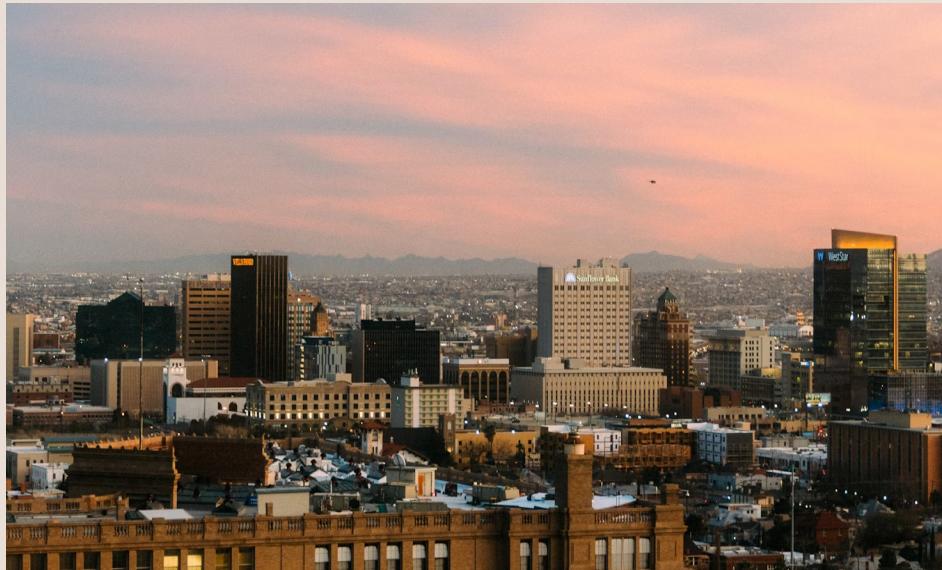


Property For Lease

1125 SPRUCE AVE.
FRESNO, CA 93720
2,359 SF AVAILABLE

Sarah Dominguez **Taylor Dominguez**
President Commercial Agent
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City Overview

El Paso, Texas—a vibrant border city where rich cultural heritage meets modern growth and opportunity. Nestled between the Franklin Mountains and the Rio Grande, El Paso offers a unique blend of Southwestern charm, a strong healthcare infrastructure, and a growing population that supports a diverse range of medical services. With its strategic location, business-friendly environment, and ongoing investment in healthcare and infrastructure, El Paso presents a compelling landscape for medical real estate development.

The city's healthcare sector continues to expand in response to regional demand, driven by population growth, a large bi-national community, and partnerships with institutions like Texas Tech University Health Sciences Center and the University of Texas at El Paso. El Paso's stable economy, low cost of living, and supportive municipal policies create an attractive environment for providers looking to establish or grow their presence in the region.



1125 E SPRUCE AVE. - FRESNO, CA - 93720

About This Property

Property Details

A two-story, Class B office building built in 2007, offering a total of 32,941 square feet with typical floor sizes of 16,471 square feet and an unfinished ceiling height of 12 feet. The property features 173 surface parking spaces, including covered parking stalls, providing convenience for tenants and visitors. Strategically located with easy access to Herndon Expressway and Highway 41, the building is also just minutes away from both St. Agnes and Kaiser Hospitals, making it an ideal location for medical or professional office use.



Property Details

2,359 SF AVAILABLE FOR LEASE



Building Size	32,941 SF
SF Available	2,359 SF Available
# of Stories	2
Building Class	A
Type of Business	Medical Office Building
Lease Rate	Call for Rates
Lease Type	NNN
Zoning	CP

Site Aerial





Space Layout

AVAILABLE SPACES

2ND FLOOR

- SUITE 203: 2,359 RSF
- Potential Expansion: 522.8 RSF

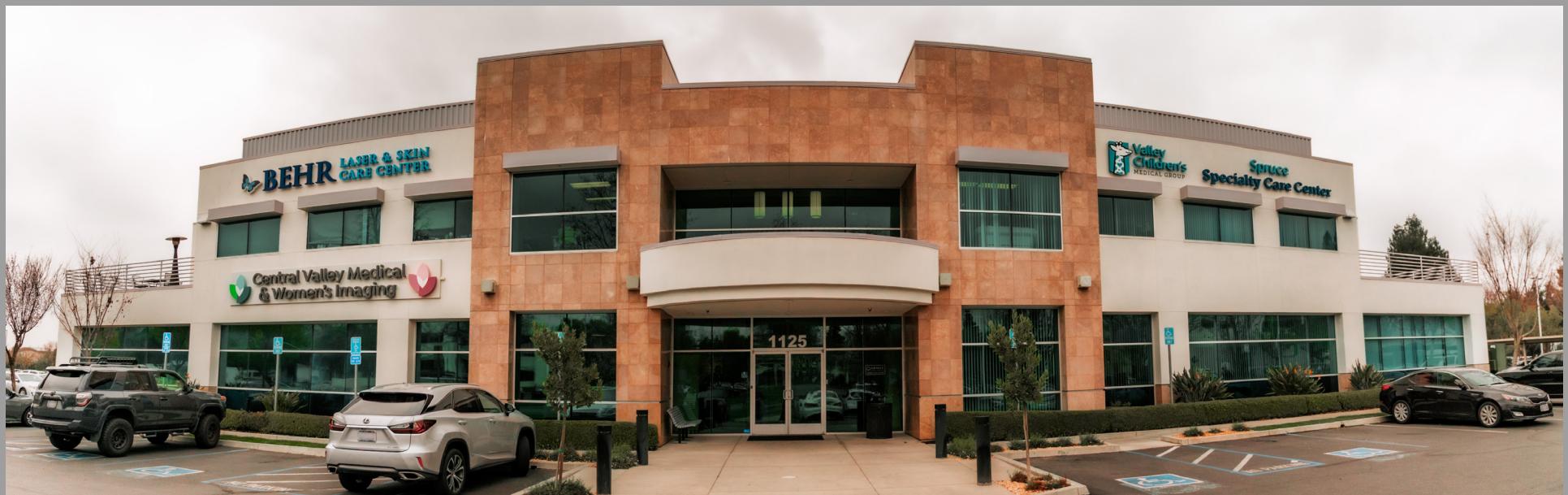


1125 E SPRUCE AVE. - FRESNO, CA - 93720



Property Photos

EXTERIOR PHOTOS



1125 E SPRUCE AVE. - FRESNO, CA - 93720



Property Photos

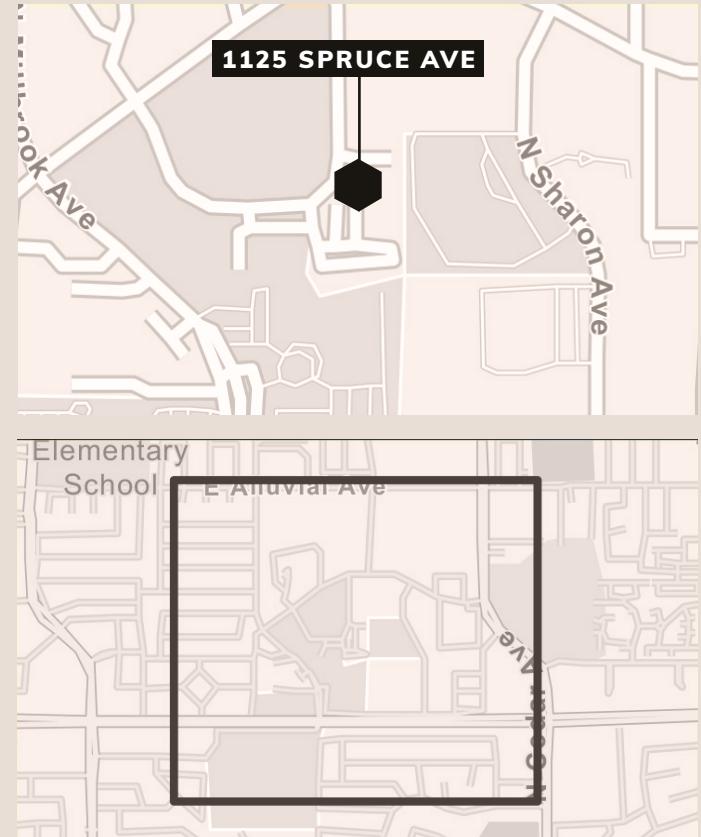
INTERIOR PHOTOS





Traffic Volume

IMMEDIATE AREA



Average Daily Traffic Volume

- ▲ Up to 6,000 vehicles per day
- ▲ 6,001 - 15,000
- ▲ 15,001 - 30,000
- ▲ 30,001 - 50,000
- ▲ 50,001 - 100,000
- ▲ More than 100,000 per day



Demographics

1,3,5 Mile Radius, 2024 & 2029



Population

1 mile	16,748	16,733
3 miles	133,844	134,788
5 miles	301,014	303,139



Households

1 mile	6,588	6,678
3 miles	51,906	53,066
5 miles	112,059	114,475



Median HH Income

1 mile	\$88,494	\$99,275
3 miles	\$82,448	\$95,313
5 miles	\$78,396	\$90,471

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