



**For Sale or Lease**

# SWC Brawley & Herndon Aves. Fresno, California

## Proposed Medical Office Development

### Property Summary

- Available Size: Up to ±50,000 SF
- Sales Prices: Call Broker
- Lease Rate: Call Broker
- Tenant Improvements: Generous tenant improvement allowance available for long term leases

Proposed medical office development near the southwest corner of Herndon and Brawley Avenues in Fresno, California, with close access to Freeways 41 and 99. Located near restaurants, banking and shopping services.

**Available Size:**

**Up to  
±50,000 SF**

---

**Bobby Fena, SIOR**  
559 256 2436  
bobby.fena@colliers.com  
DRE #00590204

**Beau Plumlee**  
559 256 2443  
beau.plumlee@colliers.com  
DRE #01269167

**Scott Buchanan**  
559 256 2430  
scott.buchanan@colliers.com  
DRE #01389446

7485 N. Palm Avenue, #110  
Fresno, California 93711  
P: 559 221 1271  
colliers.com/fresno

Copyright © 2022 Colliers. Information herein has been obtained from sources deemed reliable, however its accuracy cannot be guaranteed. The user is required to conduct their own due diligence and verification. Copyright © 2022 Colliers Tingey International, Inc.

# For Sale or Lease

Final Site Plan to be determined

## Renderings



Sample Renderings

## Surrounding Neighborhood Amenities



This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2022. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers Tingey International, Inc.

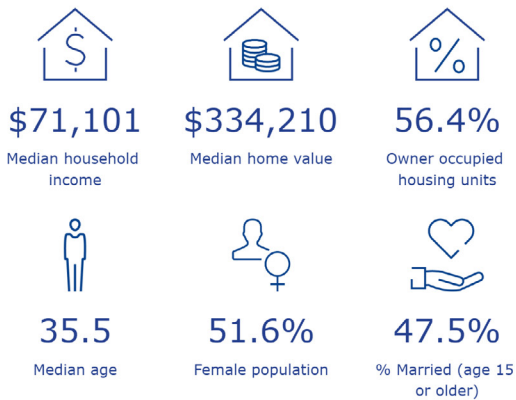
# Demographics

Within a 10 Minute Drivetime

## SWC

Herndon & Brawley  
Fresno, California

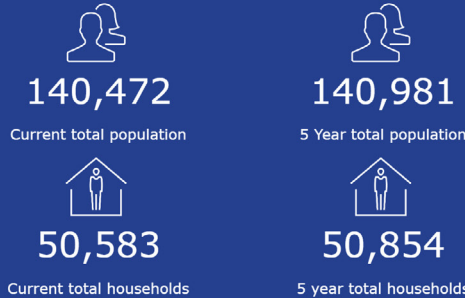
### Household & population characteristics



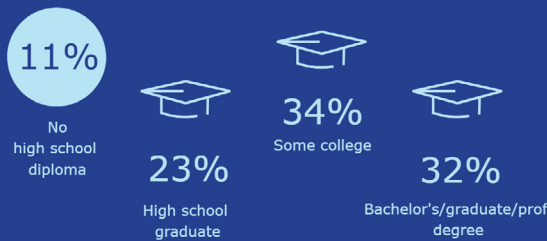
### Annual lifestyle spending



### Households & population



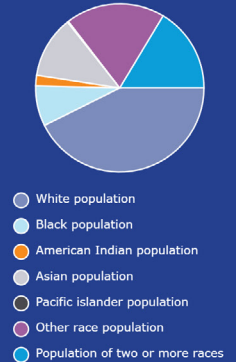
### Education



### Annual household spending



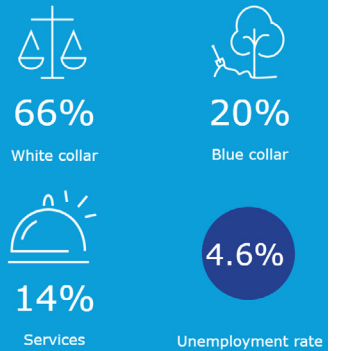
### Race



### Business



### Employment



Contact Us:

**Bobby Fena, SIOR**  
559 256 2436  
bobby.fena@colliers.com  
DRE #00590204

**Beau Plumlee**  
559 256 2443  
beau.plumlee@colliers.com  
DRE #01269167

**Scott Buchanan**  
559 256 2430  
scott.buchanan@colliers.com  
DRE #01389446



7485 N. Palm Avenue, #110  
Fresno, California 93711  
P: 559 221 1271  
colliers.com/fresno



This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2022. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers Tingey International, Inc.