

## OFFICE FOR LEASE

FULL REMODEL AVAILABLE: PROFESSIONAL OFFICE SPACE

4930 E Yale Ave, Fresno, CA 93727



Lease Rate

**\$0.95  
SF/MONTH**

### OFFERING SUMMARY

Building Size:	3,790 SF
Available SF:	1,840 SF
Lot Size:	0.26 Acres
Number of Units:	1
Year Built:	1985
Zoning:	IL (Office Use Allowed)
Market:	Fresno
Submarket:	Airport
Traffic Count:	171,073
APN:	494-242-05

### PROPERTY HIGHLIGHTS

- NEW Improvements To Suit | Additional TI's Available
- ±1,840 SF of Class A Office Space Available in Fresno
- Private Offices, Open Rooms, Kitchenette, & Storage Room
- Property Manager On Site | High Speed Internet In Place
- On-Site Parking and Abundant Street Parking
- CA-168 On/Off-Ramps Located 2 Mile West Of Property
- CA-180 On/Off-Ramps Located 2 Mile South Of Property
- Huge Daytime Population Base (±373,720 within 5 Miles)
- Well-Known Freestanding Office Building + Mature Landscaping
- Parking On All Sides Of Building | Easy Access | New HVAC's
- Convenient Location Between CA-168, CA-41, and CA-180
- Energy Efficient Improvements - Separately Metered Utilities
- Avg Daily Traffic ±171,073 Cars Per Day
- Office Uses Allowed w/ IL Zoning

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### PROPERTY DESCRIPTION

Brand New Remodel Available  $\pm 1,840$  SF of office with NEW floor and painting located in the University Village Office Park, in close proximity to the Fresno-Yosemite International Airport. This suite features multiple private offices, conference room, reception/waiting area, storage, kitchenette, & open work areas. The landlord will improve the suite with brand new flooring & paint (see page 5). On site private parking lot (plus street) for various uses (ie. attorney practice, medical uses, professional office, and more). Easy access, abundant parking, spacious shared restroom, and direct signage/exposure to E McKinley Ave & E Clinton Ave. High-traffic intersection near McKinley Ave retail corridor with many national and local retailers in close proximity.

### LOCATION DESCRIPTION

Attractive building perfectly positioned to offer easy access, strong demographics and traffic generators. Located off of the NW corner of E Yale Ave & N Winery Ave just west of CA-168, east of E Clinton Way, north of Yale Ave and South of E McKinley Ave. The property is just 0.8 miles from the Fresno Yosemite International Airport & 6 miles from downtown Fresno. Nearby CA-41 Freeway, State Highway 99, 168 and 180 connect to all parts of central California. Surrounded by many national and regional retailers, a multitude of eateries, and boast high traffic counts on McKinley Avenue with great population density. Professional manicured grounds and surrounded by neighboring national tenants include McDonalds, Burger King, Starbucks, Dutch Bros, Taco Bell, Carl's Jr., Little Caesars, Jack in the Box, EECU, Dominos, Fosters Freeze, Hungry Howies, Arsenios, Noble Credit Union, & many others!



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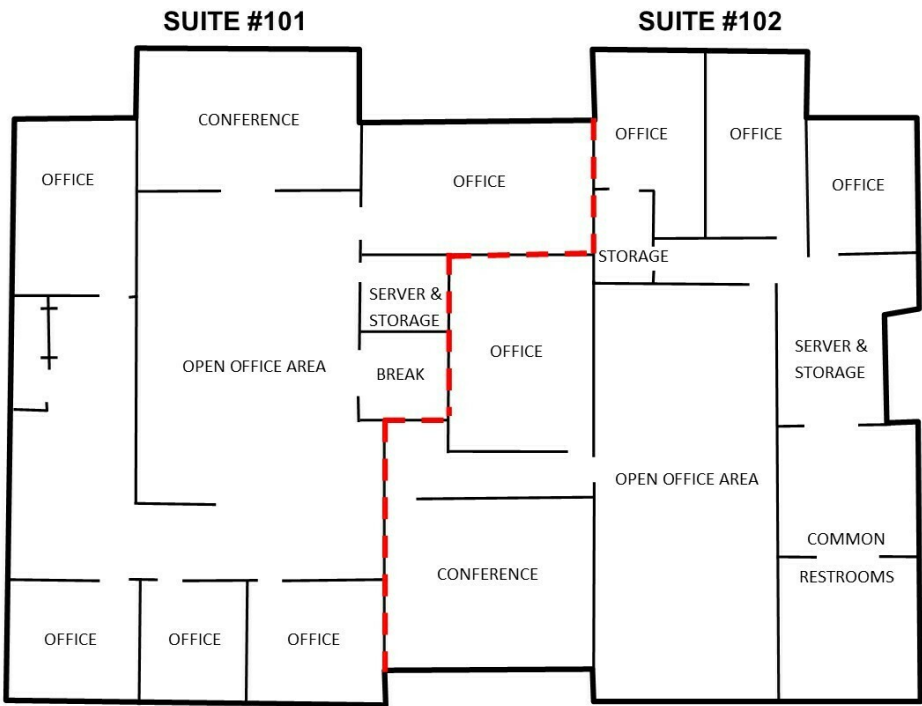
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AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
4930 E Yale Ave Suite 102	Available	1,840 SF	Modified Gross	\$0.95 SF/month

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Potential Improvements



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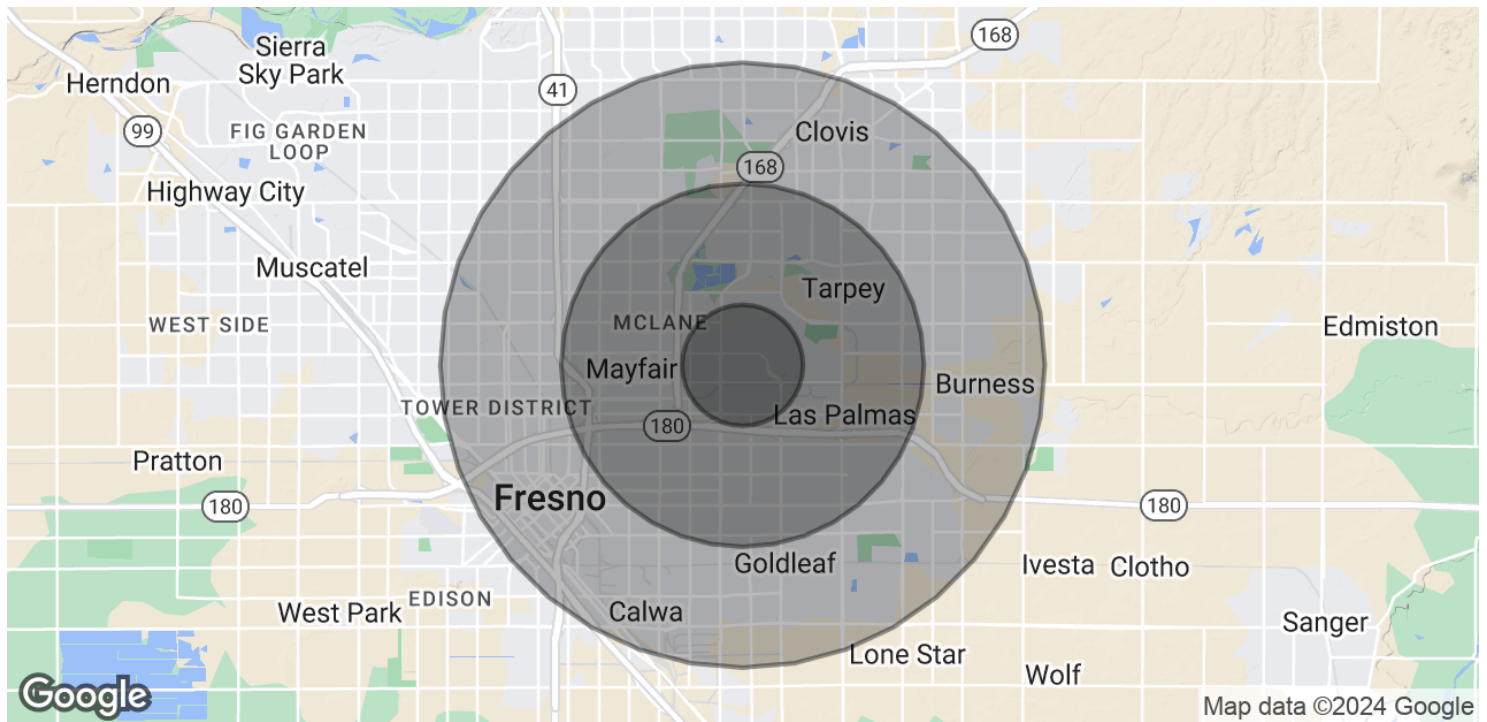
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	16,578	156,251	373,720
Average Age	29.2	30.3	32.1
Average Age (Male)	27.1	29.5	31.2
Average Age (Female)	32.7	31.5	33.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,419	53,136	127,119
# of Persons per HH	3.1	2.9	2.9
Average HH Income	\$47,223	\$49,769	\$61,527
Average House Value	\$200,628	\$170,406	\$200,106
ETHNICITY (%)	1 MILE	3 MILES	5 MILES
Hispanic	55.9%	57.5%	52.6%

\* Demographic data derived from 2020 ACS - US Census

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