

PRIME RETAIL OR OFFICE FOR LEASE

CLINTON AND BRAWLEY RETAIL CENTER

2450 N. BRAWLEY AVENUE, SUITE 108, FRESNO, CA 93722



1,050 SQUARE FEET FOR LEASE

KW COMMERCIAL - GLOBAL
1221 South MoPac Expressway
Austin, TX 78746



Each Office Independently Owned and Operated

PRESENTED BY:

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DISCLAIMER

2450 NORTH BRAWLEY AVENUE



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LOCATION & HIGHLIGHTS

2450 NORTH BRAWLEY AVENUE



PROPERTY OVERVIEW:

This is an excellent opportunity at 2450 N. Brawley Avenue, Suite 108, neighboring the bustling Walgreens, offering 1,050 square feet of prime retail or office space awaiting your business vision. Positioned adjacent to Walgreens, this property boasts outstanding visibility and abundant foot traffic, ideal for businesses seeking maximum exposure. Whether your aspirations lie in creating a trendy retail boutique or a functional office space, this adaptable layout is made to accommodate your requirements. With ample parking and a strategic location in Fresno's active commercial hub, don't miss out on seizing this opportunity to establish your presence in a high-foot-traffic center.

PROPERTY OFFERING:

- Asking rent \$1.75 PSF + NNN
- Adjacent to Walgreens
- Zoned as C-2
- Monument signage available
- Convenient access to Highway 99
- High day and evening population nearby
- Great visibility with high average daily traffic
- Versatile spaces suitable for retail or office use



PROPERTY PHOTOS

2450 NORTH BRAWLEY AVENUE



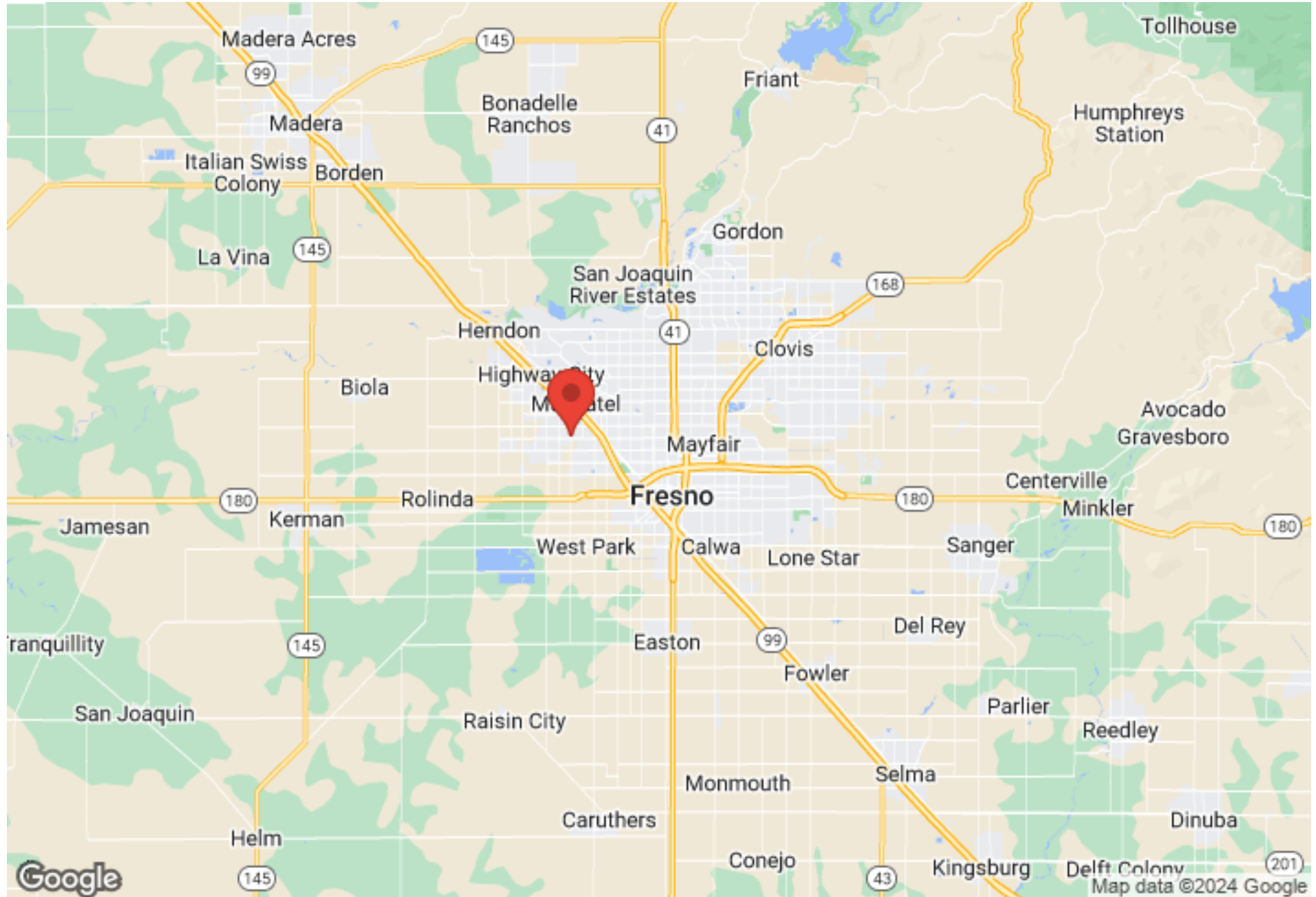
LOCATION MAPS

2450 NORTH BRAWLEY AVENUE



REGIONAL MAP

2450 NORTH BRAWLEY AVENUE



Demographic Summary Report

Clinton and Brawley Retail Center						
2450 N Brawley Ave, Fresno, CA 93722						