

OFFICE FOR LEASE

OFFICE SPACE AVAILABLE IN EXCELLENT CONDITION & MOVE-IN READY

4321 N West Ave, Fresno, CA 93705



Lease Rate

**\$1.25
SF/MONTH**

OFFERING SUMMARY

Building Size:	9,164 SF
Available SF:	1,244 SF
Lot Size:	0.67 Acres
Number of Units:	1
Year Built:	1979
Renovated:	2022
Zoning:	O—Office
Market:	West Shaw Office
Submarket:	Central Fresno
Traffic Count:	23,602

PROPERTY HIGHLIGHTS

- ±1,244 SF of Class A Office Space Available in Fresno
- New Paint & Flooring | Quality Restrooms | Fresh Remodel
- Economical Spaces | Move-In Ready | New Finishes
- Gated On-Site Parking and Abundant Street Parking
- Fenced with Electric Gates | Fire Sprinklers: Yes
- High Speed Comcast Fiber Internet In Place
- CA-41 On/Off-Ramps Located 2 Mile East Of Property
- CA-99 On/Off-Ramps Located 2 Mile West Of Property
- Huge Daytime Population Base (±335,689 within 5 Miles)
- Well-Known Freestanding Office Building + Fenced Parking
- Private Offices, Open Rooms, Multiple Entrance Points
- Parking On All Sides Of Building | Easy Access | New HVAC's
- Convenient Location Between CA-99, CA-41, and CA-180
- Excellent Presence Surrounded with Quality Tenants
- Energy Efficient Improvements - Separately Metered Utilities

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PROPERTY DESCRIPTION

±1,244 SF of a fully remodeled "Class A" office suite. Each space has separate entrances and restrooms and can be combined. #107 consist of ±1,244 SF offering (4) offices and (2) restrooms. #105 of ±2,411 SF offers (4) offices (2) entrances, (1) storage room, (1) breakroom/conference room & (1) restroom. All units have large open bullpen areas and private ADA restrooms. High-traffic intersection near Shaw Ave retail corridor with many national and local retailers in close proximity. The first-class recent remodel includes brand-new hard-surface flooring throughout, Brand New HVAC's, updated energy efficient features, LED lighting, fresh interior/exterior paint, brand new ADA restrooms, electric security gate, 20+ outdoor LED lights during the night hours, new parking lot and lush landscaping. On site 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 West Ave.

LOCATION DESCRIPTION

Attractive building perfectly positioned to offer easy access, strong demographics and traffic generators. Located off of the NW corner of Ashlan & West Ave just East of CA-99, West of Fruit Ave, North of Dakota Ave and South of Shaw Ave. 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 Ashlan Avenue with great population density. Professional manicured grounds and surrounded by neighboring national tenants include Save Mart, Starbucks, McDonalds, O'Reilly Auto Parts, Romeo's Pizza, 525 Pizza, KFC, Mike's Pizzeria Lounge, ALDI, Taco Bell, Dutch Bros Coffee, Rite Aid, Jack in the Box, Citi, Bank of the West, & more! Directly in front of a Fresno Area Express bus stop (Route 22).



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AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
4321 N West Ave #107	Available	1,244 SF	Modified Gross	\$1.25 SF/month	(4) private offices, 25' x 20' bullpen, breakroom, restroom.

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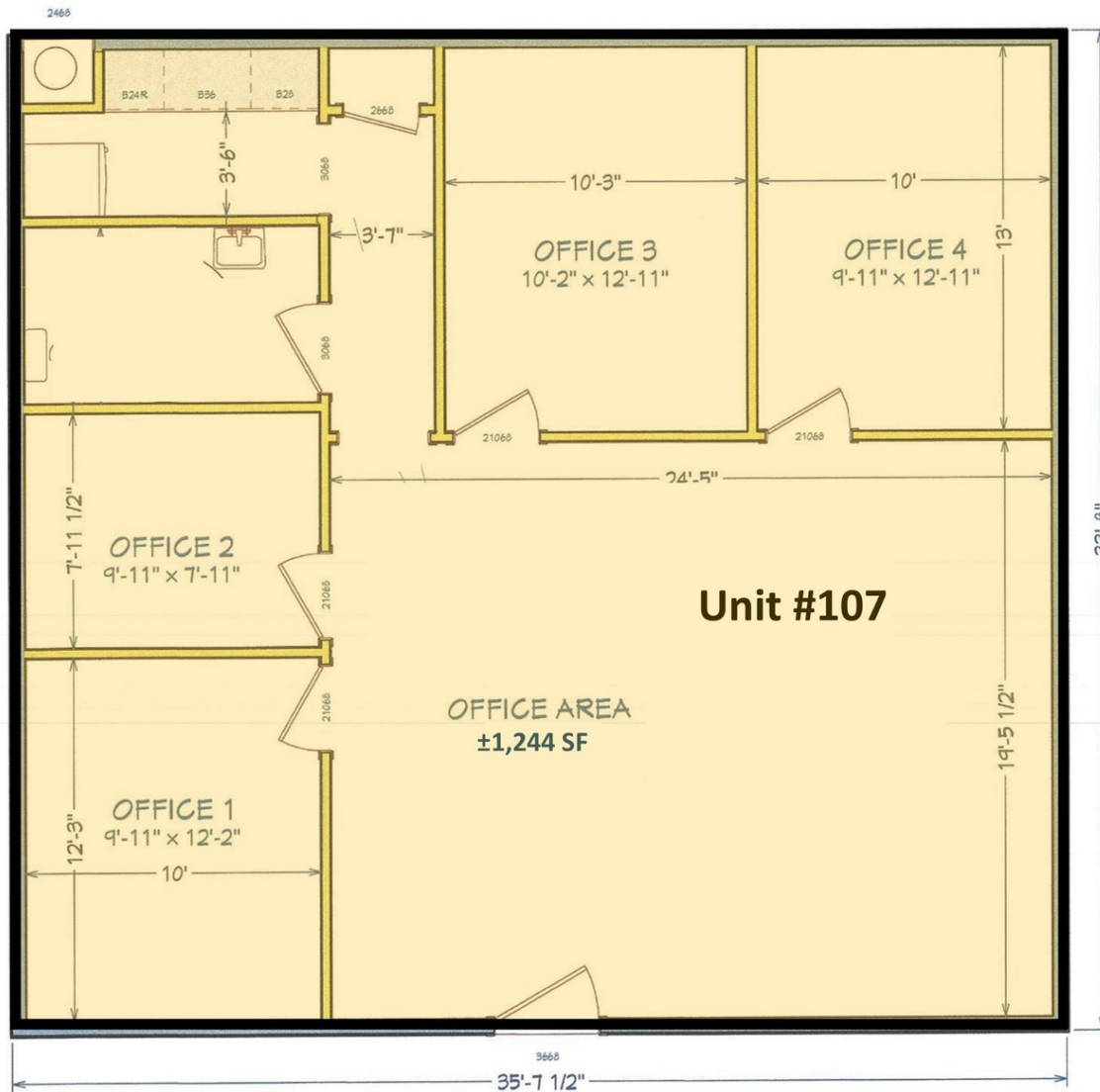
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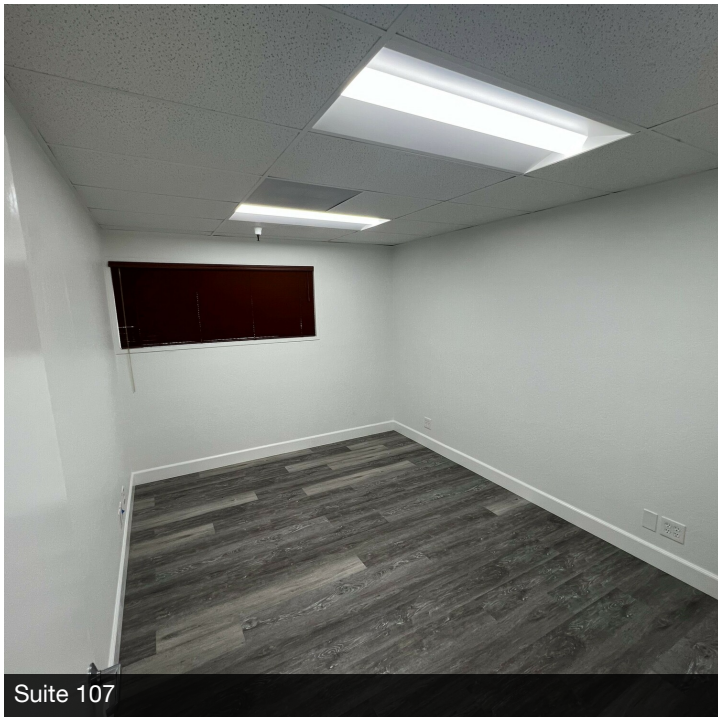
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Suite 107



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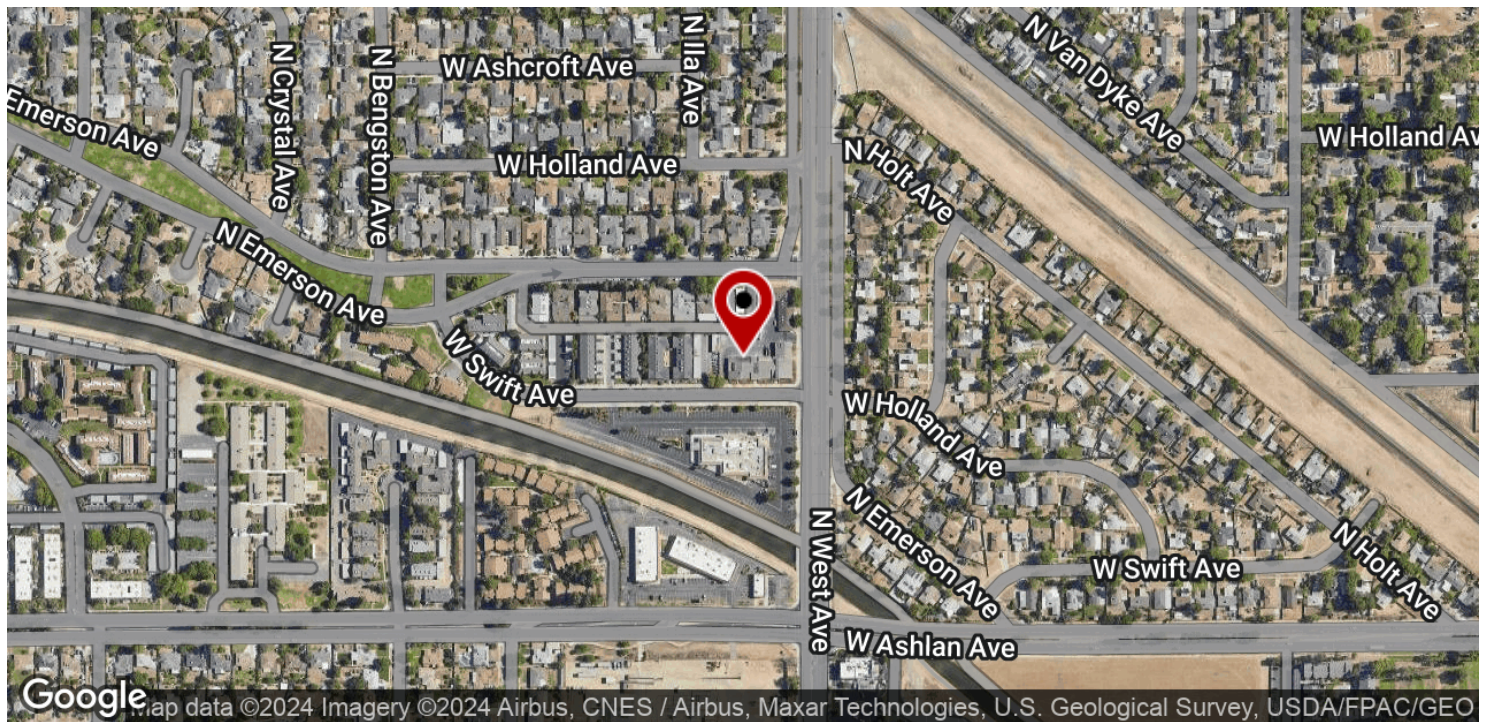
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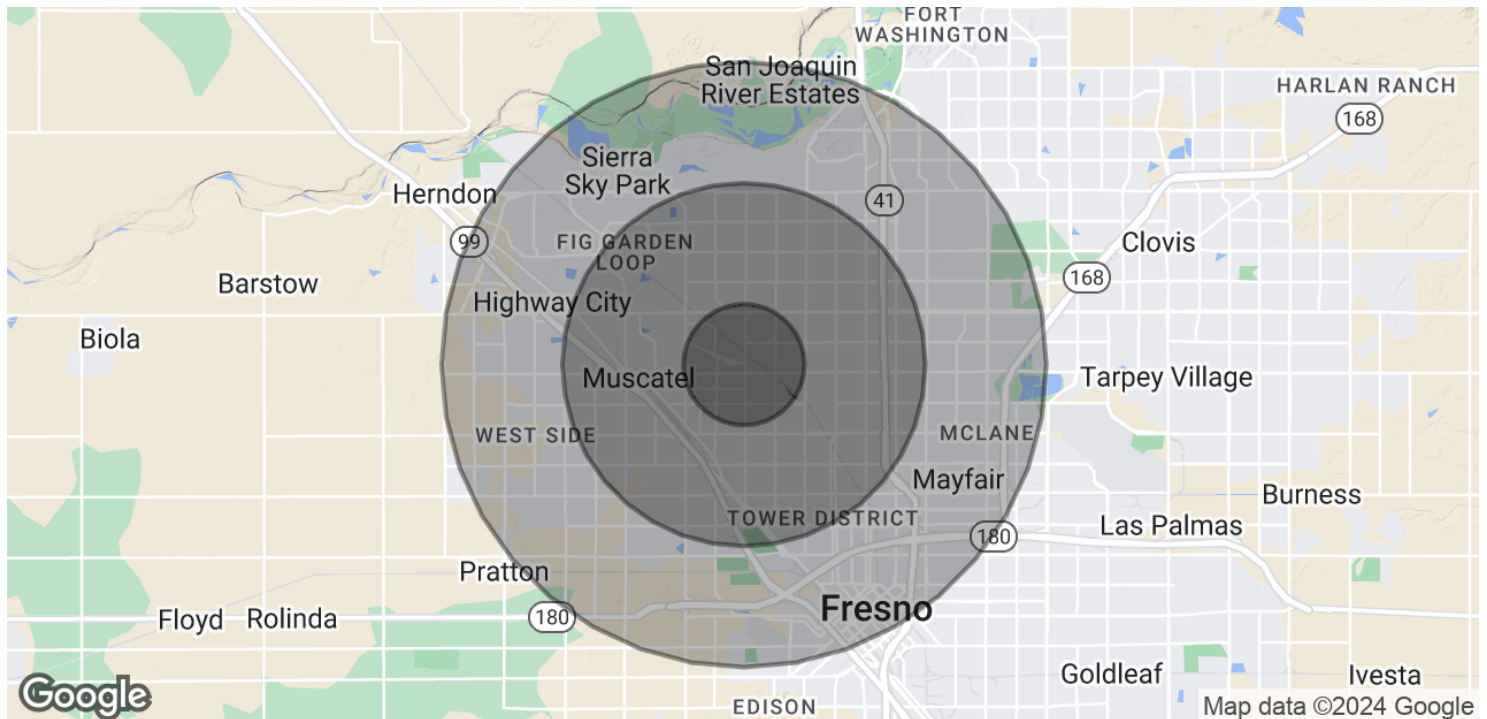
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	22,028	141,965	335,689
Average Age	31.5	34.5	32.3
Average Age (Male)	28.9	32.6	31.2
Average Age (Female)	33.5	35.9	33.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	7,495	51,701	116,338
# of Persons per HH	2.9	2.7	2.9
Average HH Income	\$46,649	\$59,416	\$58,963
Average House Value	\$237,898	\$290,391	\$275,740
ETHNICITY (%)	1 MILE	3 MILES	5 MILES
Hispanic	50.9%	43.2%	44.1%

* Demographic data derived from 2020 ACS - US Census

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