



Each office independently owned and operated

RE/MAX SUCCESS - KIRK ATAMIAN

501 North E St, Suite H

Madera, CA 93638

FOR LEASE

MEDICAL OFFICE BUILDING

# TRUST CLINIC

6777 N WILLOW AVE | FRESNO, CA 93710



PRESENTED BY:

**KIRK ATAMIAN**

Commercial Specialist

559.246.0000

CalDRE #02127378

6777 N WILLOW AVE | FRESNO, CA 93710



### PROPERTY DESCRIPTION

Updated medical and professional office suites available at a high-traffic corner near Herndon Avenue in Fresno, surrounded by established medical users. Ideal for medical practices, private offices, or professional services. Suites range from approximately 138 to 950 square feet, with the ability to combine multiple offices for larger tenants.

The property is in prime condition and offers a professional setting with excellent visibility and easy access. Utilities and janitorial services are included, keeping operating costs simple and predictable. Perfect for tenants looking for a turnkey office in a strong medical corridor.

### PROPERTY HIGHLIGHTS

- Medical and professional office suites available
- Ideal for medical users, private offices, or professional services Suites range from approx. 138-950 SF
- Multiple suites can be combined for larger tenants up to 950 SF

### OFFERING SUMMARY

Lease Rate/Type:	Starting at \$650 Gross
Available SF:	138-950 SF
Lot Size:	28,866 SF
Building Size:	7,019 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	614	1,406	4,902
Total Population	1,629	3,711	13,123
Average HH Income	\$119,032	\$120,439	\$119,570



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ADDITIONAL PHOTOS

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OFFICE BUILDING

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**X = available**

**Front Door**

**STAFF ENTRY**

**STAFF**

**FIRE GAS (REAR) ENTRY**

**GROUP CONF/BRK 128 268 S.F.**

**STAFF 110 158 S.F.**

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**STAFF 2**

## Front Door



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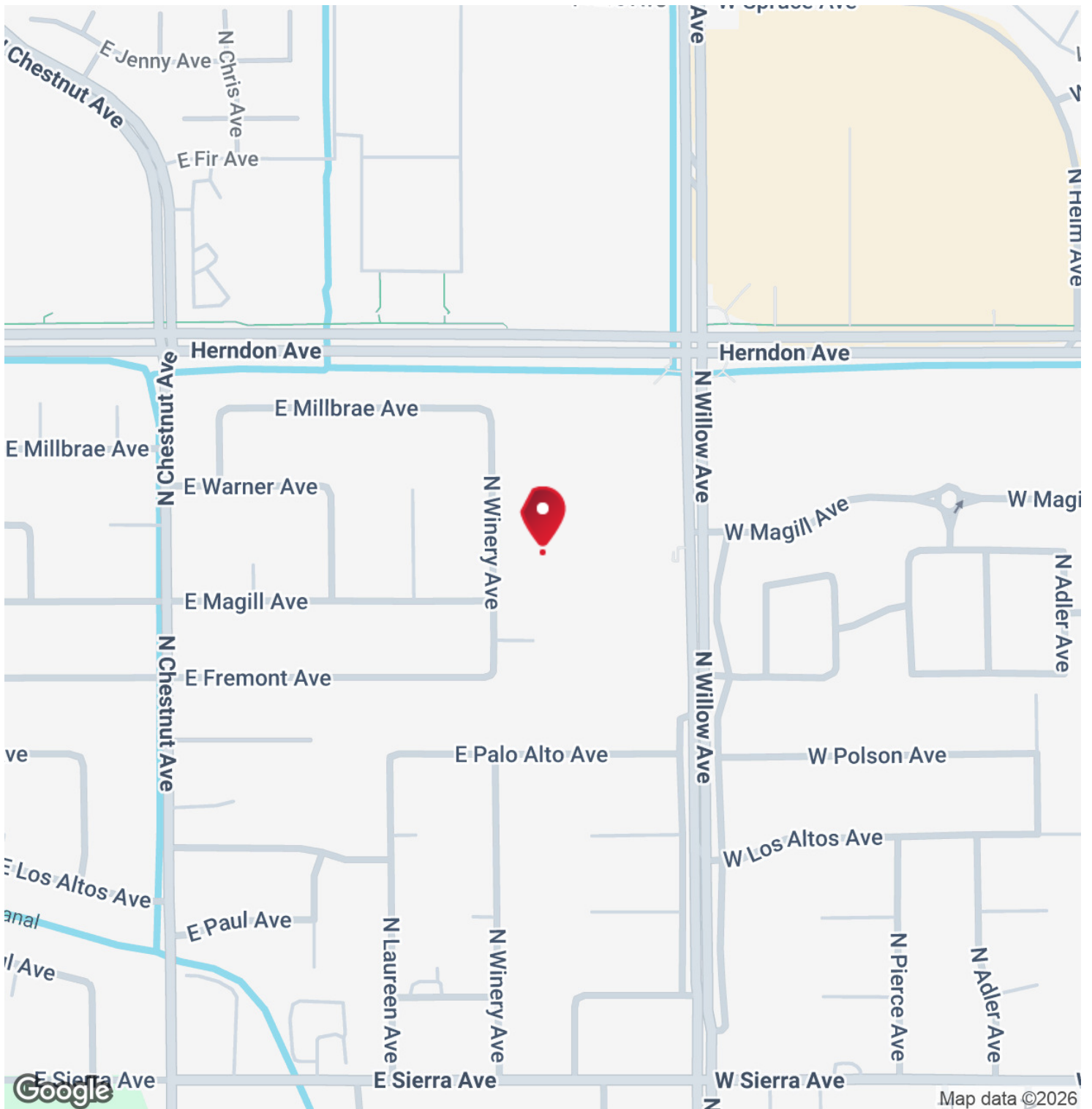


FOR LEASE

OFFICE BUILDING

LOCATION MAP

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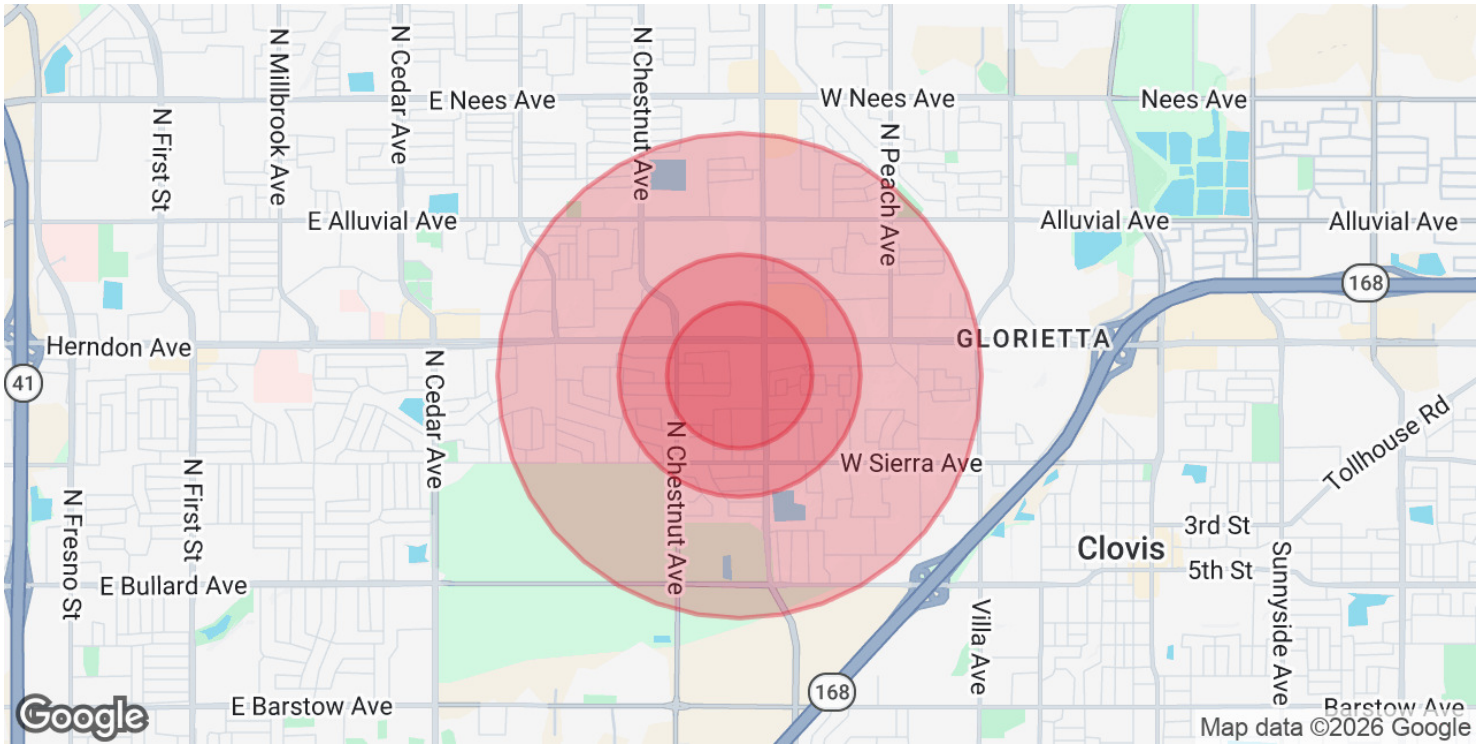
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**POPULATION****0.3 MILES****0.5 MILES****1 MILE**

Total Population	1,629	3,711	13,123
Average Age	41	41	41
Average Age (Male)	40	40	40
Average Age (Female)	42	42	42

**HOUSEHOLDS & INCOME****0.3 MILES****0.5 MILES****1 MILE**

Total Households	614	1,406	4,902
# of Persons per HH	2.7	2.6	2.7
Average HH Income	\$119,032	\$120,439	\$119,570
Average House Value	\$508,043	\$498,863	\$500,306

Demographics data derived from AlphaMap



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