

OFFICE FOR LEASE

PRIME PROFESSIONAL OFFICE SPACE LOCATED IN NW FRESNO

3705 W Beechwood Ave, Fresno, CA 93711



Lease Rate

**\$1.85
SF/MONTH
(MG)**

OFFERING SUMMARY

Building Size:	13,380 SF
Available SF:	1,894 SF
Lot Size:	1.49 Acres
Zoning:	O
Year Built:	2000
Market:	Northwest Fresno
Submarket:	Herndon Office
Cross Streets:	N Brawley Ave & W Beechwood Ave
APN:	501-142-10S

PROPERTY HIGHLIGHTS

- ±1,894 SF Available w/ a \$40/SF TI Allowance
- Class "A" Medical & Professional Office Space
- Flexible Floorplan w/ Improvements Available
- Located On Signalized Intersection
- Abundant Parking w/ Multiple Access Points
- Nearby Access to Highway 41 & 99
- Visible Building Herndon & Building Signage
- Busy & Established Corridor w/ Retail Growth
- High Income Demographics - Estimated HH of \$80,000+
- Close Proximity to Traffic Generators
- Great Access & Visibility w/ Unmatched Level of Consumer Traffic

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PROPERTY DESCRIPTION

First class Professional/Medical/General build-to-suit office space with Herndon Avenue exposure and signage in Northwest Fresno. BTS space of $\pm 1,894$ SF available with a \$40/SF tenant improvement contribution by the Landlord. The restrooms and front entrance are complete, Power is stubbed, Fire sprinklers are existing, and HVAC ducting is present. Space plans are drawn up and many improvements are existing to allow a quick buildout. Prime signalized location offering ample parking and easy access to Highway 99 off/on ramps.



LOCATION DESCRIPTION

Property is located in NW Fresno - north of Herndon, east of Brawley, south of Beechwood and west of Valentine Avenue. Fresno is a major city in the San Joaquin Valley of California, United States. It is the county seat of Fresno County and the largest city in the greater Central Valley region. It covers about 115 square miles and had a population of 542,107 as of the 2020 Census, making it the fifth-most populous city in California, the most populous inland city in California, and the 33rd-most populous city in the nation. Surrounding national tenants include Starbucks, Taco Bell, Burger King, Savemart, Jack in the Box, Carl's Jr., Kabab City, Arsenios, Pizza Hut, The Habit, Dutch Bros, Tri Counties Bank, Noble Credit Union, Chipotle, Papa Murphy's, Wells Fargo, Pizza Factory, & many others!



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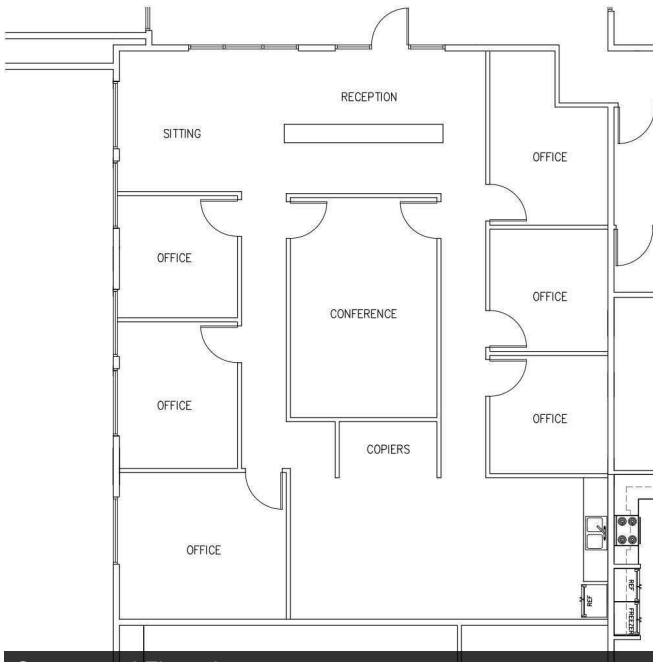
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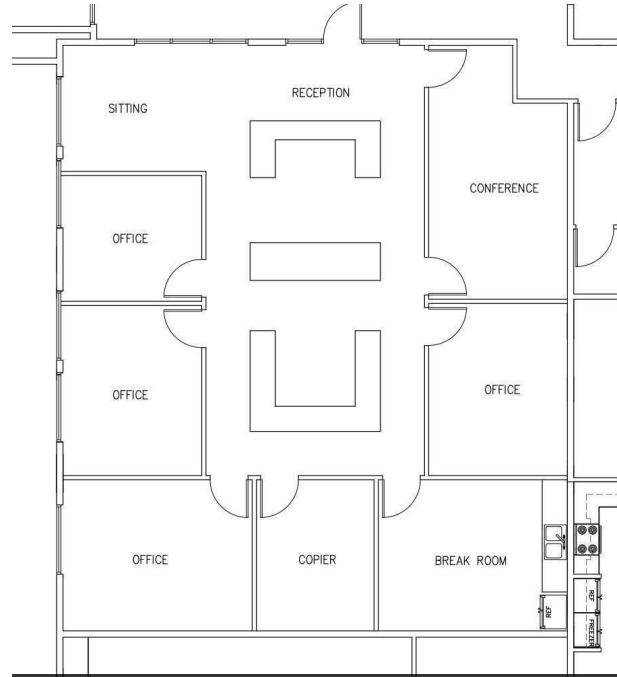
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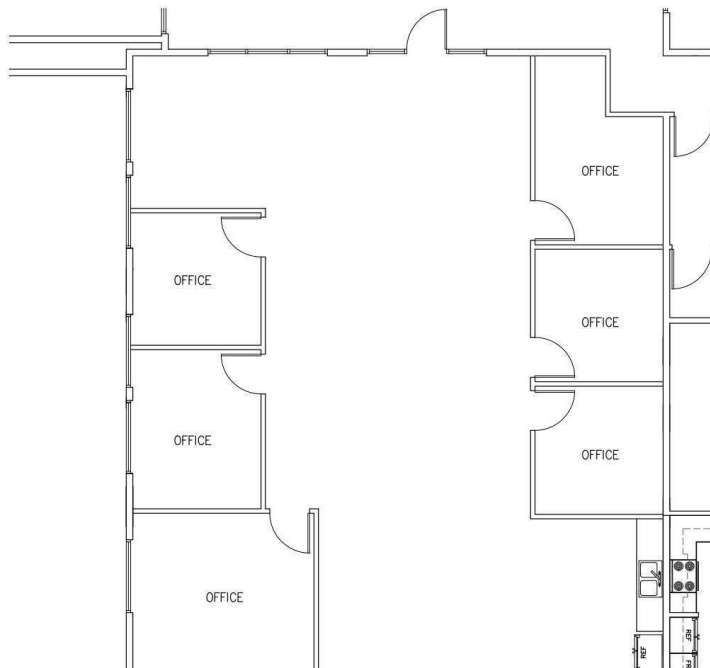
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Conceptual Floorplans



Conceptual Floorplans



Conceptual Floorplans

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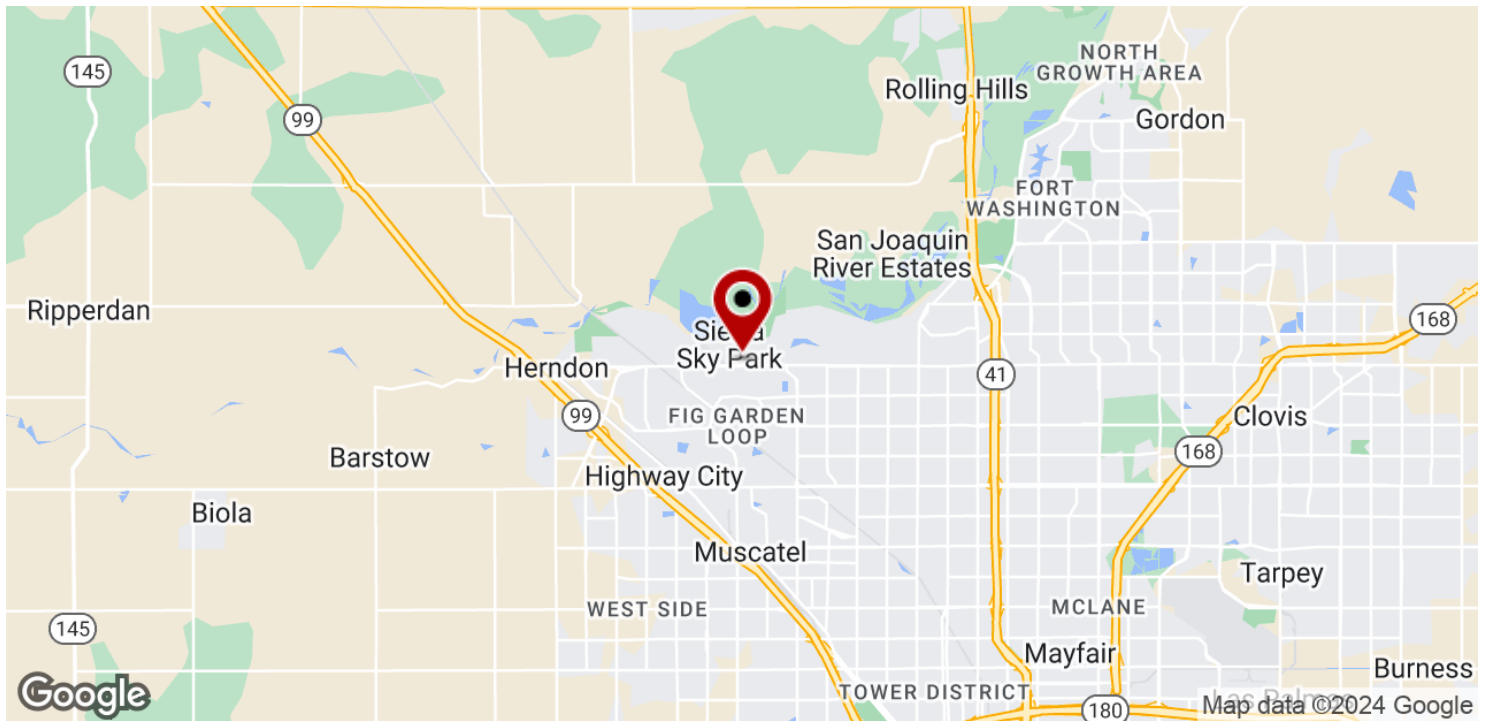
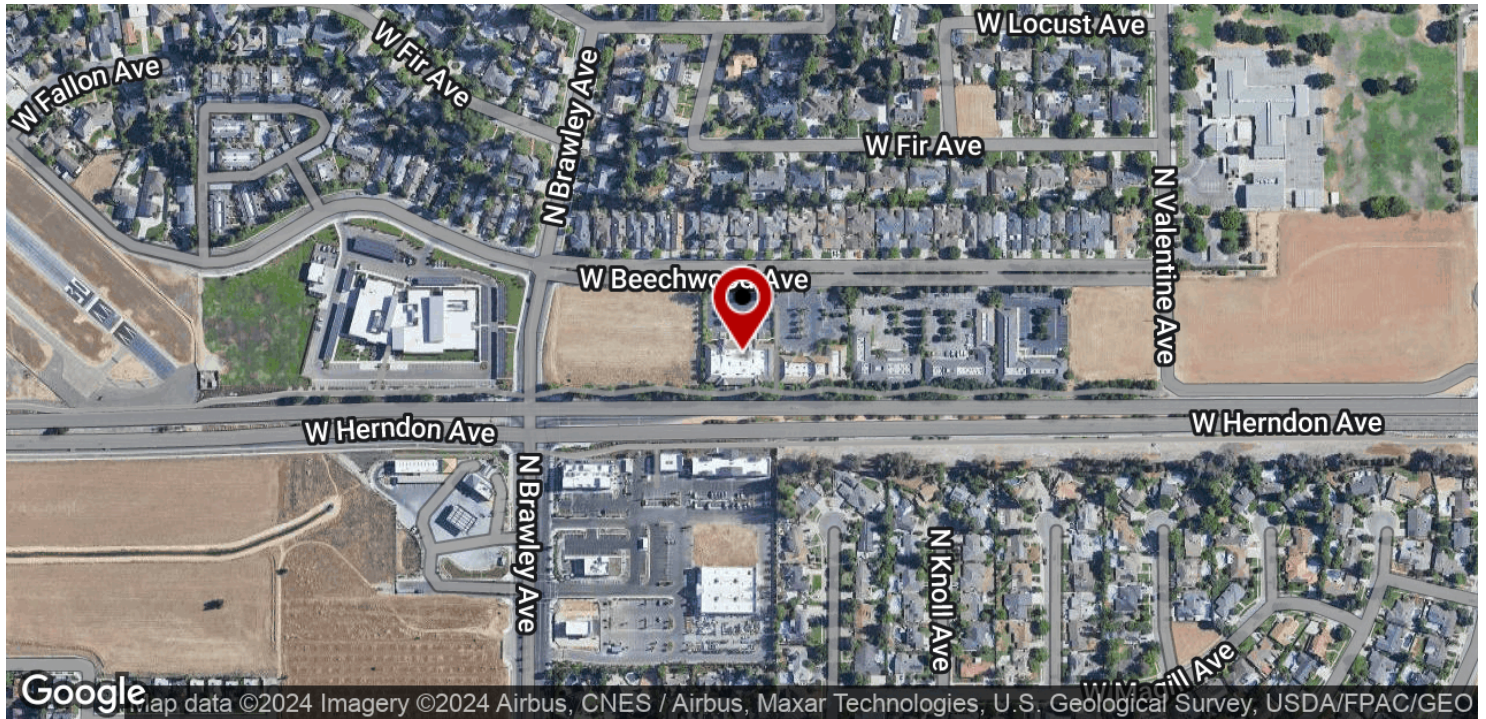
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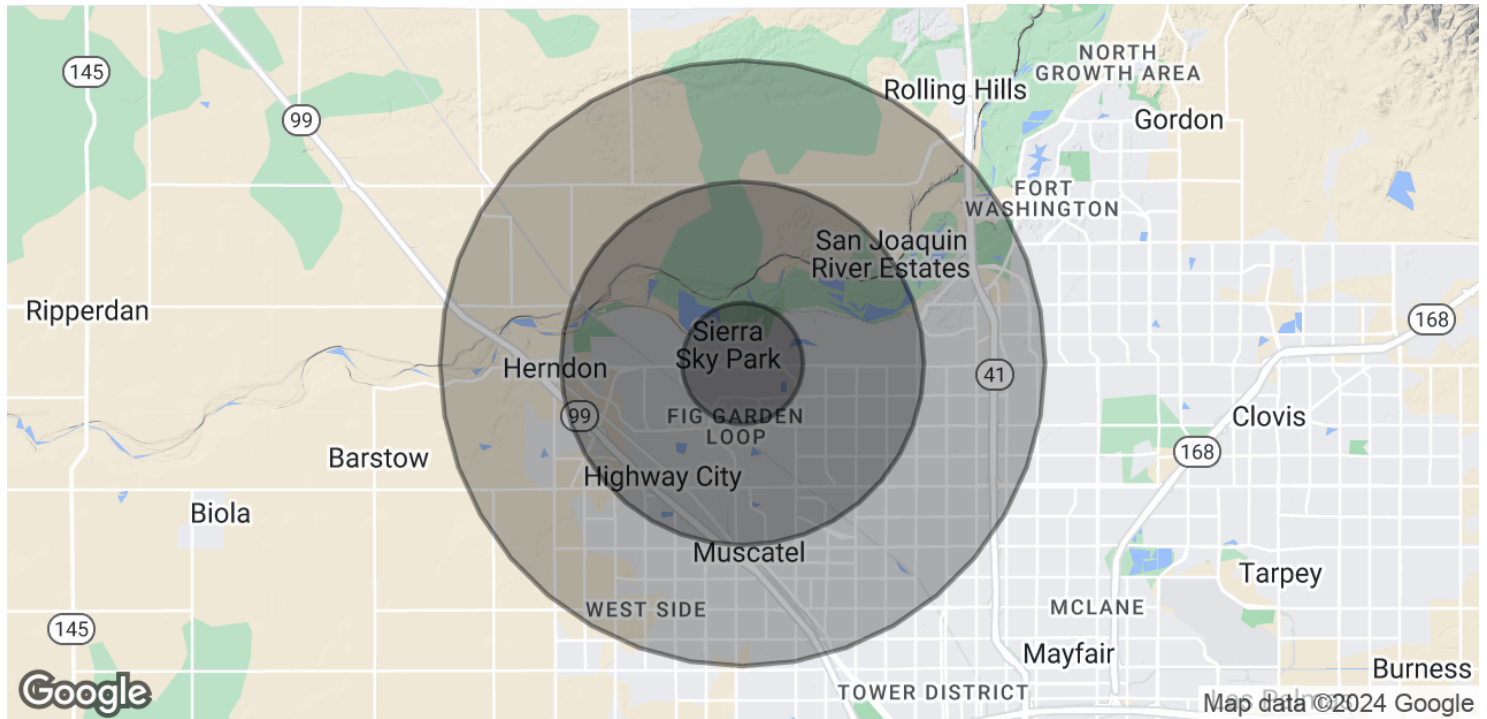
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	12,448	77,367	181,187
Average Age	36.3	35.9	33.9
Average Age (Male)	36.2	35.0	32.4
Average Age (Female)	36.3	36.7	35.1
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,434	28,086	63,366
# of Persons per HH	2.8	2.8	2.9
Average HH Income	\$103,536	\$89,194	\$72,986
Average House Value	\$363,317	\$350,365	\$314,352
ETHNICITY (%)	1 MILE	3 MILES	5 MILES
Hispanic	28.3%	31.0%	38.6%

* Demographic data derived from 2020 ACS - US Census

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