

# (3) Commercial Retail Spaces in Fresno, CA

Retail For Lease | 3298-3302 E McKinley Ave Fresno, CA 93703



**CENTRAL CA  
COMMERCIAL**



Lease Rate	<b>\$995 - \$2,300 PER MONTH</b>
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## OFFERING SUMMARY

Building Size:	±3,203 SF
#3324:	±546 SF
Lot Size:	±14,280 SF
Market:	Fresno
Submarket:	Midtown East : Fresno
Cross Streets:	Fulton St & San Joaquin St
APN:	466-192-17

## PROPERTY HIGHLIGHTS

- (2) Commercial Retail Spaces Available Near CA-41
- ±546 SF of Wide Open Retail Spaces | Can Be Combined
- Close Proximity to Major Traffic Generators & All Fwy Ramps
- Densely Populated Trade Area w/ ±317,869 People in 5-Miles
- Over 20,000 College Students Within A Ten Minute Drive
- Regional Bus System Provides Easy Access Within Fresno & Clovis
- Functional Layout w/ Endless Opportunities
- Busy & Established Retail Corridor ±32,036 Cars Per Day
- Excellent Location, Great Tenant Mix, High Traffic Flows
- Unmatched Level of Consumer Traffic & High Volume Exposure
- Prime Location in a High Traffic Area on Main Retail Corridor
- Near McKinley on/off Ramp from CA-41 w/ McKinley Frontage
- Potential for Dining Room Expansion
- Quality Construction | Well Maintained | Great Exposure

**Jared Ennis**  
Executive Vice President

CalDRE #01945284

jared@centralcacommercial.com

559.705.1000

**Kevin Land**  
Executive Managing Director

CalDRE #01516541

kevin@centralcacommercial.com

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### PROPERTY DESCRIPTION

Prime commercial spaces located on E. McKinley Ave in Fresno, CA. 3324 consist of ±546 wide open retail space. Each unit offers private restrooms, secure metal doors, access to private front & rear entrance/exits, and lush landscaping. All units have their very own unique address and ample parking. High traffic intersection near all majors freeways including CA-41, CA-180, and CA-168. Located on the E. McKinley Ave retail corridor with many national and local retailers in close proximity.

### LOCATION DESCRIPTION

The site is located in Fresno's vibrant Midtown East, offering excellent visibility, high traffic counts, and easy access to highways CA-41 and CA-180. Positioned just north of CA-180 and east of CA-41, it attracts both local and regional customers. Surrounded by dense residential neighborhoods, restaurants, and nightlife, the area is ideal for a variety of dining concepts. Nearby schools and popular destinations like the Tower District, River Park, and Fresno State drive steady traffic and a diverse customer base. With ongoing growth and investment in Midtown East, this location offers a strong opportunity for an owner-operator in one of Fresno's most active districts.



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## LEASE INFORMATION

Lease Type:	Gross
Total Space:	546 SF

Lease Term:	Negotiable
Lease Rate:	\$995.00 per month

## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
3324 E McKinley	Available	546 SF	Gross	\$995 per month

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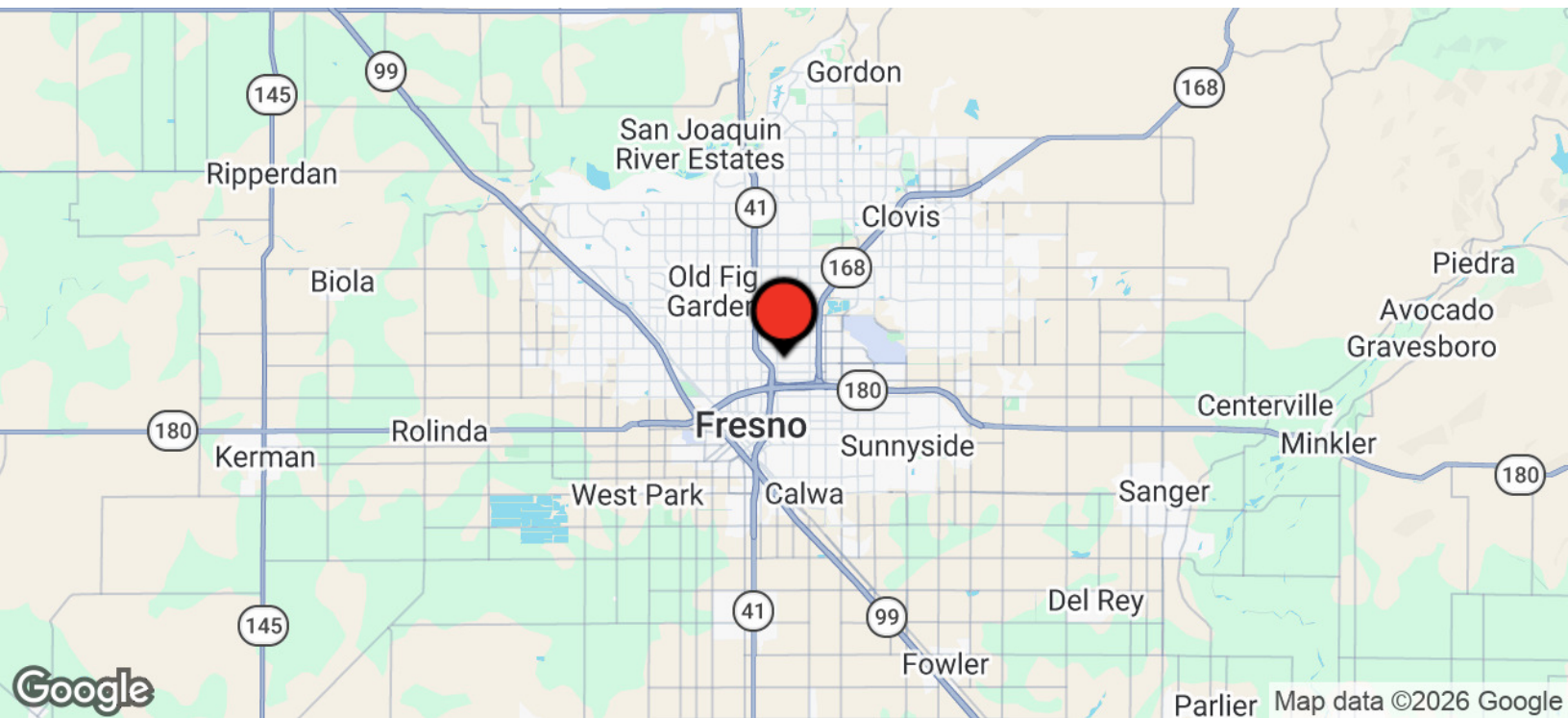
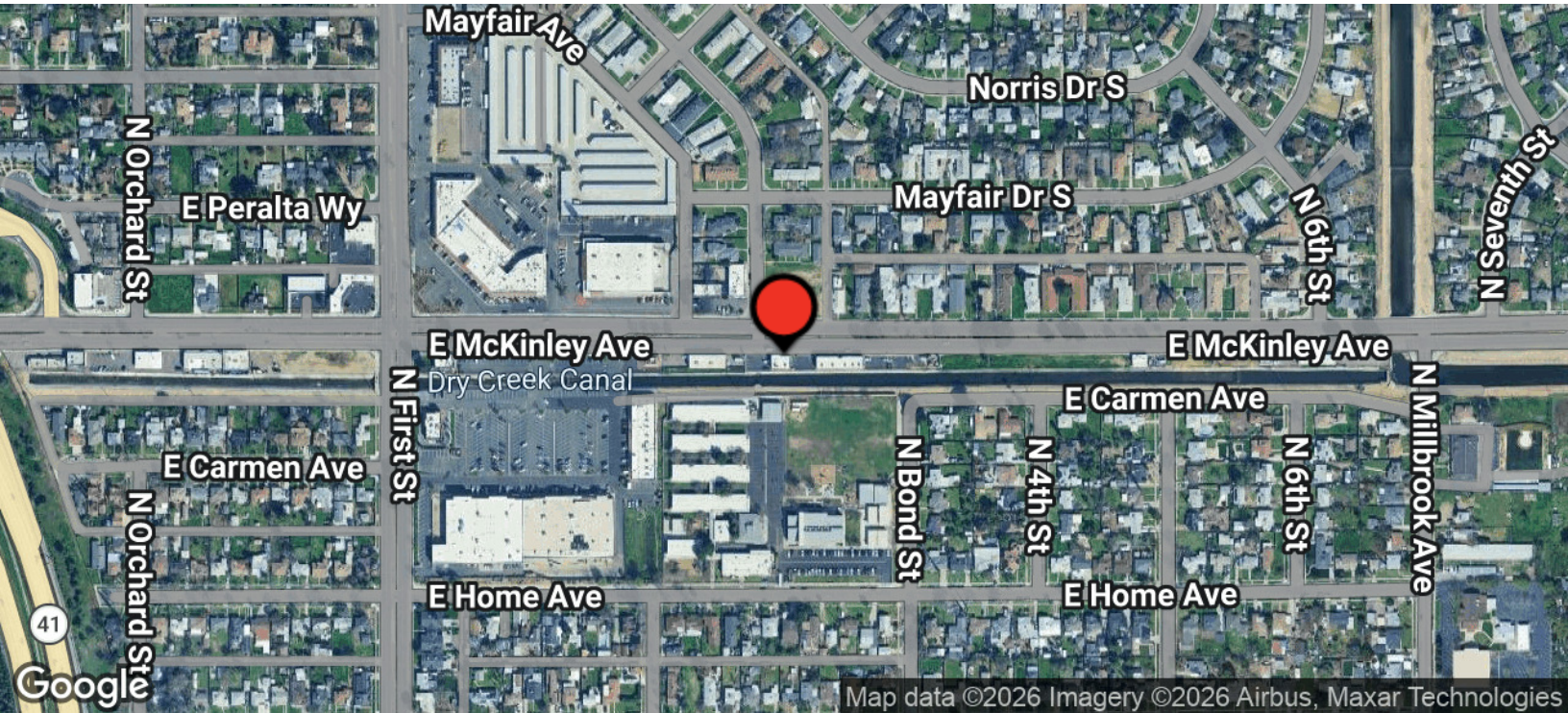
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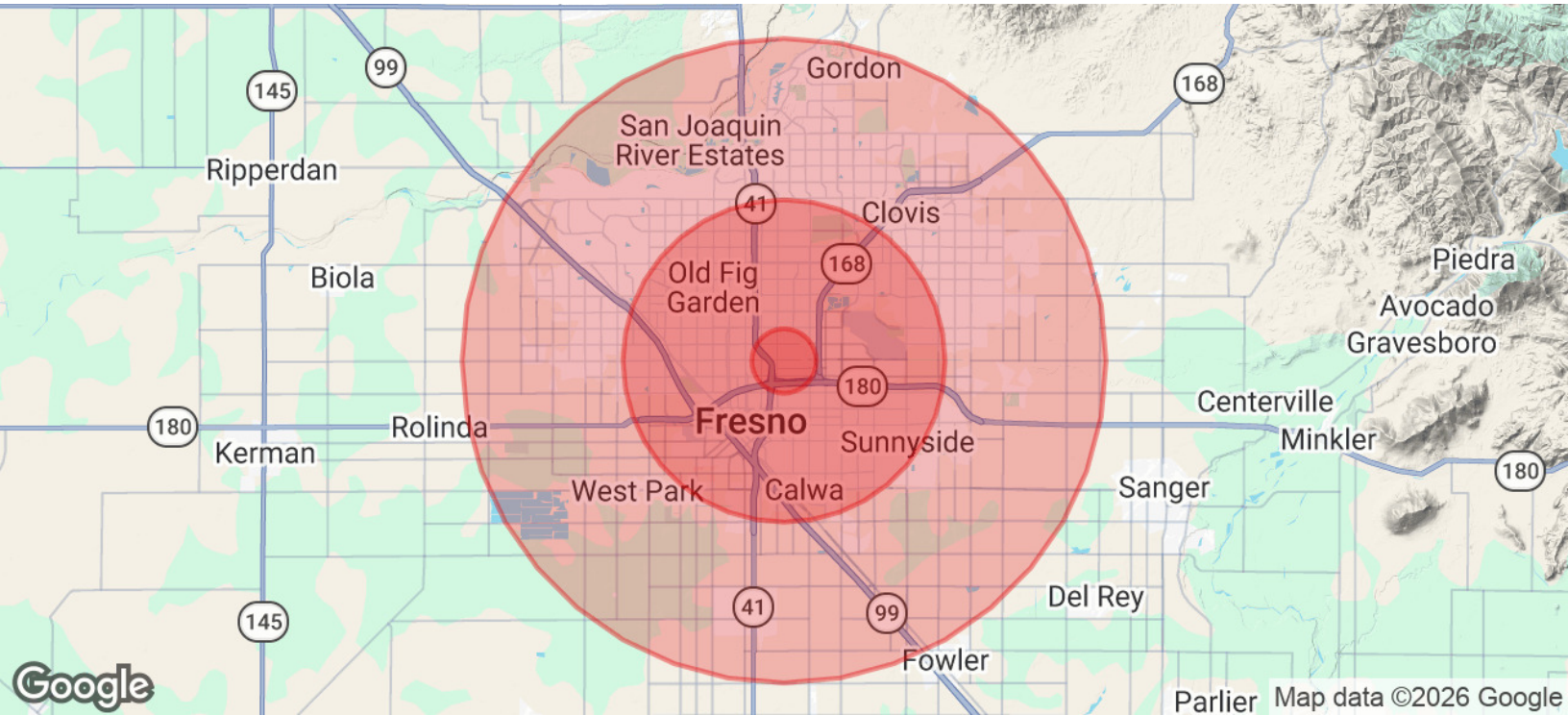
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<b>POPULATION</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total Population	26,237	394,157	730,944
Average Age	34	35	37
Average Age (Male)	33	34	36
Average Age (Female)	34	36	38
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total Households	7,745	127,337	241,314
# of Persons per HH	3.4	3.1	3
Average HH Income	\$51,738	\$69,800	\$95,693
Average House Value	\$225,227	\$316,808	\$406,285
<b>ETHNICITY (%)</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Hispanic	69.6%	60.3%	49.9%

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