

RARE FORMER BANK SPACE

CLINTON AND BRAWLEY RETAIL CENTER

2450 N. BRAWLEY AVENUE, FRESNO, CA 93722



±4,000 SF FORMER BANK SPACE

KW COMMERCIAL - GLOBAL

1221 South MoPac Expressway
Austin, TX 78746



Each Office Independently Owned and Operated

PRESENTED BY:

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2450 NORTH BRAWLEY AVENUE



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LOCATION & HIGHLIGHTS

2450 NORTH BRAWLEY AVENUE



PROPERTY OVERVIEW:

This is a unique opportunity to lease approximately 4,000 square feet of turnkey former bank space at 2450 N. Brawley Avenue, Suite 101, ideally situated adjacent to a high-traffic Walgreens.

Located within one of Fresno's most active commercial corridors, the property offers exceptional visibility, strong foot traffic, ample parking, and excellent signage opportunities. Its versatile layout is well-suited for a variety of uses and is highly strategic location presents an ideal setting to establish a strong presence and grow your business.

PROPERTY OFFERING:

- Suite 100: ±4,000 SF (Former Bank Space)
- Asking Rent: \$2.00 PSF + NNN
- Zoned as C-2
- Located adjacent to Walgreens
- Monument signage available for maximum visibility
- Convenient access to Highway 99
- Strong daytime and evening population in surrounding area
- Great visibility with high average daily traffic
- Highly versatile layout suitable for retail or office use



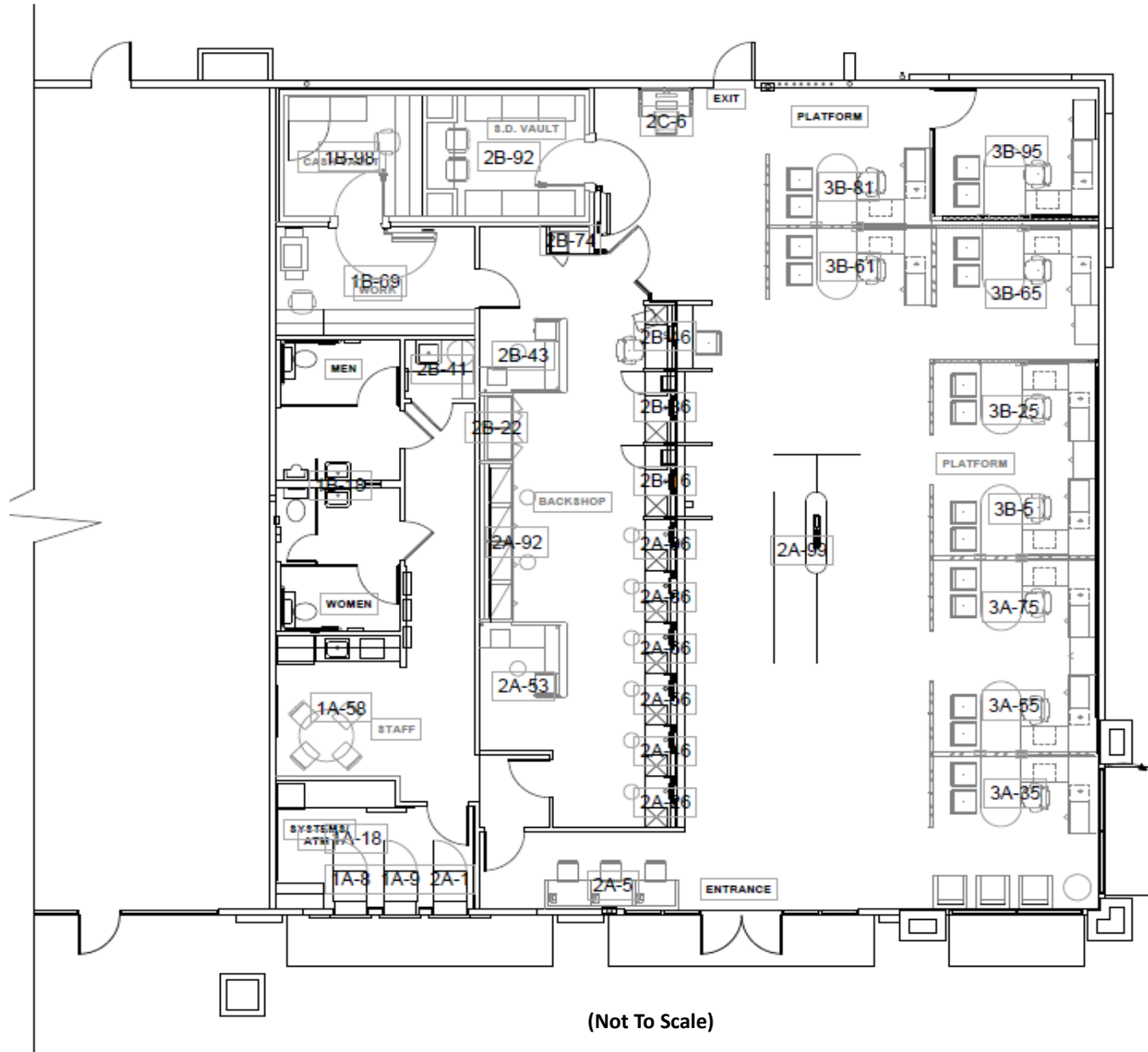
PROPERTY PHOTOS

2450 NORTH BRAWLEY AVENUE



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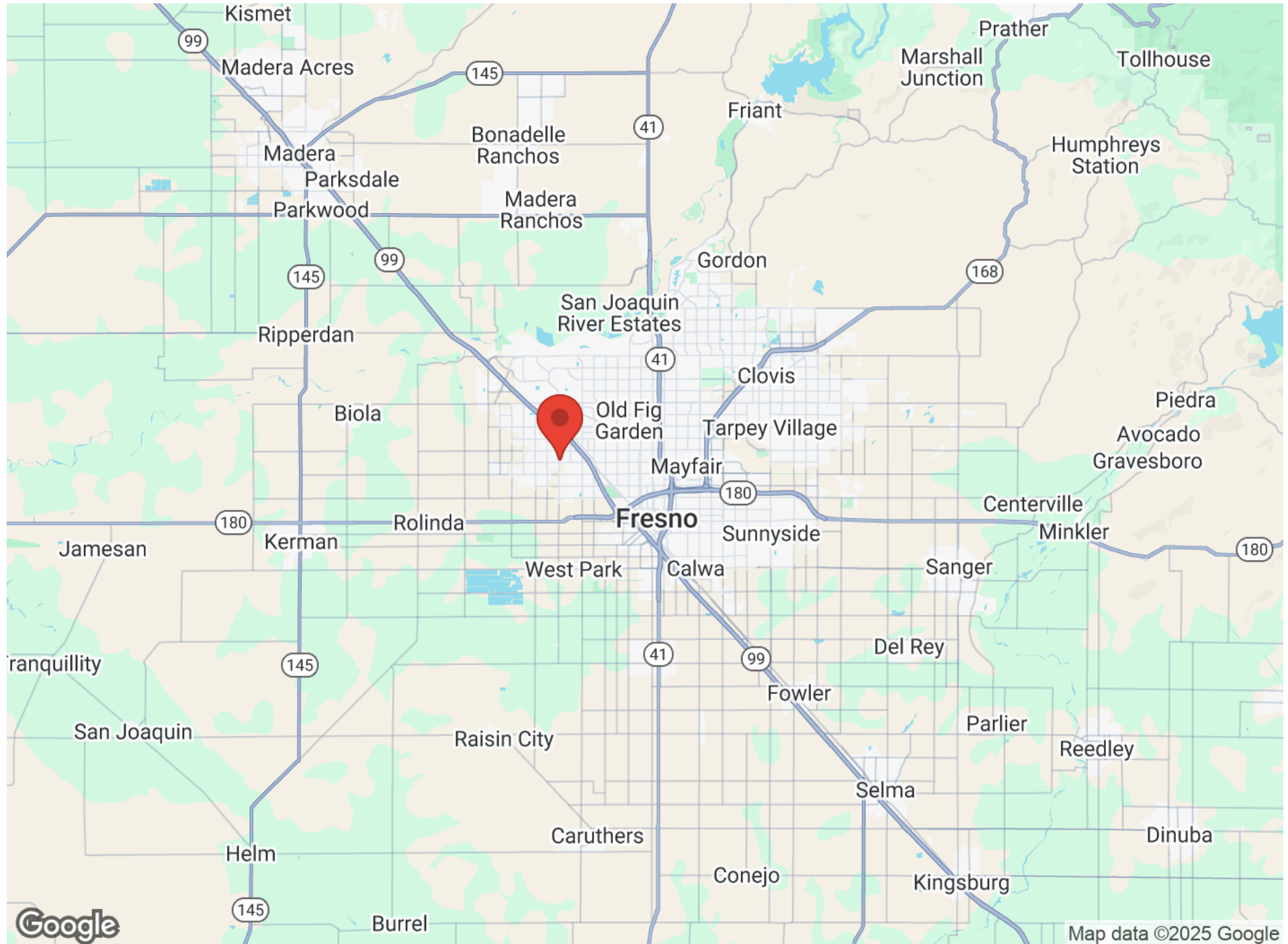
LOCATION MAPS

2450 NORTH BRAWLEY AVENUE



REGIONAL MAP

2450 NORTH BRAWLEY AVENUE



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