

OFFICE FOR LEASE

MEDICAL/PROFESSIONAL OFFICE SPACE - TI'S AVAILABLE

1409 N Fresno Street, Fresno, CA 93701



AVAILABLE SF:	2,400 SF
LEASE RATE:	\$0.40/SF/Month (MG) --- As-is
LEASE RATE:	\$1.00/SF/Month (MG) --- \$40/SF TI's
LOT SIZE:	0.3 Acres
BUILDING SIZE:	2,400 SF
BUILDING CLASS:	B
YEAR BUILT:	1960
ZONING:	CP
MARKET:	Central Fresno Office
SUB MARKET:	Midtown Submarket
CROSS STREETS:	N Fresno Street/E Floradora Avenue

PROPERTY FEATURES

- ±2,400 SF Medical or Professional Office Space Available
- Tenant Improvements Available from Landlord
- Potential Floor Plan Available
- Ample Signage Available
- Well Located off CA-41
- Ethernet/Phone Connections & High Speed Wireless Internet Ready
- Secure, Private, Established Location
- Great Medical/Office Presence Surrounded with Quality Tenants

KW COMMERCIAL
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PROPERTY OVERVIEW

Available in Fresno, - 2,400 SF of cold-shell medical or professional office space. Tenant improvements available from Landlord. Suite is currently in cold-shell condition with potential floor plan available. Suite can be leased "as-is" at \$0.40 per sq. ft.

LOCATION OVERVIEW

Property is well located off of HWY 41. It is located north of Floradora Avenue, east of Thesta Street, south of Pine Avenue and west of Fresno Street.



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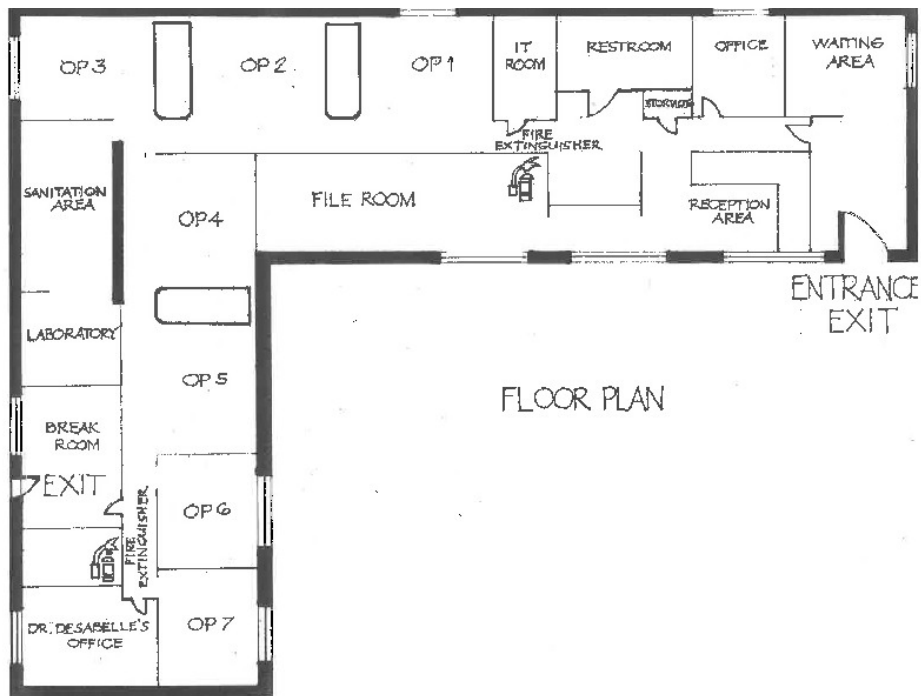
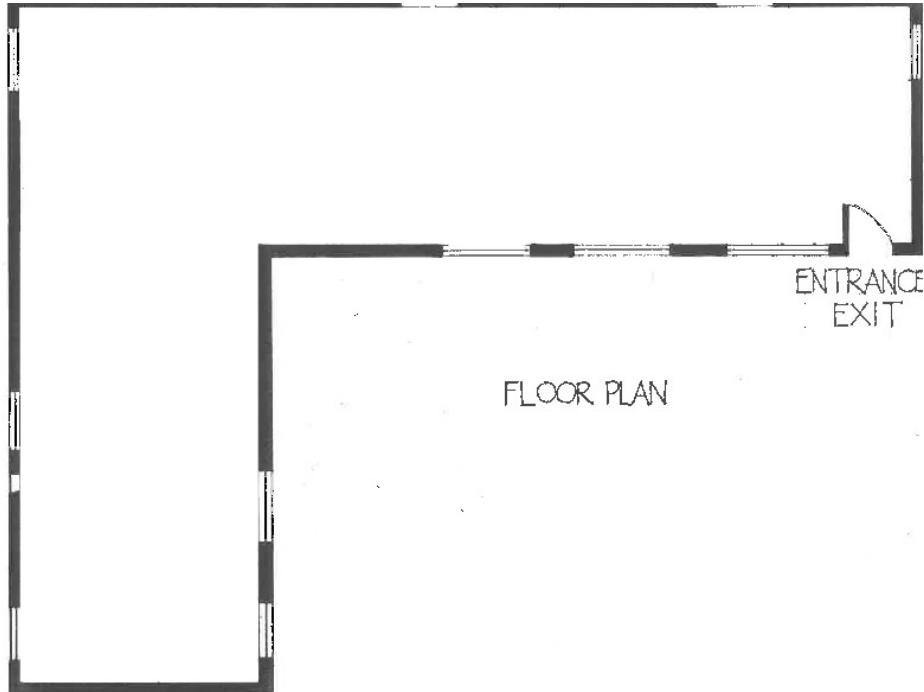
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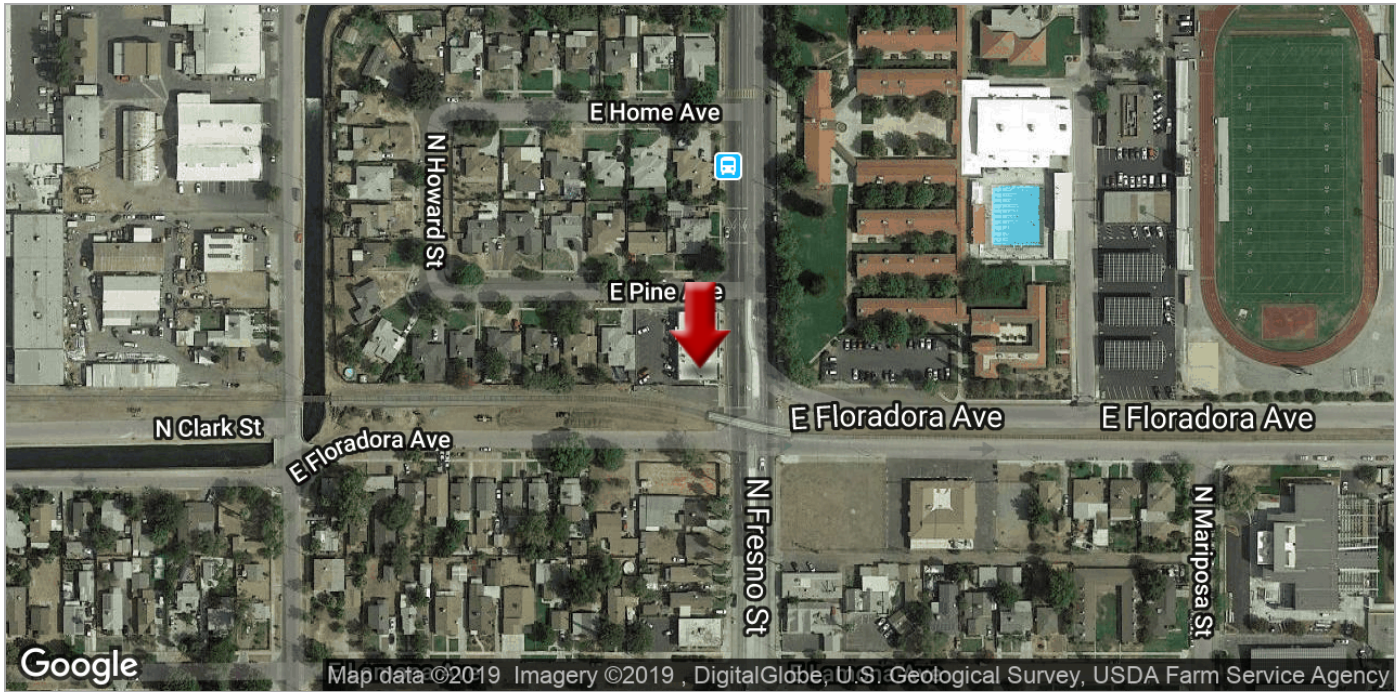
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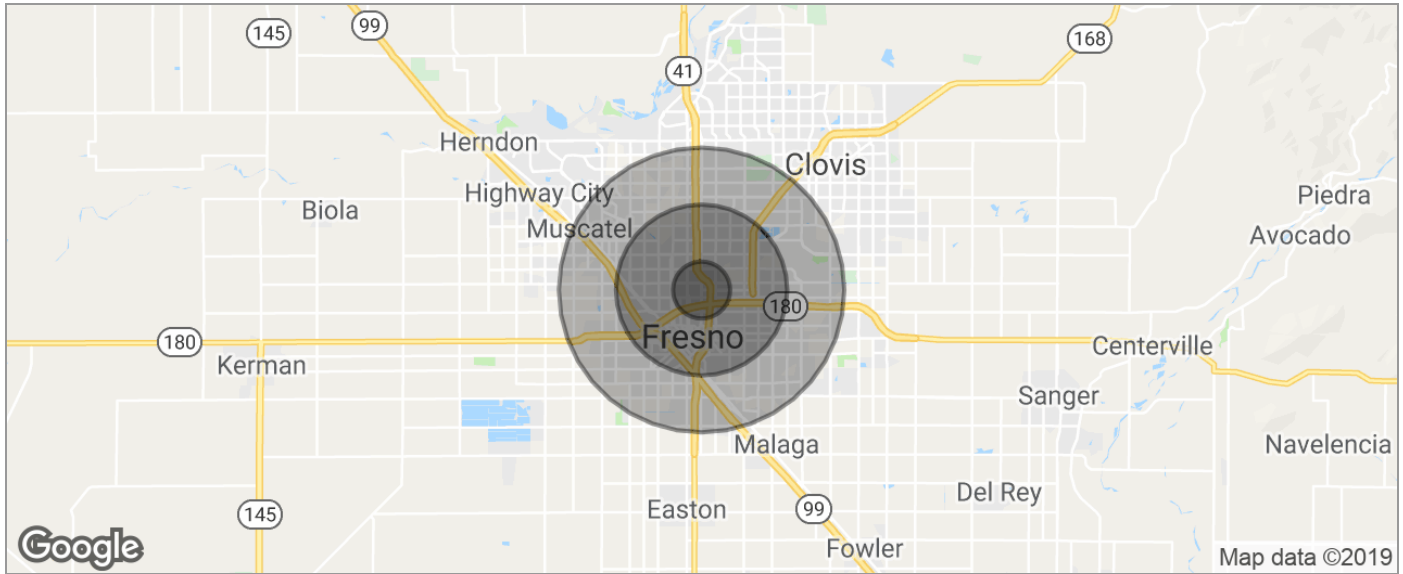
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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	17,728	182,506	391,987
MEDIAN AGE	28.1	28.4	29.1
MEDIAN AGE (MALE)	26.8	28.0	28.1
MEDIAN AGE (FEMALE)	29.9	29.3	30.1
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	5,754	55,949	124,019
# OF PERSONS PER HH	3.1	3.3	3.2
AVERAGE HH INCOME	\$36,635	\$42,191	\$45,025
AVERAGE HOUSE VALUE	\$226,120	\$224,850	\$231,132
RACE	1 MILE	3 MILES	5 MILES
% WHITE	44.1%	49.8%	50.7%
% BLACK	5.0%	6.0%	8.1%
% ASIAN	16.0%	10.8%	11.1%
% HAWAIIAN	0.0%	0.0%	0.1%
% INDIAN	1.3%	1.2%	1.1%
% OTHER	30.7%	28.3%	24.7%
ETHNICITY	1 MILE	3 MILES	5 MILES
% HISPANIC	57.8%	59.3%	53.1%

* Demographic data derived from 2010 US Census

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