

## Professional Office Space for Lease in Fresno, CA



Lease Rate

\$1.05  
SF/MONTHOFFERING SUMMARY

Building Size:	3,124 SF
Available SF:	765 SF
Lot Size:	0.22 Acres
Year Built:	1985
Zoning:	IL (Office Uses Allowed)
Market:	Fresno
Submarket:	Midtown East
Traffic Count:	171,073
Cross Streets:	N Winery & E McKinley
APN:	494-241-08

**PROPERTY HIGHLIGHTS**

- Class A Office Space Available in Fresno, California
- Private Offices, Open Rooms, Reception Area
- Property Manager On Site | High Speed Internet In Place
- On-Site Parking and Abundant Street Parking
- CA-168 On/Off-Ramps Located 2 Mile West Of Property
- CA-180 On/Off-Ramps Located 2 Mile South Of Property
- Huge Daytime Population Base ( $\pm 395,452$  within 5 Miles)
- Well-Known Freestanding Office Building + Mature Landscaping
- Parking On All Sides Of Building | Easy Access
- Convenient Location Between CA-168, CA-41, and CA-180
- Avg Daily Traffic  $\pm 171,073$  Cars Per Day
- Office Uses Allowed w/ IL Zoning

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**Central CA Commercial**

Investments | Industrial | Office

Multifamily | Retail | Land | Specialty

**CentralCaCommercial.com**

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### PROPERTY DESCRIPTION

±750 SF professional office space in close proximity to the Fresno-Yosemite International Airport. This suite features multiple private offices, conference room, reception/waiting area, & open work areas. The space is ideal for a small professional office and well suited for a variety of businesses such as real estate, accounting, legal, consulting, etc.. . Easy access, abundant parking, spacious shared restroom, and direct signage/ exposure to E McKinley Ave & E Clinton Ave. High-traffic intersection near McKinley Ave retail corridor with many national and local retailers in close proximity.

### LOCATION DESCRIPTION

Attractive building perfectly positioned to offer easy access, strong demographics and traffic generators. Located off of the NW corner of E Yale Ave & N Winery Ave just west of CA-168, east of E Clinton Way, north of Yale Ave and South of E McKinley Ave. The property is just 0.8 miles from the Fresno Yosemite International Airport & 6 miles from downtown Fresno. Nearby CA-41 Freeway, State Highway 99, 168 and 180 connect to all parts of central California. Surrounded by many national and regional retailers, a multitude of eateries, and boast high traffic counts on McKinley Avenue with great population density. Professional manicured grounds and surrounded by neighboring national tenants include McDonalds, Burger King, Starbucks, Dutch Bros, Taco Bell, Carl's Jr., Little Caesars, Jack in the Box, EECU, Dominos, Fosters Freeze, Hungry Howies, Arsenios, Noble Credit Union, & many others!



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## LEASE INFORMATION

Lease Type:	MG	Lease Term:	Negotiable
Total Space:	765 SF	Lease Rate:	\$1.05 SF/month

## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
2130 N Winery Suite 102	Available	765 SF	Modified Gross	\$1.05 SF/month	Open floor plan that can be utilized for reception area, work stations, and private offices.

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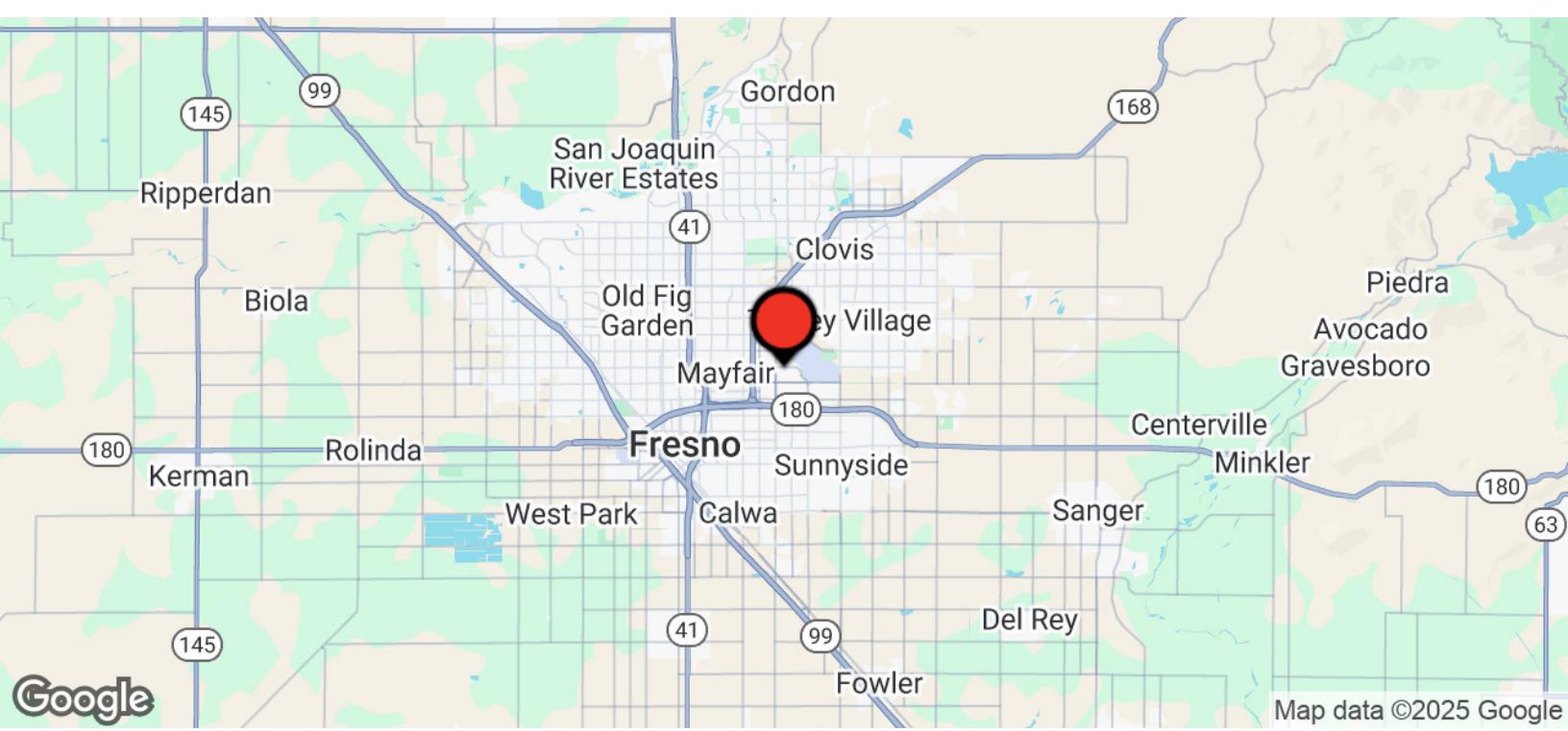
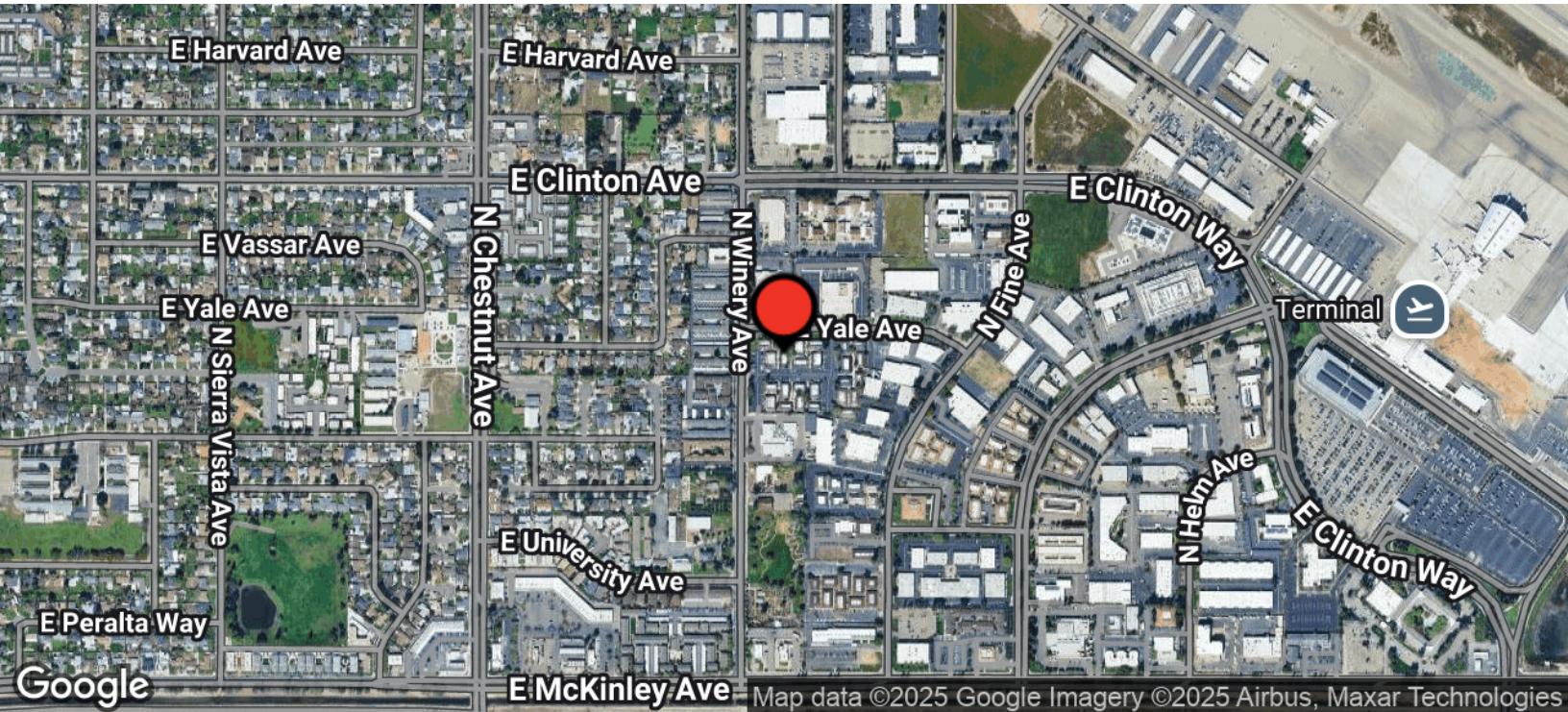
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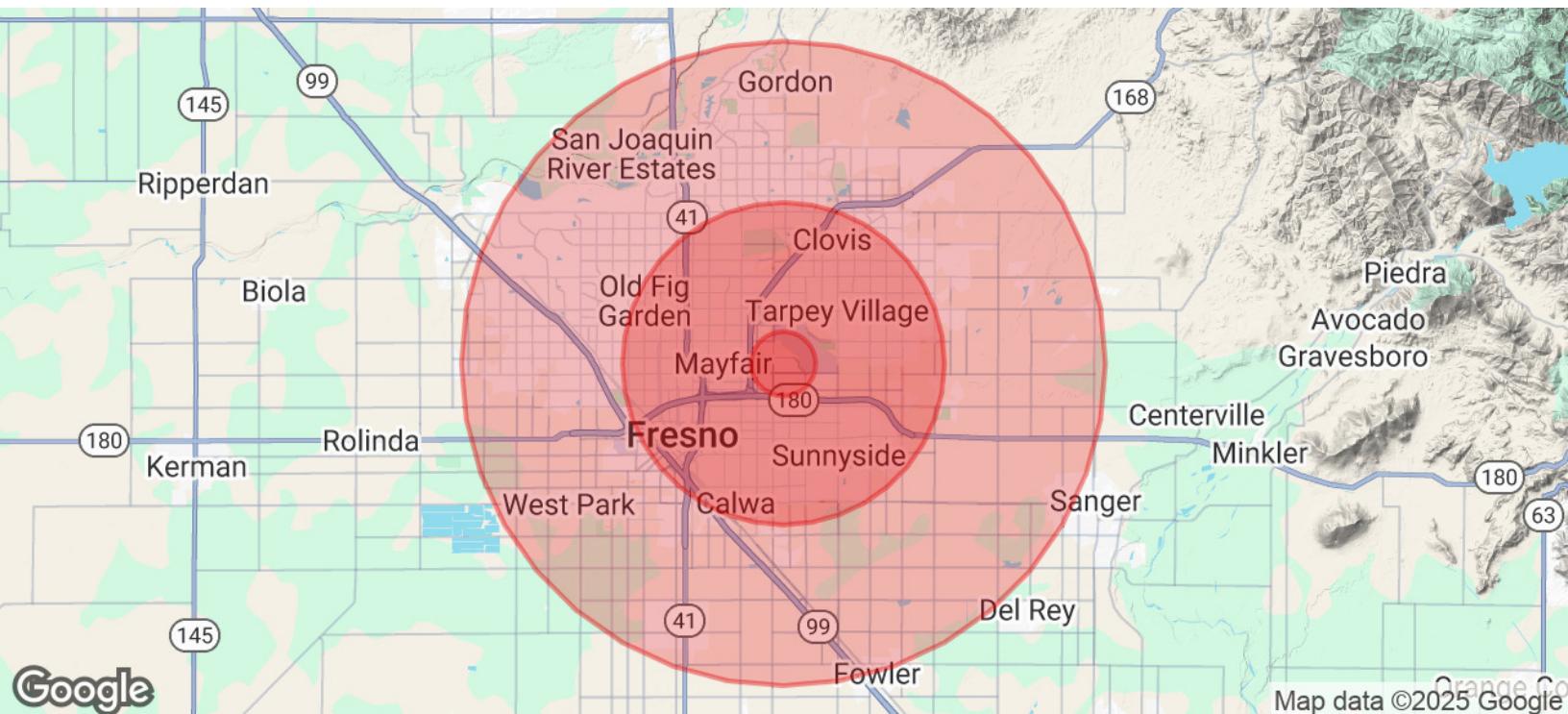
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	15,145	395,452	759,303
Average Age	34	35	37
Average Age (Male)	34	34	36
Average Age (Female)	34	36	38
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	4,406	127,173	250,189
# of Persons per HH	3.4	3.1	3
Average HH Income	\$62,219	\$80,641	\$98,301
Average House Value	\$291,633	\$342,731	\$414,760
ETHNICITY (%)	1 MILE	5 MILES	10 MILES
Hispanic	61.9%	56.1%	49.2%

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