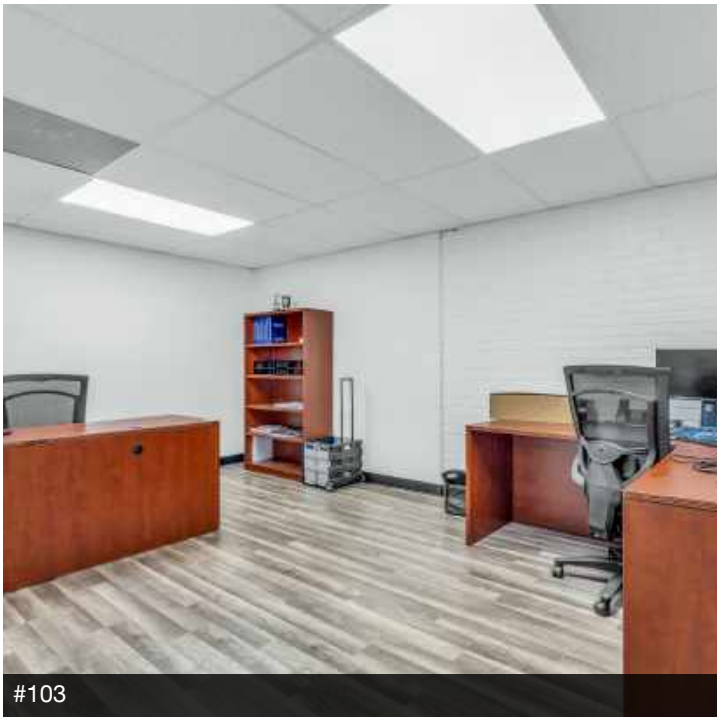
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#103



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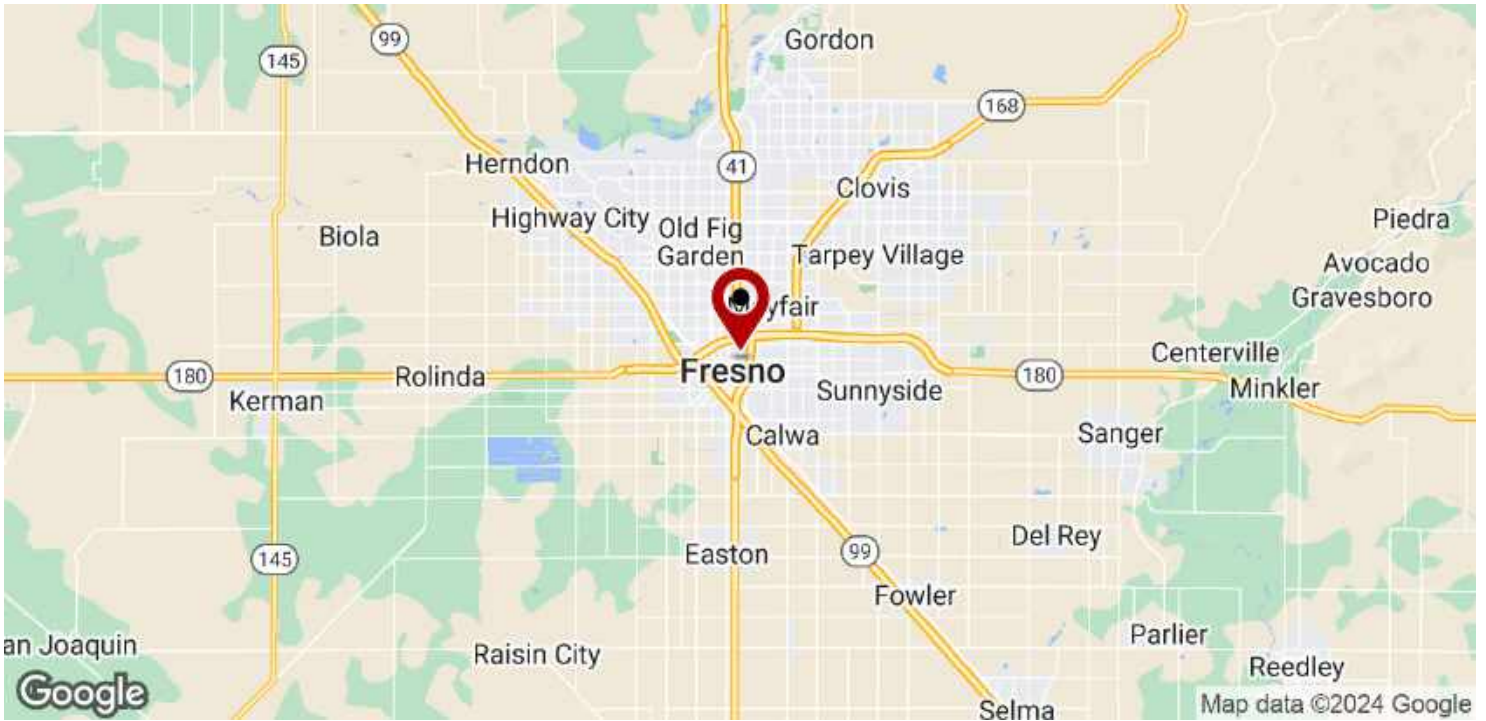
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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	22,093	77,587	159,374
Average Age	26.5	25.9	26.6
Average Age (Male)	26.4	25.4	26.1
Average Age (Female)	28.1	27.2	27.7
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	5,613	20,949	44,961
# of Persons per HH	3.9	3.7	3.5
Average HH Income	\$34,132	\$35,277	\$38,096
Average House Value	\$220,842	\$231,724	\$215,064
ETHNICITY (%)	1 MILE	2 MILES	3 MILES
Hispanic	72.1%	68.4%	64.6%

2020 American Community Survey (ACS)

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