

**Owner User Medical Office - Directly Across From VA Hospital**  
 Office For Sale | 2611 N Fresno St Fresno, CA 93703



<b>Sale Price</b>	<b>\$287,500</b>
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**OFFERING SUMMARY**

<b>Building Size:</b>	1,732 SF
<b>Available SF:</b>	1,732 SF
<b>Lot Size:</b>	8,100 SF
<b>Price / SF:</b>	\$165.99
<b>Year Built:</b>	1960
<b>Zoning:</b>	O: Office
<b>Market:</b>	Fresno
<b>Submarket:</b>	Midtown
<b>Cross Streets:</b>	Fresno Street & Harvard Ave
<b>APN:</b>	445-194-11

**PROPERTY HIGHLIGHTS**

- Owner User Opportunity: Medical Office Space in Fresno, CA
- ±1,732 SF Available & Move In ready w/ New Finishes
- Highly Desirable Location | Caddy Corner From VA Hospital
- Well-Known Freestanding Office Building + Parking
- Exam Rooms, Kitchen/Breakroom, & Reception/Waiting Area
- Gated On-Site Parking and Abundant Street Parking
- Centrally Located w/ Close Access to the Entire City
- Street Signage, Private Entrances/Restrooms, Secure Fencing
- Energy Efficient Improvements - Low Cost Bulk Rate Utilities
- Situated Near Many Existing Downtown Developments
- Busy Retail Growth Corridor | Surrounded w/ Quality Tenants
- Surrounded with Ample Parking and Mature Landscaping
- Secure, Private, Established Location w/ Quality Tenant Mix

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**PROPERTY DESCRIPTION**

Owner User Opportunity: Prime location offering ±1,732 SF of medical/general office space available centrally located in Fresno positioned caddy corner from the VA Hospital. The building offers stunning interiors featuring 12-foot ceilings, private ADA restrooms, kitchenette with a sink/granite counters, and large open bullpen areas. Positioned against the street offering street parking in addition to the private parking lot. Space is in well maintained condition, offering endless potential for the interior to easily be molded to the next occupants desired layout. The site is conveniently located near Fresno Community Hospital, Kaiser Permanente, Fresno Heart & Surgical Hospital, and many others! Site is located on the corner, elevated from the street and is one of the most prominent buildings in the area. Near several restaurants, all necessary services and shopping centers, including Downtown Fresno. Excellent location directly east of CA-41, abundant parking lot conveniently located north of the building with additional street parking.

**LOCATION DESCRIPTION**

Located at the signalized intersection of N Fresno Street and Harvard Avenue, this property sits on a highly visible and accessible corner within Fresno's core medical and professional services corridor. The site benefits from its prime location directly caddy-corner to the VA Central California Health Care System, offering immediate adjacency to a major regional healthcare anchor. This central infill location offers outstanding connectivity, with convenient access to Highway 41 and major east-west thoroughfares including Shields Avenue and McKinley Avenue. The property lies within a dense healthcare services cluster—approximately 1.2 miles from Community Regional Medical Center, 2.3 miles to Saint Agnes Medical Center, and 3.5 miles to Fresno Heart & Surgical Hospital. The area is well-served by public transit, with abundant nearby amenities including dining, pharmacies, and support services—enhancing convenience for both clientele and workforce.



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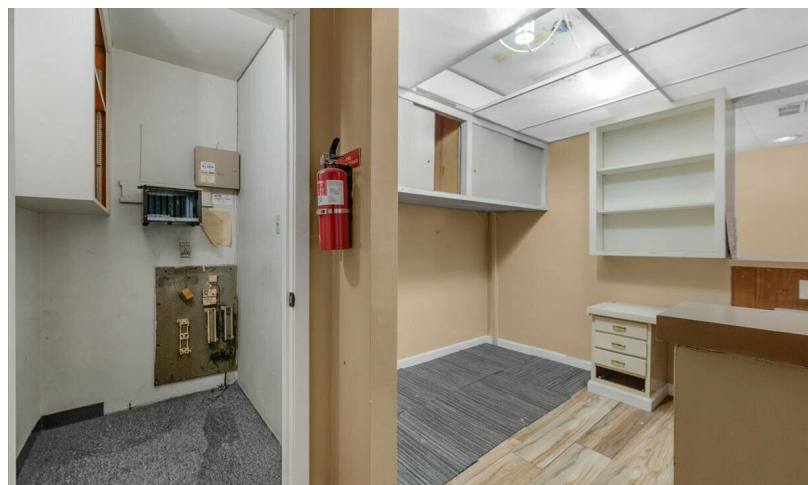
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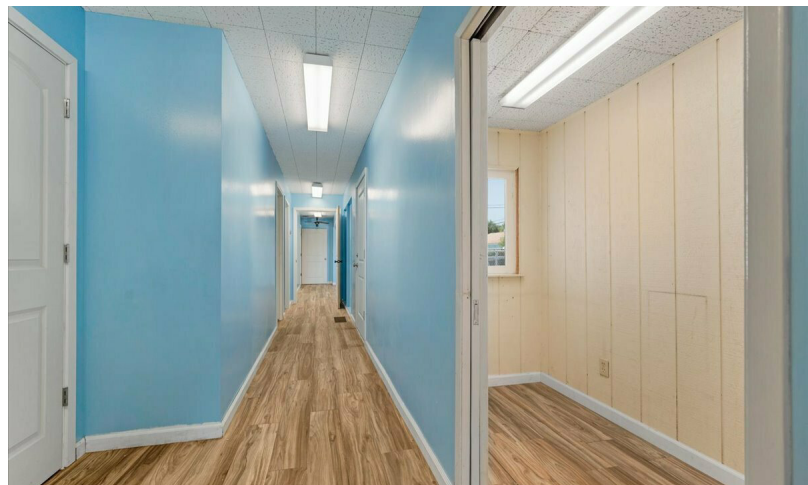
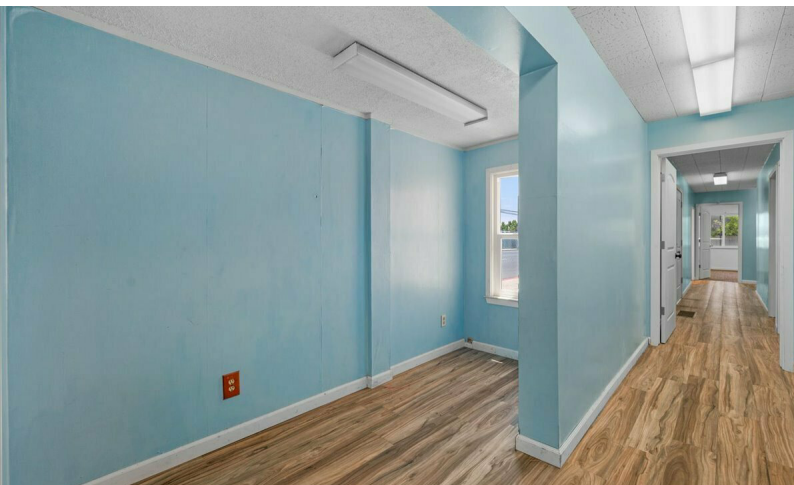
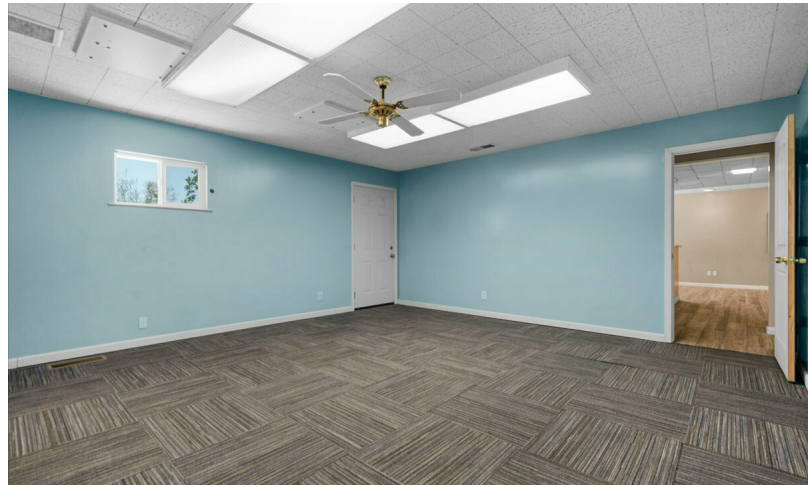
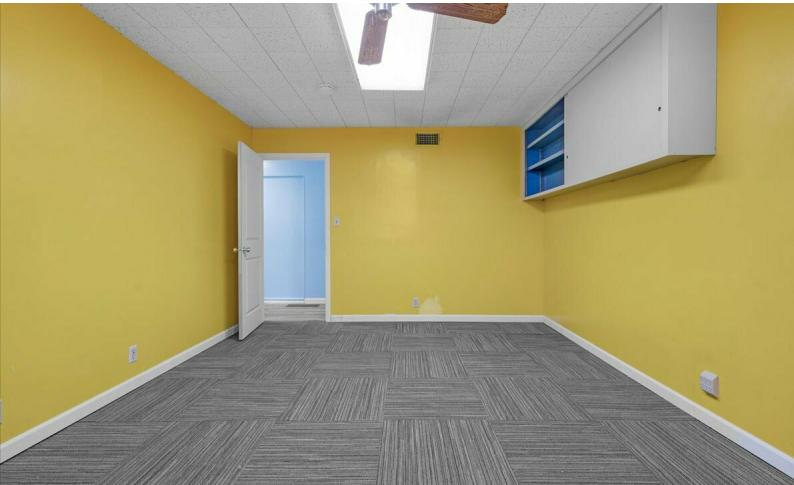
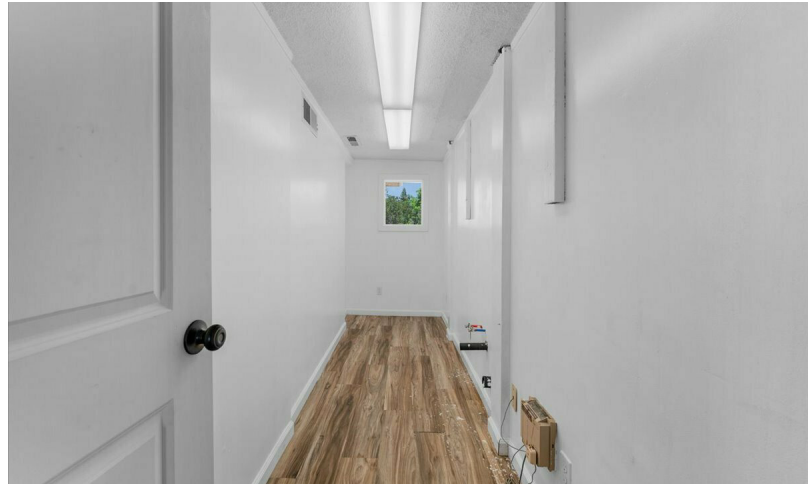
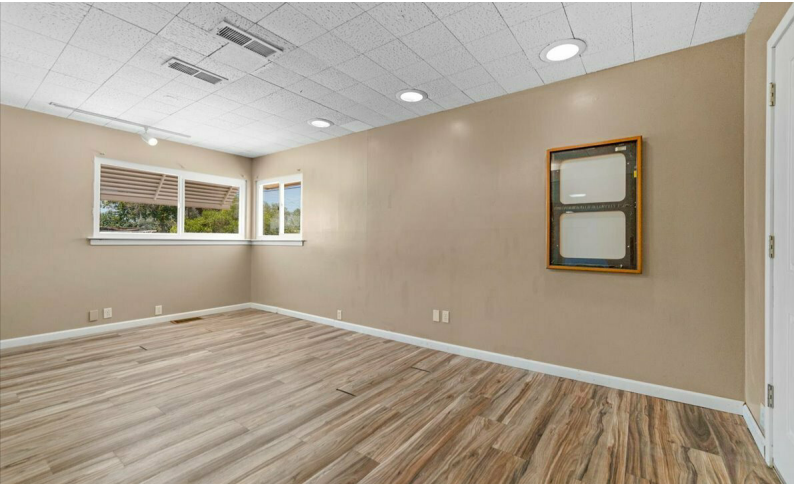
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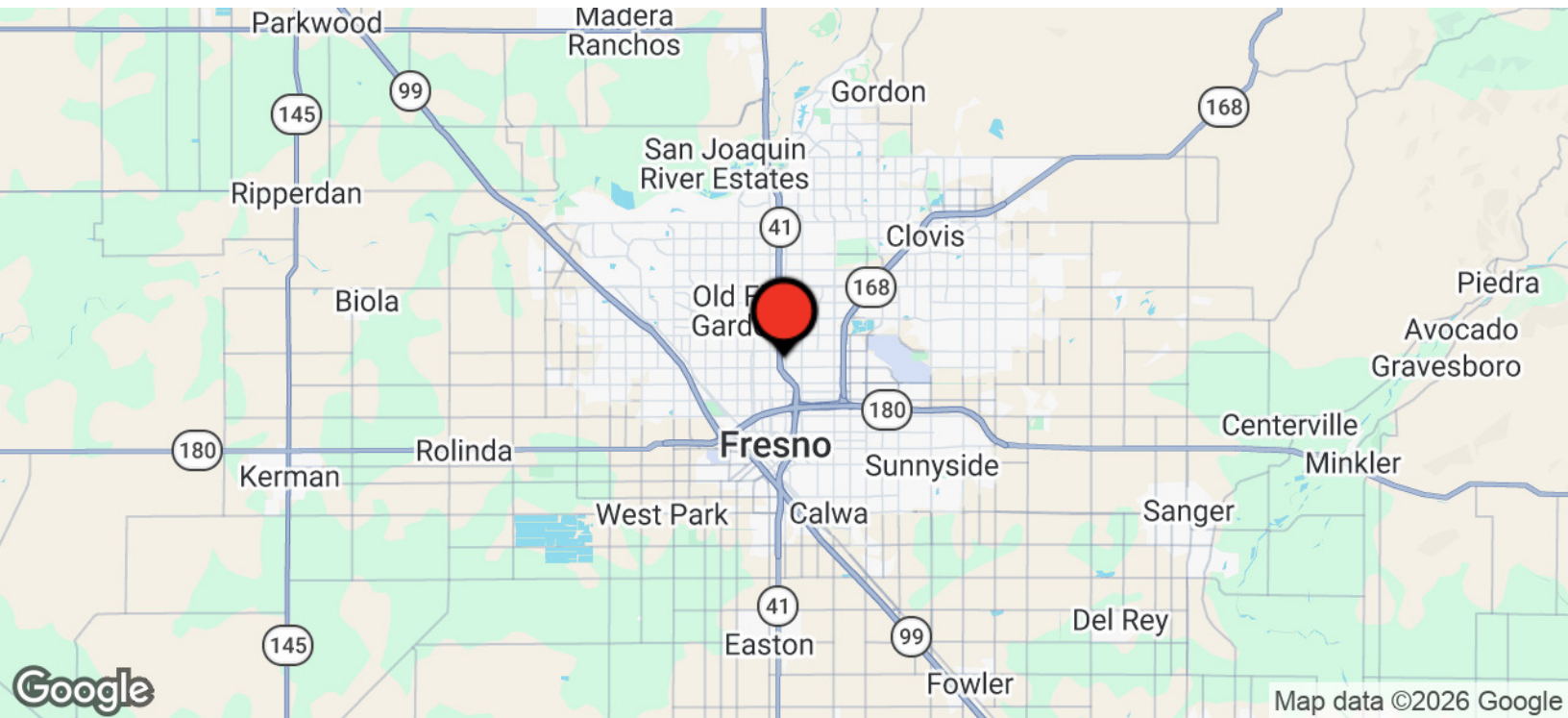
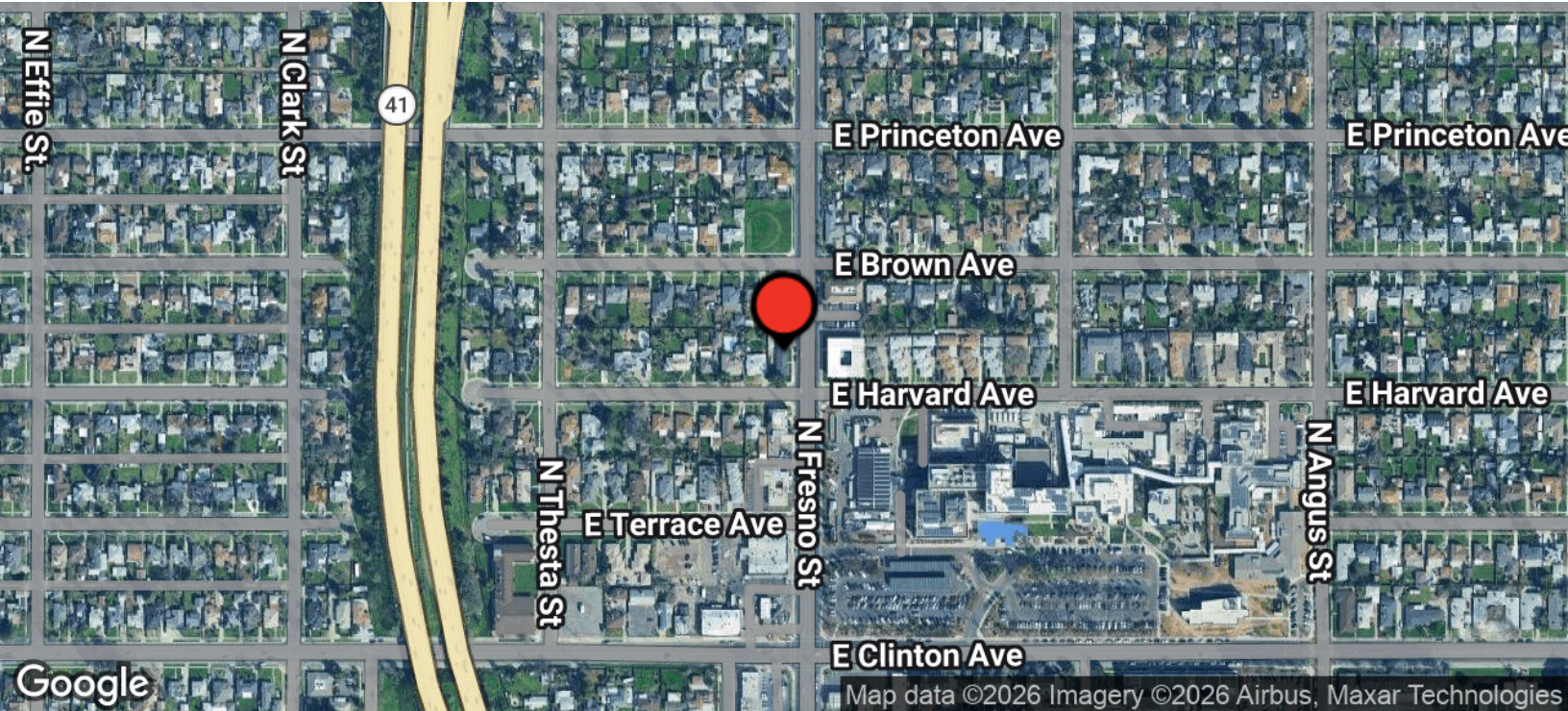
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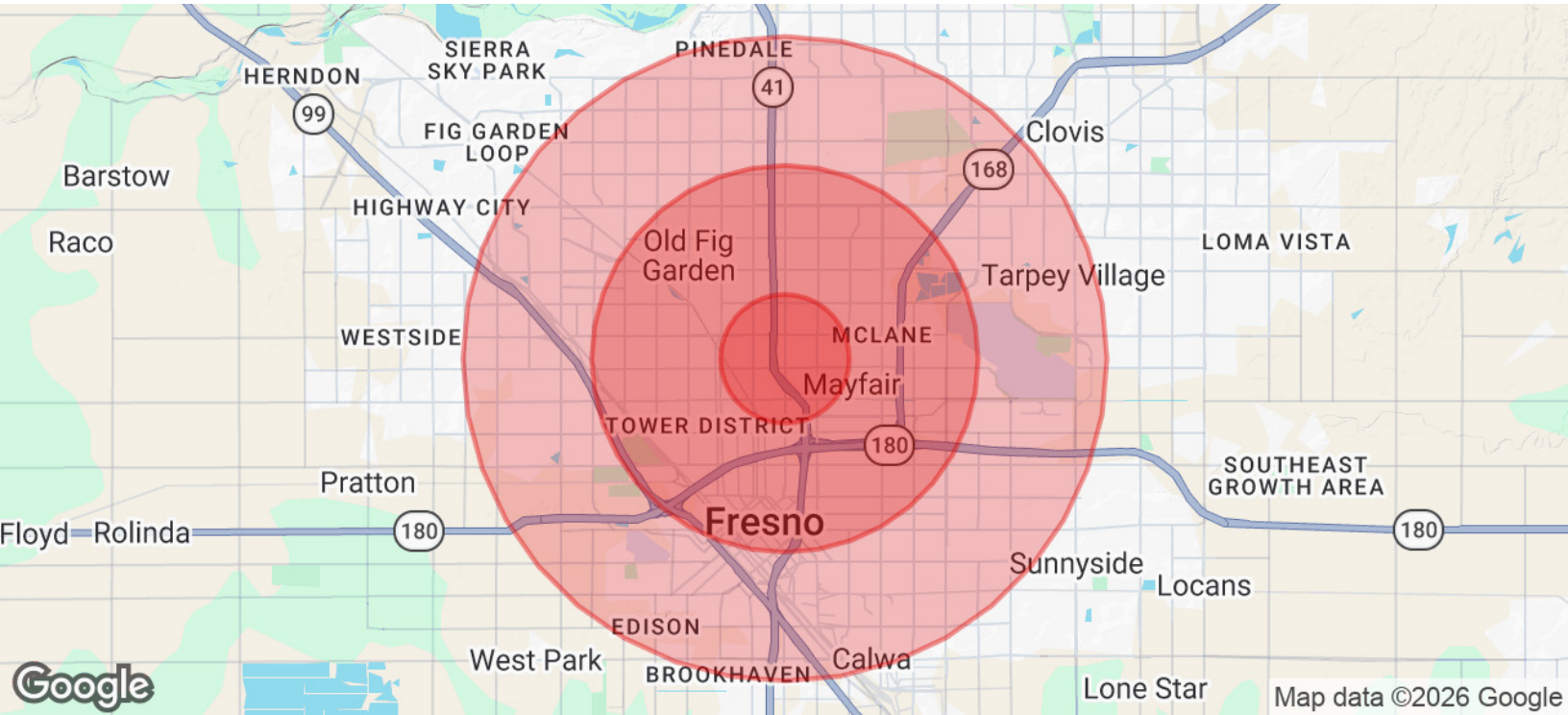
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<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	21,143	182,586	415,293
Average Age	36	35	36
Average Age (Male)	35	34	35
Average Age (Female)	36	36	37
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Households	6,906	59,633	138,580
# of Persons per HH	3.1	3.1	3
Average HH Income	\$57,478	\$65,309	\$70,935
Average House Value	\$291,350	\$297,524	\$323,459
<b>ETHNICITY (%)</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Hispanic	65.4%	63.1%	58.7%

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