



## FOR LEASE

±16,765 SF Retail | Warehouse Building in Southeast Fresno now available for Lease

3515 E. Tulare Street  
Fresno, California

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# Property Summary

Location: 3515 E. Tulare Street  
Fresno, CA

Total Available: ±16,765 SF

Parcel Size: 0.75 acres (±32,500 SF)

Zoning: NMX

Year Built: 1960

APN: 460-275-12

Lease Rate: \$0.80 PSF, NNN

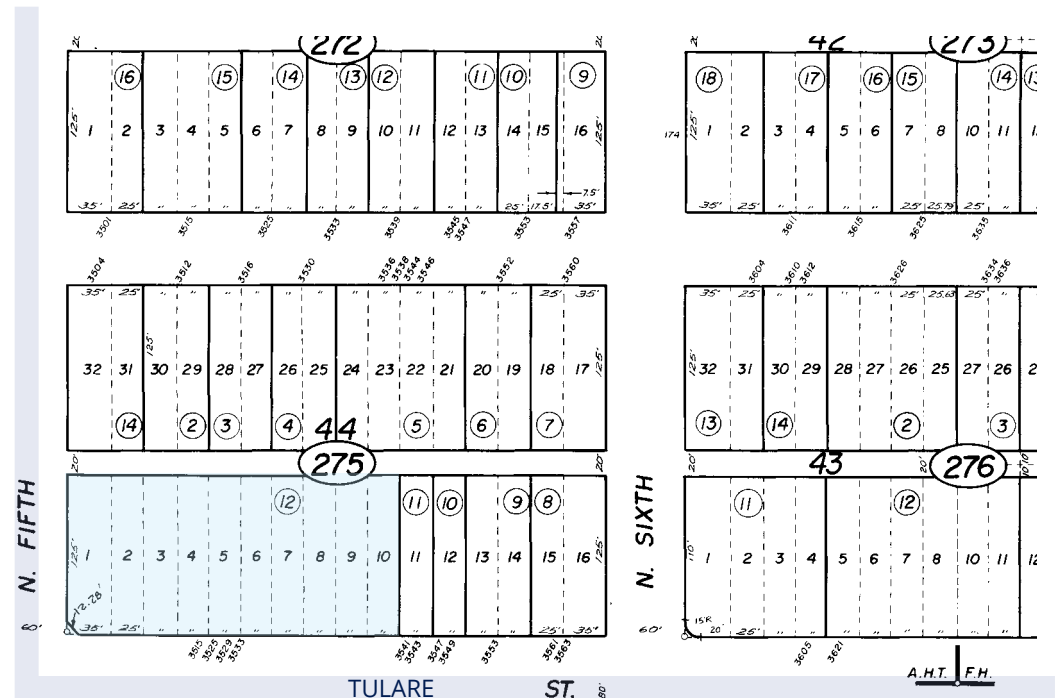
Nearest Intersection: Tulare and Fifth Street

Distance from Highway: 0.69 miles from Highway 41 and 1.4 miles from Highway 180



## PROPERTY HIGHLIGHTS

- Established retail/warehouse property in southeast Fresno market
- In close proximity to Highways 41 and 180, which facilitate smooth logistics and easy access for clients and suppliers
- Surrounded by numerous amenities, including dining, retail, and professional services





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## Demographics Current Year Summary

	1 Mile	2 Miles	3 Miles
Population	25,045	84,948	178,802
Daytime Population	22,513	112,903	216,207
Employees	11,951	51,111	89,695
Total Households	7,033	24,200	53,396
Average Household Income	\$53,793	\$55,034	\$61,303
Median Household Income	\$37,843	\$35,504	\$40,413

## Traffic Counts

<b>E. TULARE STREET</b>	<b>±36,734 ADT</b>
<b>E. DIVISADERO STREET</b>	<b>±32,603 ADT</b>

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