

OFFICE FOR LEASE

FULLY REMODELED 1ST CLASS OFFICE SUITES IN REEDLEY

1058 G St, Reedley, CA 93654



Lease Rate

**\$325.00 -
635.00 PER
MONTH**

OFFERING SUMMARY

Building Size:	12,225 SF
Lot Size:	0.17 Acres
Year Built:	1936
Renovated:	2024
Zoning:	CC (Central & Community Commercial)
Submarket:	Reedley
APN:	368-171-11
Available:	Feb 2024

PROPERTY HIGHLIGHTS

- Class "A" Office Space: Various Private Suites Available
- Units Can Be Combined | Multiple Configurations Available
- Located On Main Commercial Corner In Reedley
- Highly Discounted Utilities + High Speed Internet
- Great Signage / Frontage on 11th Street and "G" Street
- Move-In Ready Condition w/ New Paint & Flooring
- Well-Known Freestanding Building w/ Easy Access
- Private Offices, Open Rooms, Multiple Entrance Points
- Parking On All Sides Of Building | Wheel Chair Ramp
- Convenient Location In Downtown Reedley
- Excellent Presence Surrounded with Quality Tenants
- Located In Well-Known Building in a High Traffic Area
- Energy Efficient Improvements - Low Cost Bulk Rate Utilities
- Access To Clean Restrooms With ADA Upgrades
- ±41,890 Avg Daily Traffic Count | Nearby Access to CA-63

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PROPERTY DESCRIPTION

Fully Remodeled "Class A" office suites consisting of single 12' x 12' private offices up to ±3,100 SF available, which can be combined or divided. Ideal small business suites featuring various size configurations, all-inclusive rate including utilities, high speed internet, clean restroom, and various additional amenities at a fraction of the cost! Prime location in the City's epicenter of Downtown on Reedley's main commercial street. Prime location in the City's epicenter of Downtown, just a blocks from the Courthouse/City Hall. The building access points to nearby public parking lots (plus street) and is perfect for attorney practice, medical uses, professional office, and more. The first-class recent remodel includes brand-new hard-surface flooring throughout, clean and upgraded restroom, updated energy efficient features, LED lighting, HVAC's throughout, secure access, and a wheel chair lift.

LOCATION DESCRIPTION

Located in the most desirable area of Reedley, on G Street between North and Dinuba Avenues. Central location surrounded with close proximity to many restaurants, services and many other amenities. Prime location in the middle of the downtown and newer shopping centers surrounded by a dense mixture of housing and apartments. Nearby quality tenants include McDonalds, Starbucks, Jack in the Box, Carl's Jr., Dollar Tree, Kabab City, Me n Ed's, Taco Bell, Fosters Freeze, Subway, Dominos, Cricket, T-Mobile, Wells Fargo, Big Lots, Chase, Dollar General, Uncle Harry's, & many others!

Reedley, California, in Fresno County, is 20 miles NW of Visalia, California (center to center) and 20 miles SE of Fresno, California. Part of the surrounding Fresno metro area, the city is not isolated. Reedley holds many festivals year round including Reedley Fiesta in October, the Christmas Parade in December, the Street Faire in May, the Certified Farmers Market, the Taste of the Town in September, and many other festivities to keep the residents and visitors busy and entertained. Situated along the Kings River, in the summer many local residents and visitors drive to Cricket Hollow Park and Reedley Beach.



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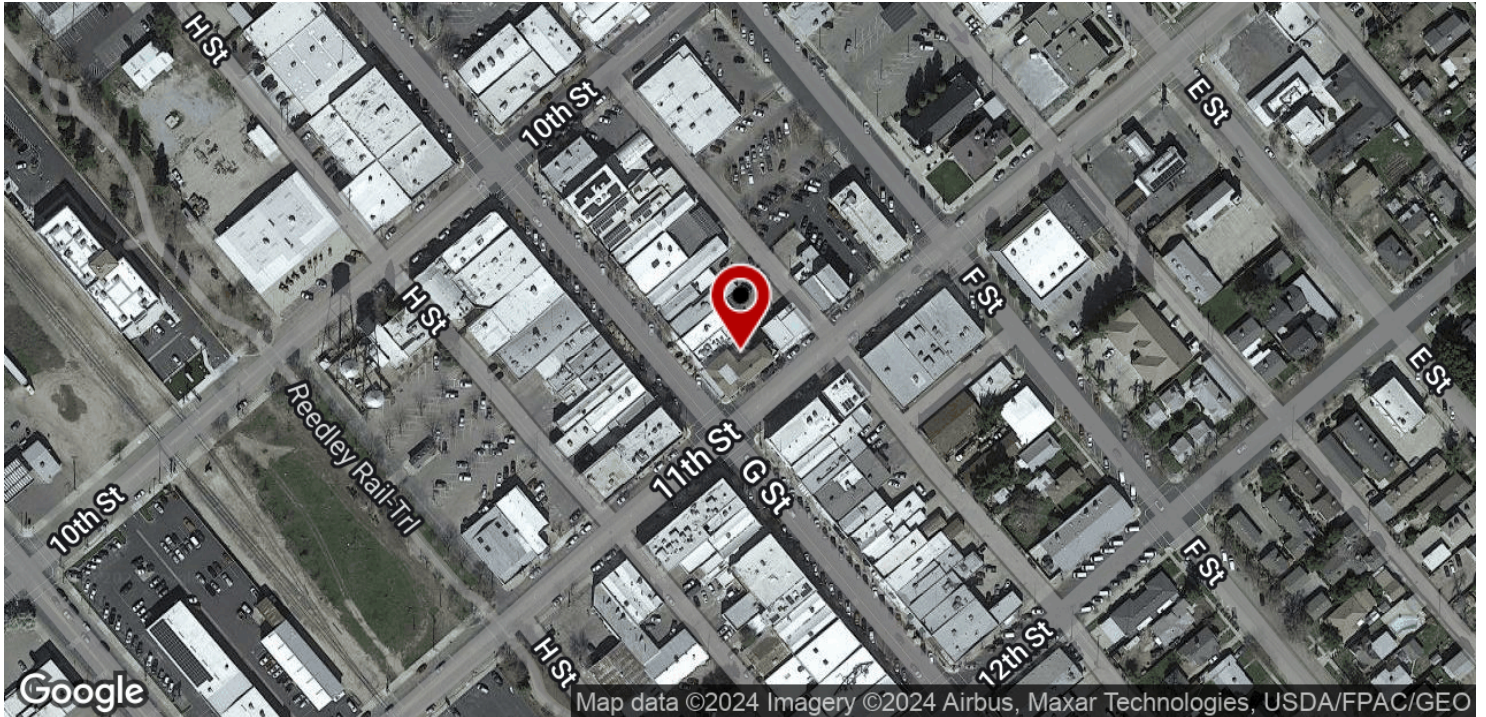
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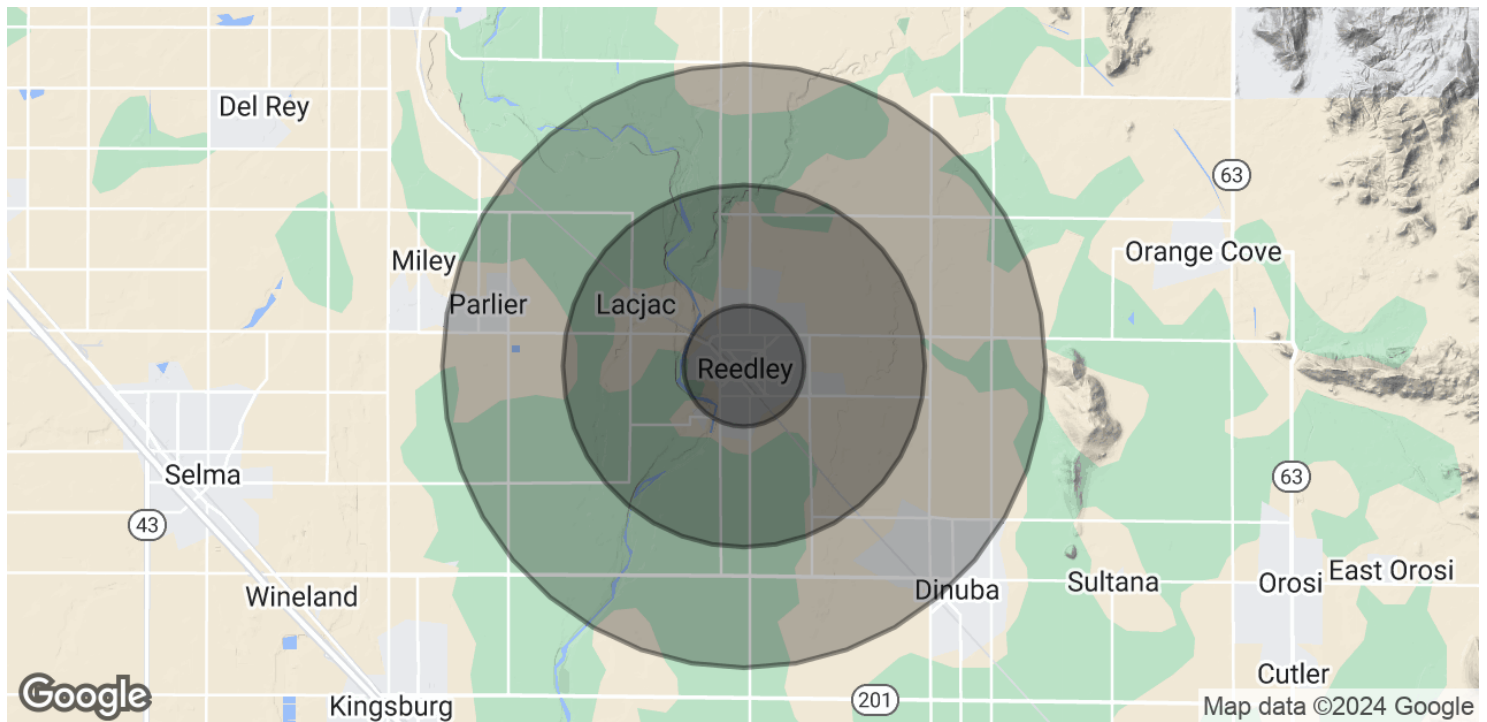
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	15,561	27,882	50,442
Average Age	32.1	32.8	32.8
Average Age (Male)	31.3	32.0	31.1
Average Age (Female)	32.6	32.7	33.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,563	8,141	14,982
# of Persons per HH	3.4	3.4	3.4
Average HH Income	\$59,864	\$63,265	\$63,187
Average House Value	\$178,025	\$216,613	\$224,513
ETHNICITY (%)	1 MILE	3 MILES	5 MILES
Hispanic	79.3%	77.0%	78.0%

* Demographic data derived from 2020 ACS - US Census

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