

OFFICE FOR LEASE

OFFICE SPACE AVAILABLE IN FRESNO, CA

4991 E McKinley Ave, Fresno, CA 93727



Lease Rate

**\$1.35
SF/MONTH**

PROPERTY HIGHLIGHTS

- ±731 - 2,400 SF of Office space Available in Fresno, CA
- Five (5) Open Spaces Available + New Flooring, Paint, & Electrical
- Ample Private Parking Lot on All Sides of the Building
- Convenient Location off CA-180 and CA-168
- Excellent Airport Access Surrounded with Quality Tenants
- Well-Known Surrounding Tenants & Mature Landscape
- New Flooring, Paint & Electrical | Additional TI's Available
- Access To Common Restrooms With ADA Upgrades
- McKinley Ave & Gateway Boulevard Exposure

OFFERING SUMMARY

Building Size:	26,280 SF
Available SF:	731 - 4,018 SF
Lot Size:	2.19 Acres
Number of Units:	5
Year Built:	1976
Renovated:	2022
Zoning:	IL - Commercial
Market:	Fresno
Submarket:	Airport
Cross Streets:	Gateway & McKinley
APN:	494-292-17

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KW COMMERCIAL

7520 N. Palm Ave #102
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PROPERTY DESCRIPTION

±731 - 2,400 SF of fully remodeled "Class A" office suites consisting of five (5) contiguous offices that have an open floor plan & landlord will build to tenants desires. High-traffic intersection near Fresno Yosemite International Airport on the N Clovis Ave retail corridor with many national and local retailers in close proximity. All suites include a wide open floor plan with brand new flooring, paint, electrical and offices as desired. Each unit has access to common restrooms with ADA upgrades. These spaces have direct McKinley Avenue exposure & great access to Fwy 168 & 180. Each unit has it's very own unique address, access to private front & rear entrance/exits, brand new ADA restrooms, and rear storage. The first-class recent remodel includes brand-new hard-surface flooring throughout, Brand New HVAC's, updated energy efficient features, LED can lighting, fresh interior/exterior paint, secure metal doors, security fence, 20+ outdoor LED lights during the night hours, and lush landscaping. Front and Rear private parking lot (plus street) for various uses (ie. attorney practice, medical uses, professional office, and more). Easy access, abundant parking, spacious new restrooms, and direct signage/exposure to the newly upgraded Blackstone Ave.

LOCATION DESCRIPTION

This property is located at the northwest corner of McKinley Avenue and Gateway Boulevard within the Gateway Office Complex in Fresno, California. The property provides a tenant the opportunity to be located within an updated and quiet office complex, located next to the Fresno International Airport and in close proximity to Freeways 168, 180 and 41. Surrounding tenants include McDonalds, Starbucks, Dutch Bros, Noble Credit Union, Cricket, Triangle Burgers, Monkey Dog Coffee, Yummy Kitchen, Charters Café, Ceviche's & Beer, Seafood in the Sea, Sam's Pizza, Chop Sticks, Skyline Café Bar & Grill, Mariscos Colima, Angkor Restaurant, Lotus Kitchen, and many others.



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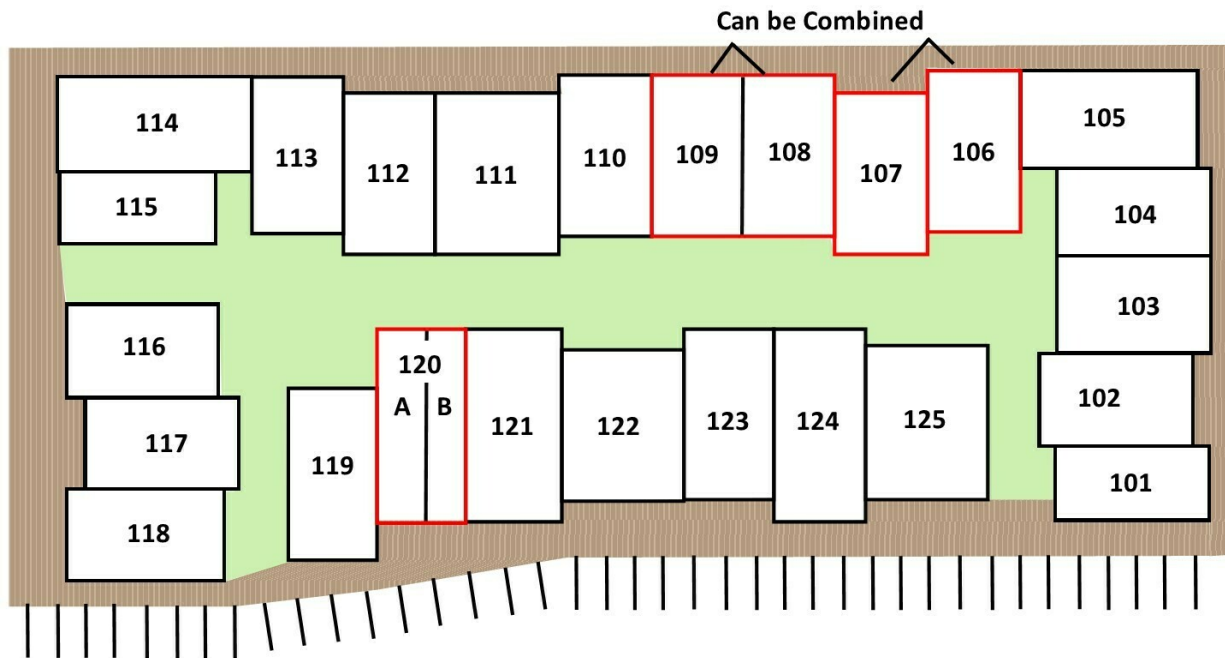
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AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE RATE	
■ #106	731 - 1,907 SF	\$1.35 SF/month	40' x 19' Open room w/ access to common restrooms.
■ #107	1,176 - 1,907 SF	\$1.35 SF/month	20' x 18' & 25' x 15' rooms with (3) private offices, private restroom, & storage.
■ #108-109	2,111 - 4,018 SF	\$1.35 SF/month	(4) 10' x 15' private offices, 13' x 28' bull pen area, & private restroom.
■ #120A	1,088 - 2,400 SF	\$1.35 SF/month	One open room w/ access to common restrooms. TI's Available.

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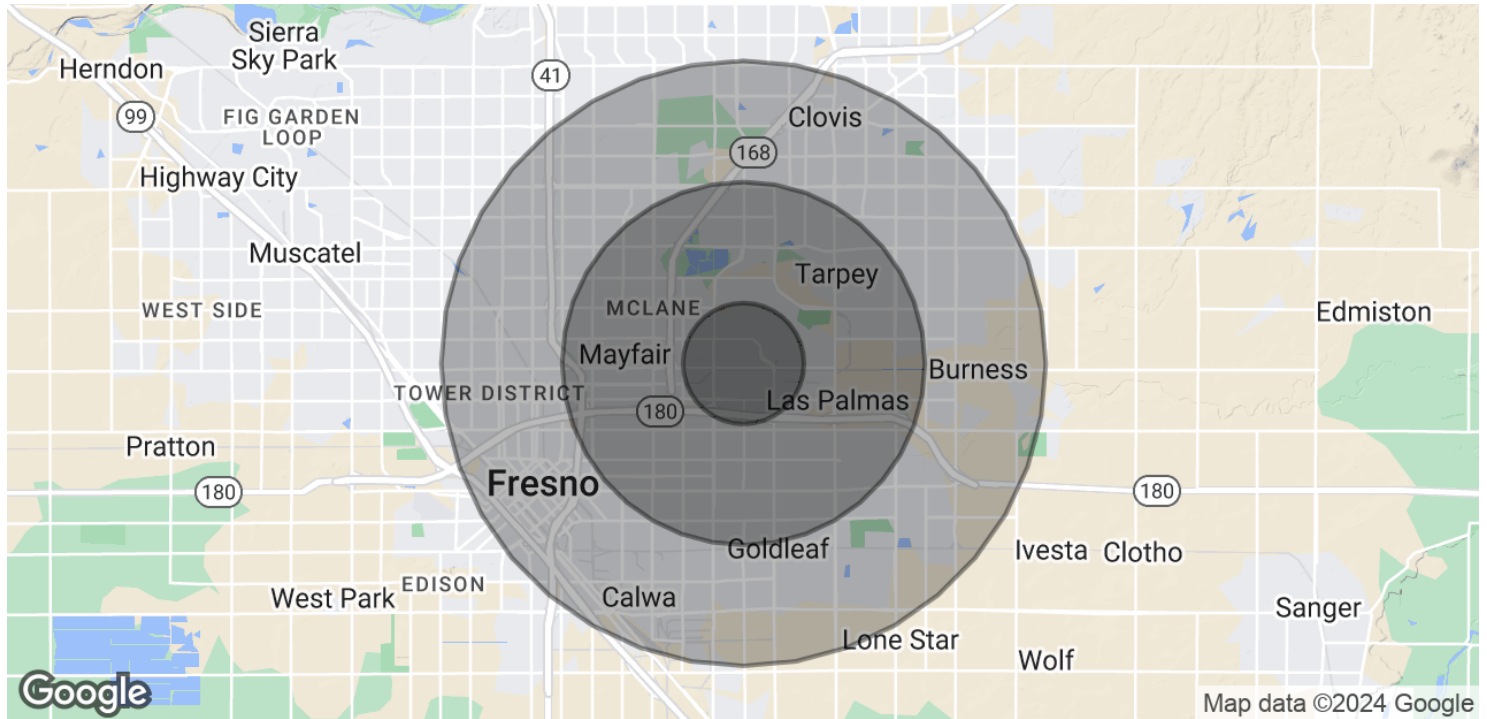
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	16,607	154,870	365,268
Average Age	28.7	30.4	32.0
Average Age (Male)	26.6	29.4	31.1
Average Age (Female)	31.9	31.7	33.2

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,395	52,111	123,563
# of Persons per HH	3.1	3.0	3.0
Average HH Income	\$46,095	\$50,328	\$61,393
Average House Value	\$199,246	\$170,021	\$199,558

ETHNICITY (%)	1 MILE	3 MILES	5 MILES
Hispanic	55.5%	58.0%	53.0%

* Demographic data derived from 2020 ACS - US Census

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