



Fully Remodeled 1st Class Office Suites in Downtown



Lease Rate	\$900.00 - 2,025.00 PER MONTH
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OFFERING SUMMARY

Building Size:	2,850 SF
Available SF:	500 - 1,140 SF
Lot Size:	7,500 SF
Number of Units:	3
Year Built:	1985
Renovated:	2018
Zoning:	DTG—Downtown General
Market:	Central Fresno
Submarket:	Civic Center District
APN:	466-056-11

PROPERTY HIGHLIGHTS

- ±1,140 SF Available - Can Be Divided
- Move-In Ready Condition w/ New Paint & Flooring
- Next-Door to Community Regional Medical Center
- Multiple Configurations Available
- Well-Known Freestanding Office Building + Parking
- Private Offices, Open Rooms, Multiple Entrance Points
- Parking On All Sides Of Building | Rear Exit Door In Office
- Convenient Location Between CA-99, CA-41, and CA-180
- Excellent Presence Surrounded with Quality Tenants
- Energy Efficient Improvements - Separately Metered Utilities
- High Traffic Area: 23,954 Cars Per Day

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Central CA Commercial
Investments | Industrial | Office
Multifamily | Retail | Land | Specialty
CentralCaCommercial.com

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PROPERTY DESCRIPTION

Fully Remodeled "Class A" office suite consisting of $\pm 1,140$ SF that can be divided into separate suites of ± 500 & ± 640 SF. Prime location next-door to Community Regional Medical Center, down the street from the Courthouse/City Hall. Rear private parking lot (plus street) for a variety of uses. Offers a suite with various configurations: #103-104 features an oversized open front office area, (4) private offices, private restroom, and private rear entrance. The first-class remodel includes brand-new hard-surface flooring throughout, private restrooms, crown molding throughout, updated energy efficient features, LED can lighting, fresh interior/exterior paint, secure metal doors, security fence, and lush landscaping.

LOCATION DESCRIPTION

Professional office suites located in Fresno, between CA-99 and CA-41. Building is north of Fresno St, east of P St, south of Merced St and west of Q St. National surrounding tenants include McDonald's, Taco Bell, Burger King, Jack in the Box, Carl's Jr., Dutch Bros, DiCiccos, Grocery Outlet, Smart & Final, Kuppa Joy, Rally's, Fosters Freeze, Noble Credit Union, United Security Bank, Wells Fargo, Westamerica Bank, & many others!



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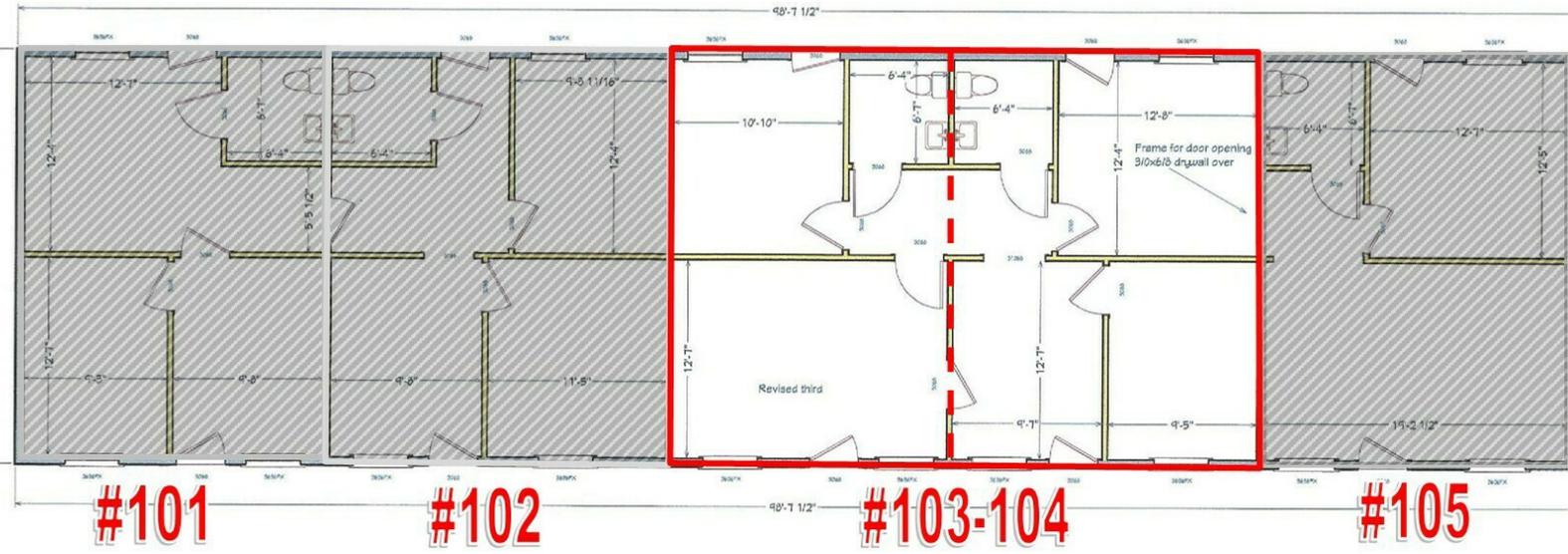
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AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
1228 P St #103	Available	500 SF	Modified Gross	\$900 per month	Wide open entrance area, private office, private restroom.
1228 P St #104	Available	640 SF	Modified Gross	\$1,125 per month	Open entrance area, (2) private offices, private restroom.
1228 P St #103-104	Available	1,140 SF	Modified Gross	\$2,025 per month	Open reception area, (4) private offices, (2) private restrooms.

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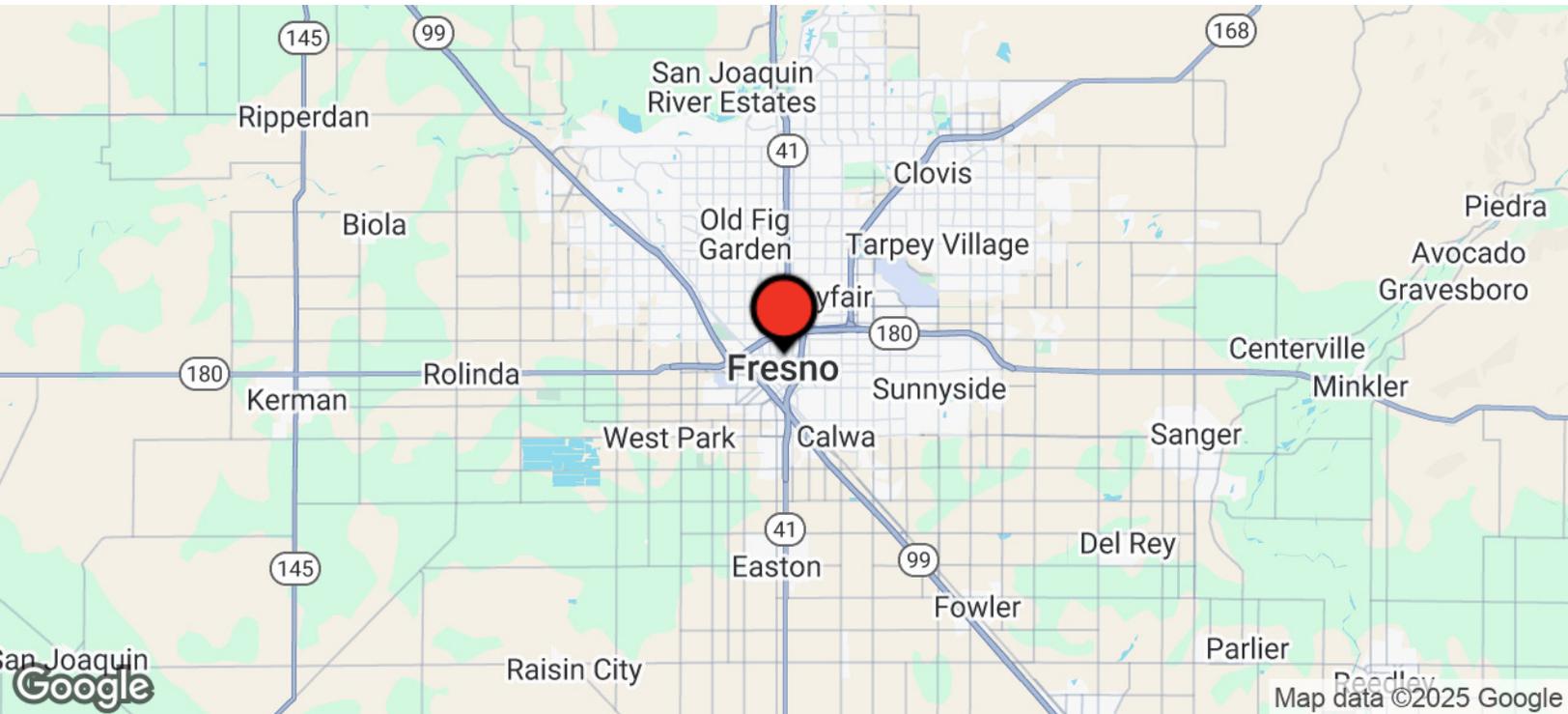
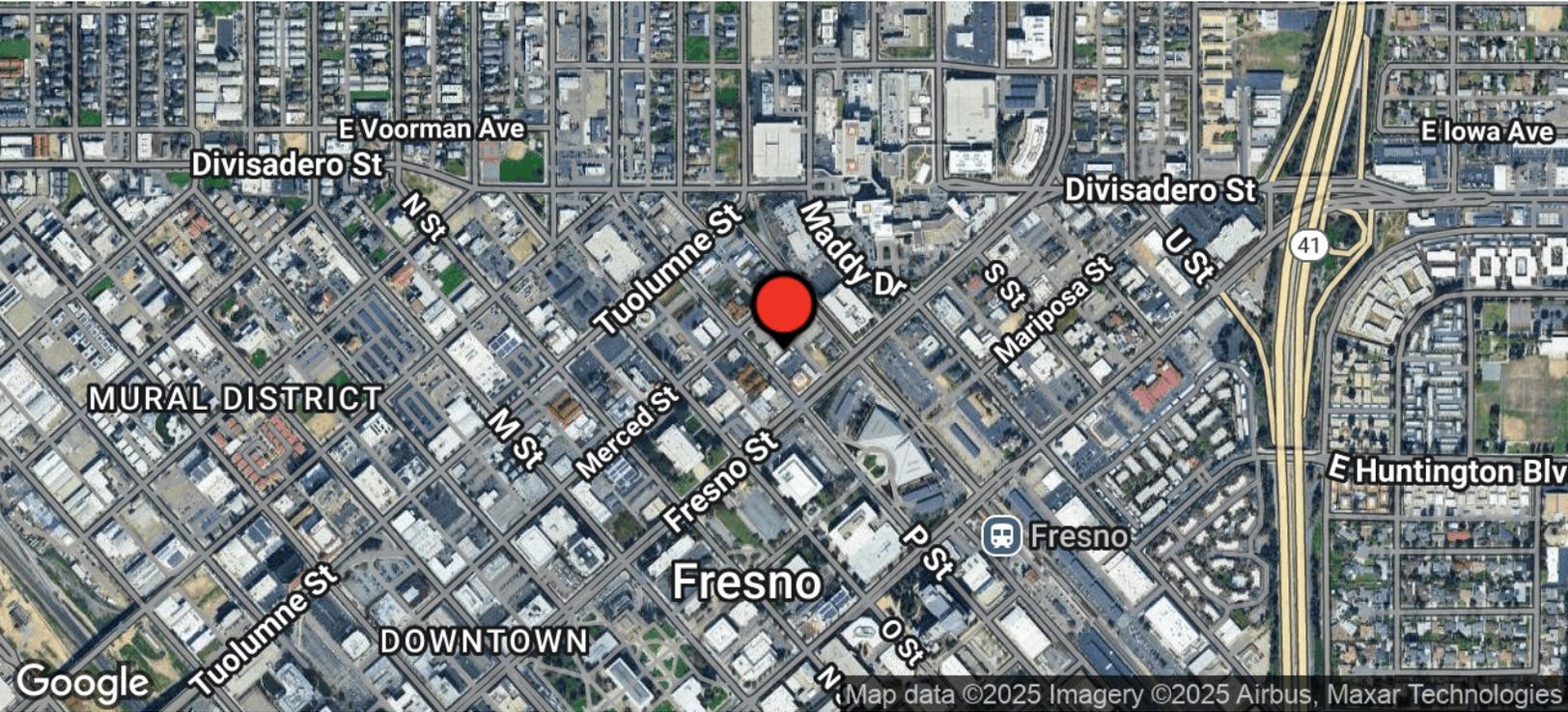
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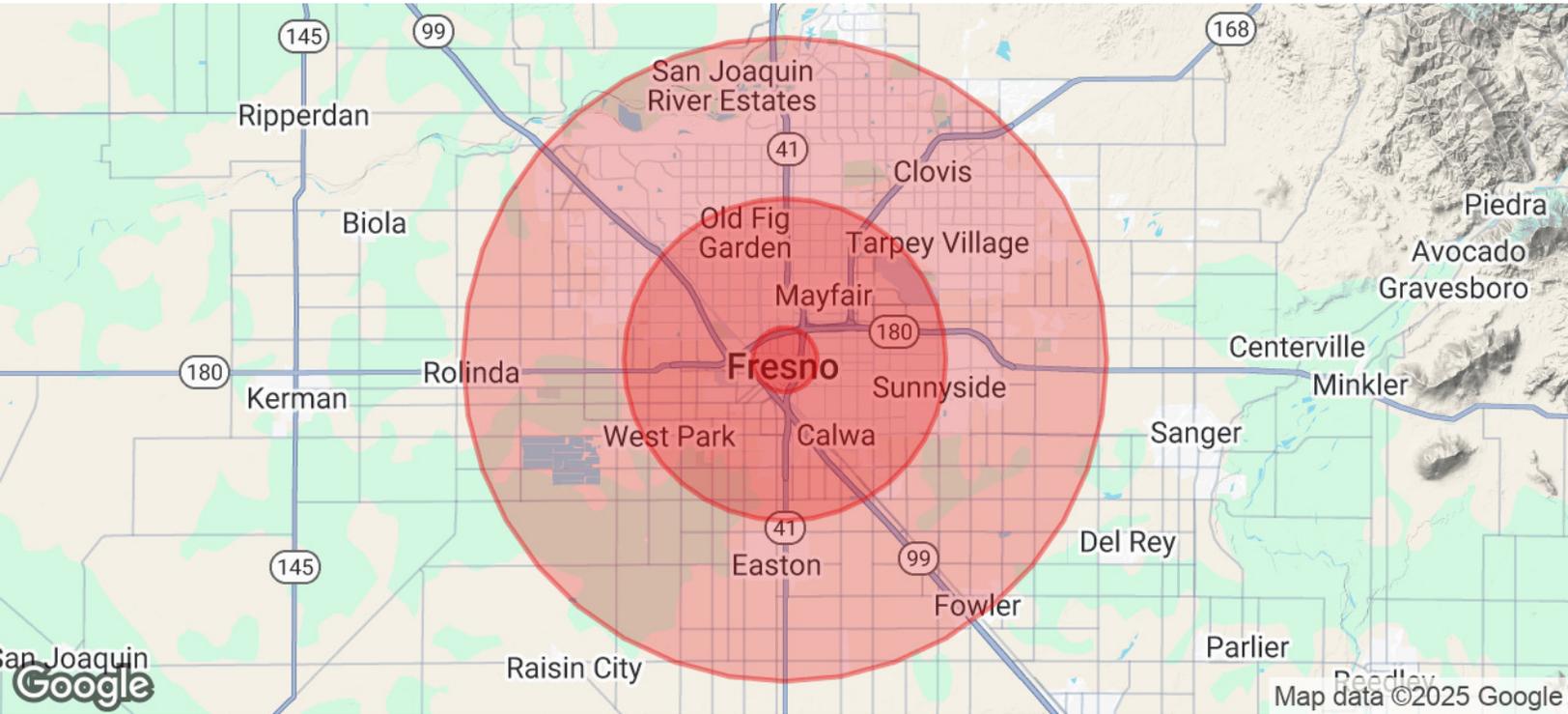
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	19,254	308,290	739,105
Average Age	35	35	37
Average Age (Male)	34	34	36
Average Age (Female)	36	35	38

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	5,789	94,558	243,750
# of Persons per HH	3.3	3.3	3
Average HH Income	\$47,221	\$65,081	\$95,656
Average House Value	\$303,187	\$295,838	\$407,368

ETHNICITY (%)	1 MILE	5 MILES	10 MILES
Hispanic	68.5%	65.1%	50.1%

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