

Like-New 1st Class Office Space in NE Fresno

Office For Lease | 7257 N Maple Avenue #101 Fresno, CA 93720



**CENTRAL CA
COMMERCIAL**



Lease Rate	\$2.10 SF/MONTH
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OFFERING SUMMARY

Building Size:	2,268 SF
Available SF:	1,000 SF
Lot Size:	0.19 Acres
Number of Units:	1
Year Built:	1993
Renovated:	2026
Zoning:	RM-1
Market:	Fresno
Submarket:	Woodward Office
Traffic Count:	11,490
APN:	404-300-19

PROPERTY HIGHLIGHTS

- ±1,000 SF of Professional Small Office Space
- (4) Private Offices | (2) Private Restrooms
- Located in Densely Populated NE Fresno Trade Area
- Perfect for Real Estate, Accounting, Legal, Consulting
- Move-In Ready Condition Surrounded by Quality Tenants
- Well-Known Freestanding Office Building + Parking
- Private Offices, Open Rooms, Private Entrance
- On-Site Parking & Additional Street Parking
- Convenient Location near CA-168 and CA-41
- Excellent Presence Surrounded with Quality Tenants
- Close Proximity to Restaurants, Schools and Shopping Lot
- Easy Access | Quality Restrooms | Economical Spaces

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PROPERTY DESCRIPTION

±1,000 SF of 'Class A' office space. The space features (4) private offices, (2) private restrooms, private entrance, all-inclusive rate including utilities, high speed FIBER internet, alarm, security cameras, and various additional amenities at a fraction of the cost! Prime location in NE Fresno, just north of Herndon Ave. Various entrances/exits accessing a private parking lot (plus street) for ample, easy parking. Perfect for attorney practice, medical uses, accounting, consulting, real estate, professional office suites and more. The first-class recent remodel includes brand-new hard-surface flooring throughout, clean and upgraded restroom, updated energy efficient features, selectable LED lighting, fresh interior/exterior paint, secure doors, and lush landscaping.

LOCATION DESCRIPTION

Desirable NE Fresno location North of Herndon Ave, situated on N Maple Ave between Herndon and E Alluvial Avenues. Surrounded by many national and regional retailers, a multitude of eateries, and boast high traffic counts on Herndon Avenue with great population density. Attractive building perfectly positioned to offer easy access, strong demographics and traffic generators. Nearby quality tenants include Tahoe Joe's, 13 Prime Steak, Saint Agnes Medical Center, Quest Diagnostics, Mountain View Elementary School, Clovis West High School and many more.



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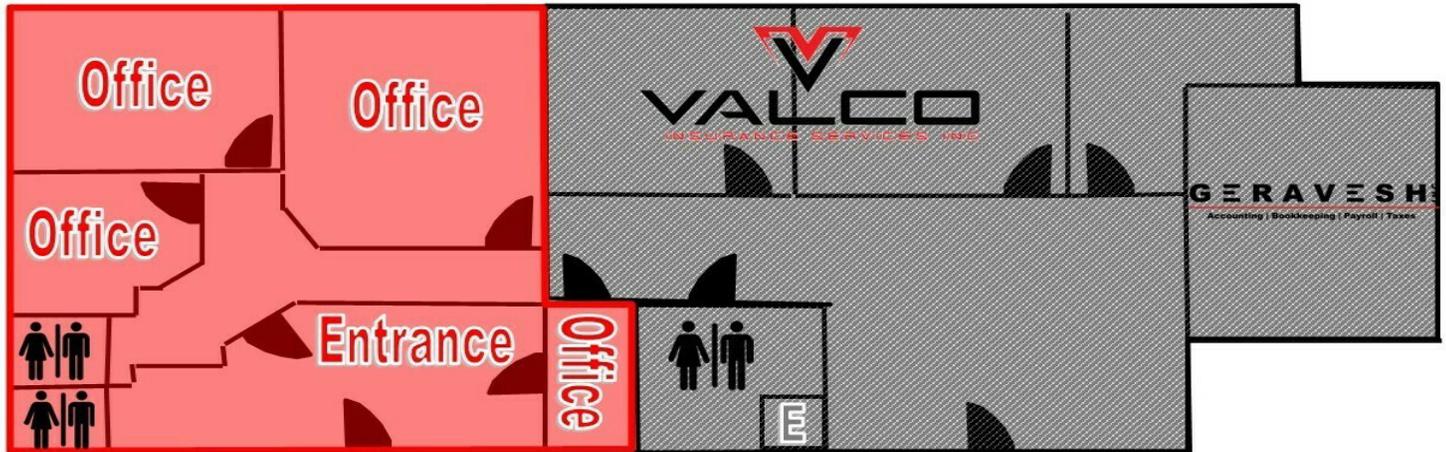
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Available



AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
7257 N Maple Ave #101	Available	1,000 SF	\$.30 / SF CAMs + \$.40 / SF Utilities	\$2.10 SF/month

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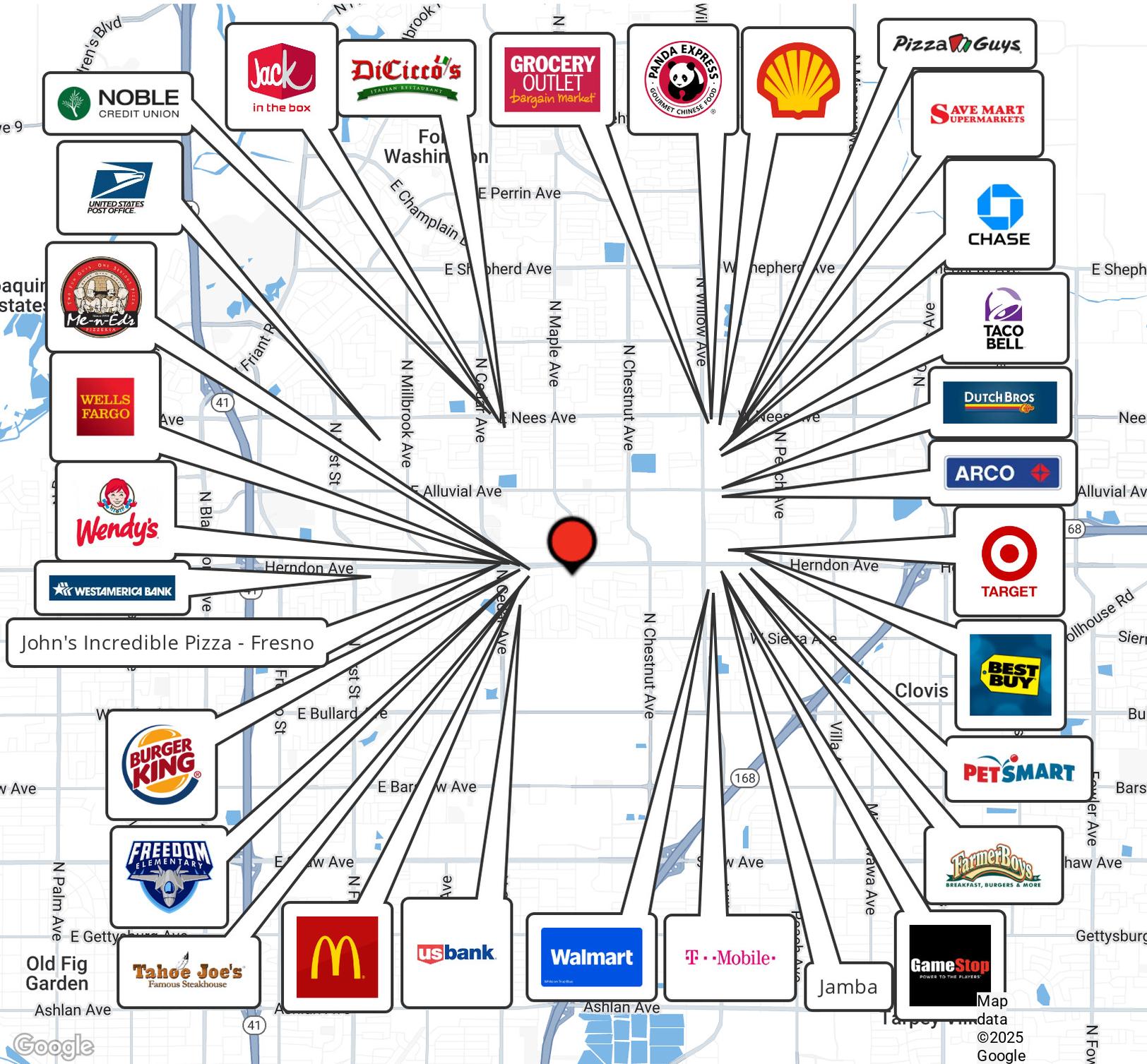
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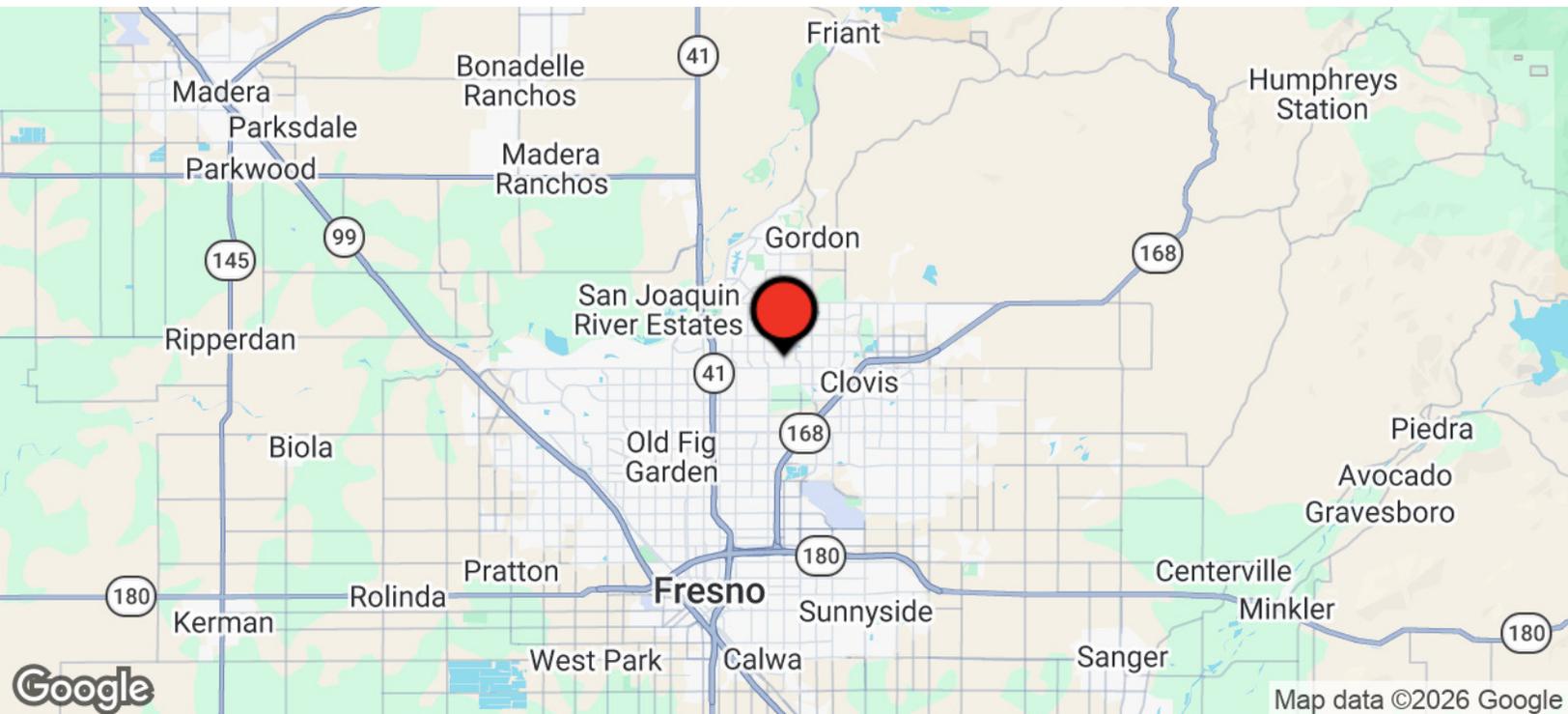
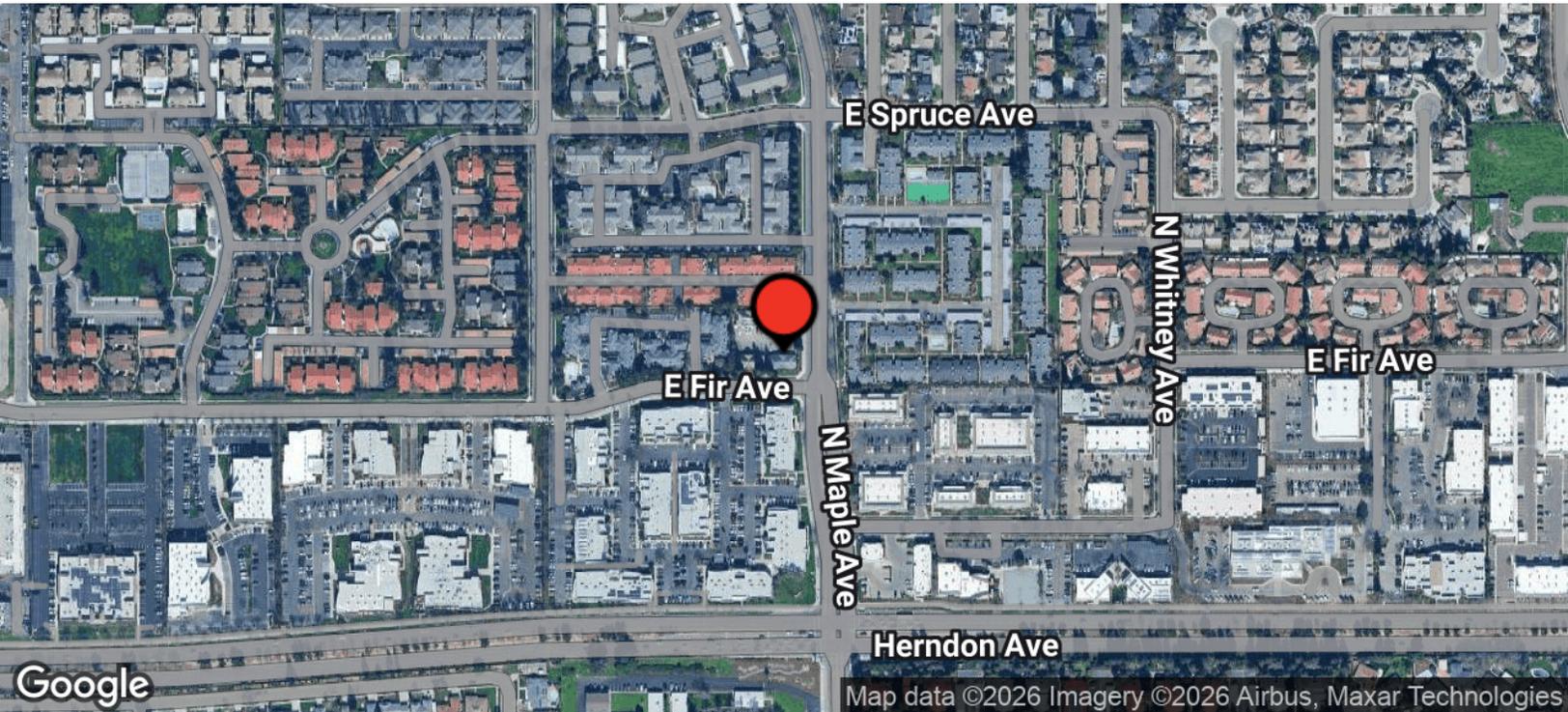
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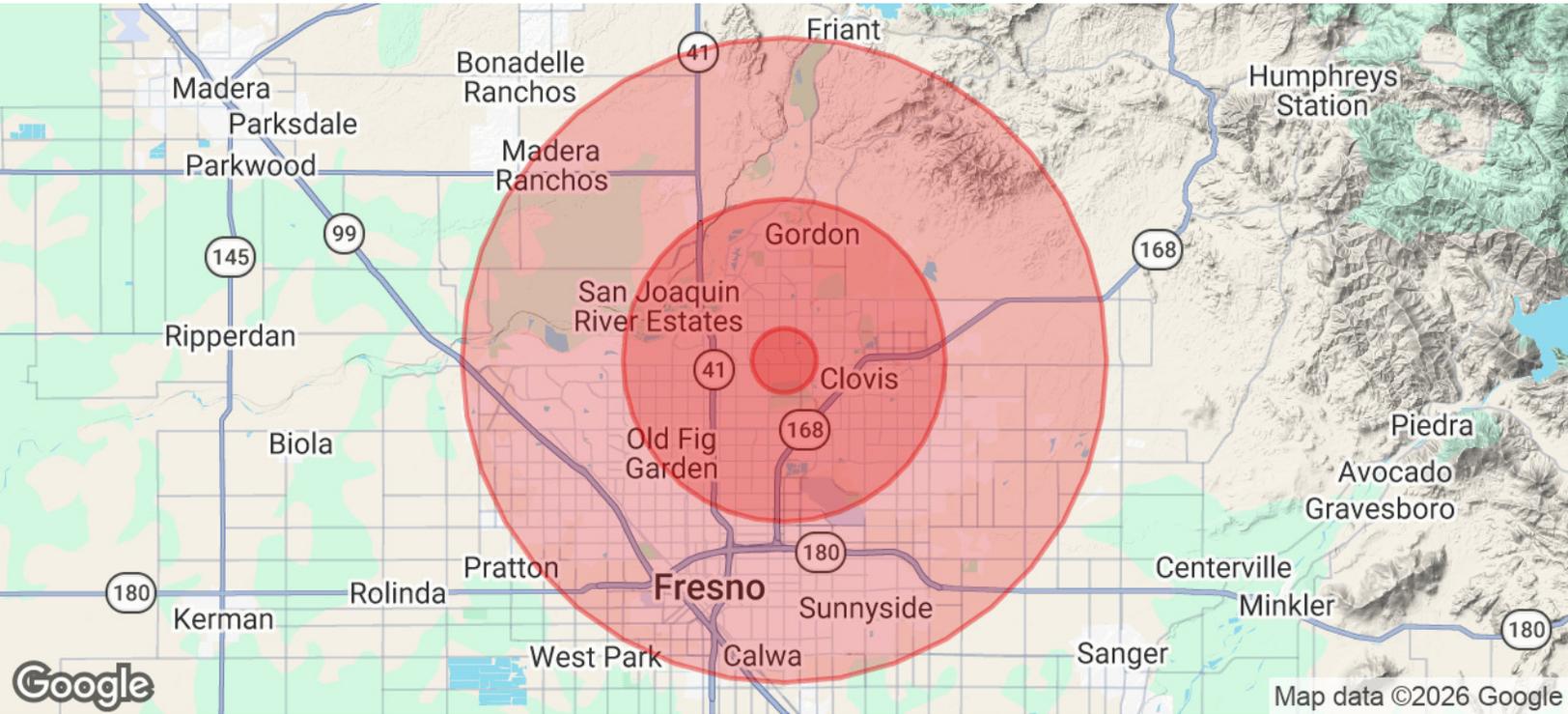
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	16,001	307,133	723,148
Average Age	42	38	37
Average Age (Male)	40	37	36
Average Age (Female)	43	39	38

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	6,170	112,123	240,590
# of Persons per HH	2.6	2.7	3
Average HH Income	\$110,191	\$107,061	\$100,264
Average House Value	\$465,806	\$449,401	\$416,743

ETHNICITY (%)	1 MILE	5 MILES	10 MILES
Hispanic	30.8%	41.2%	48.1%

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