

## OFFICE FOR LEASE

### PROFESSIONAL OFFICE SPACES NEAR FIGARDEN LOOP

5756 N Marks Ave, Fresno, CA 93711



Lease Rate

**\$1.00  
SF/MONTH**

#### OFFERING SUMMARY

Building Size:	12,624 SF
Available SF:	488 - 2,120 SF
Lot Size:	0.95 Acres
Building Class:	B
Zoning:	R-P (Professional Office)
Market:	Northwest Fresno Office
Submarket:	Figarden Loop Office
Cross Streets:	Bullard Avenue
APN:	415-212-160

#### PROPERTY HIGHLIGHTS

- ±488 to ±2,120 SF Available - Multiple Configurations
- Move-In Ready Condition w/ New Paint & Carpet
- Great Corner Location Near Fig Garden Loop
- Private Offices, Open Rooms, Multiple Entrance Points
- Located Between HWY 41 and HWY 99
- Ample Parking, Restrooms, and Courtyard Access
- Well-Known Freestanding Office Building @ Entrance
- Ample Private Parking Lot On Both Sides Of Building
- Convenient Location Between CA-99 and CA-41
- Excellent Bullard Presence Surrounded with Quality Tenants

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#### PROPERTY DESCRIPTION

±488 to ±2,120 SF available between 4 efficient spaces: Professional Move-In Ready office spaces with fresh paint and flooring. Suite #158 of ±488 SF has 2 private offices and an open reception/office area. Suite #160 of ±2,120 SF offers (7) private offices, reception/waiting area, private restrooms & storage. Suite #163 of ±803 SF has (2) private offices & open waiting area with access to common area. Suite #170 of ±2,063 SF offers (8) private offices, reception/waiting area, private restrooms, & storage. All units have access to nice restrooms, private courtyard, signage, and abundant parking.

#### LOCATION DESCRIPTION

Professional office suites located in Fresno, between HWY 99 and HWY 41. Building is north of Celeste Avenue, east of Marks Avenue, south of Bullard Avenue and west of Monte Avenue. National surrounding tenants include Starbucks, Target, Burger King, Savemart, Dutch Bros, Carl's Jr., Texas Roadhouse, Red Robin, Taco Bell, Kohls, Chase, Wells Fargo, Edo-ya, Panera, Sonic, Bank of the West, Ross, Noble Credit Union, Applebee's, & many others!



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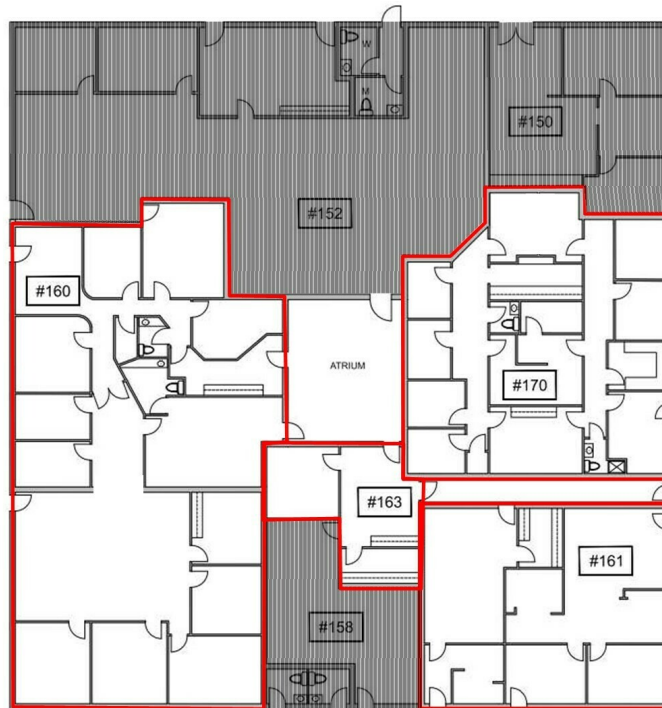
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#### AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Suite 158	Available	488 SF	Modified Gross	\$1.00 SF/month
Suite 160	Available	2,120 SF	Modified Gross	\$1.00 SF/month
Suite 163	Available	803 SF	Modified Gross	\$1.00 SF/month
Suite 170	Available	2,000 SF	Modified Gross	\$1.00 SF/month

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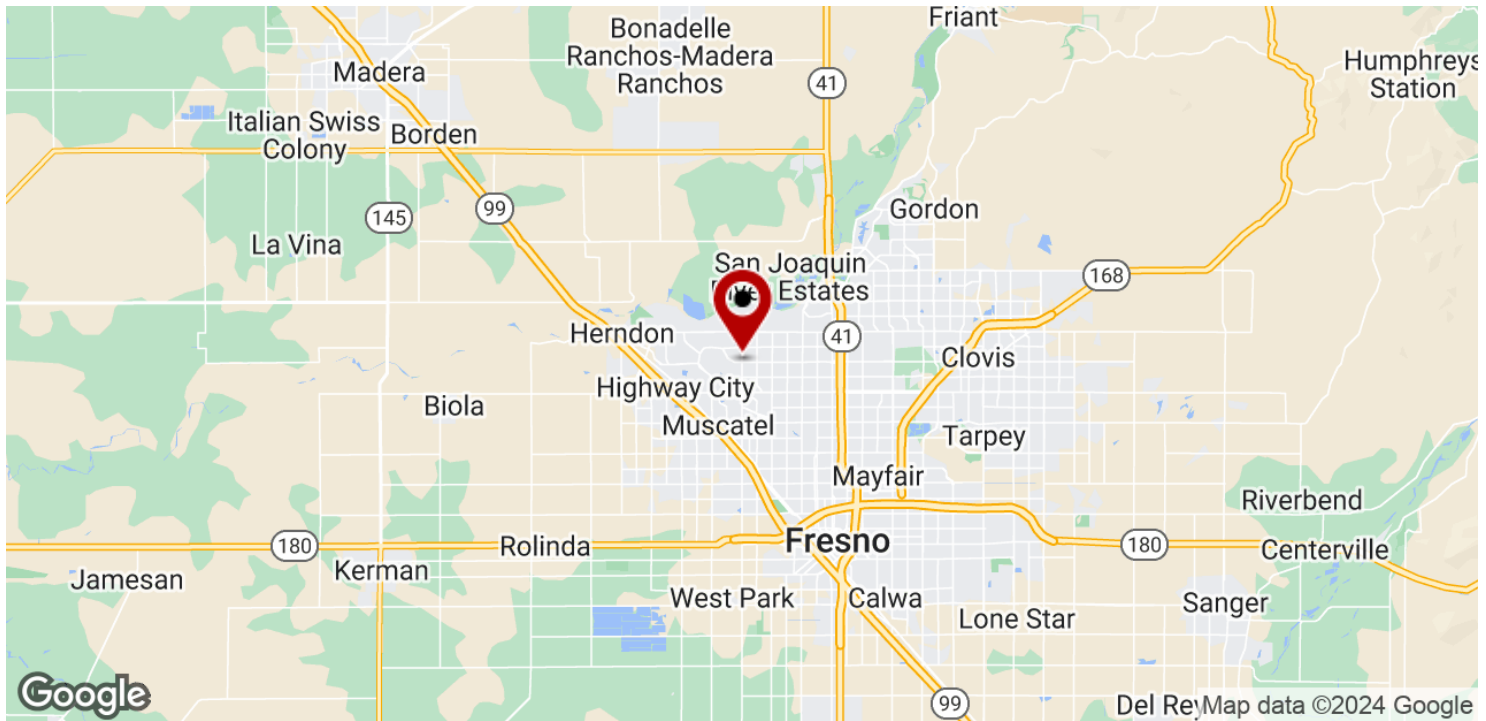
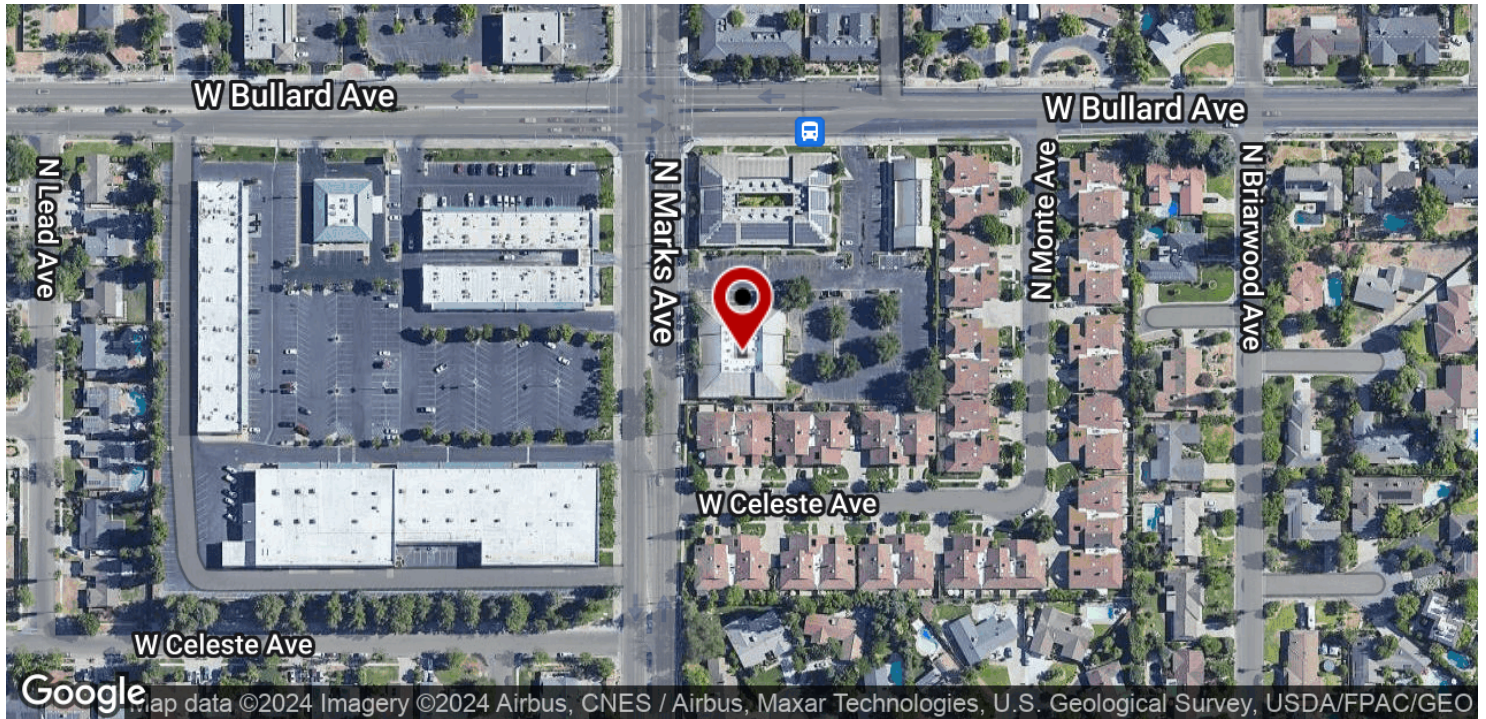
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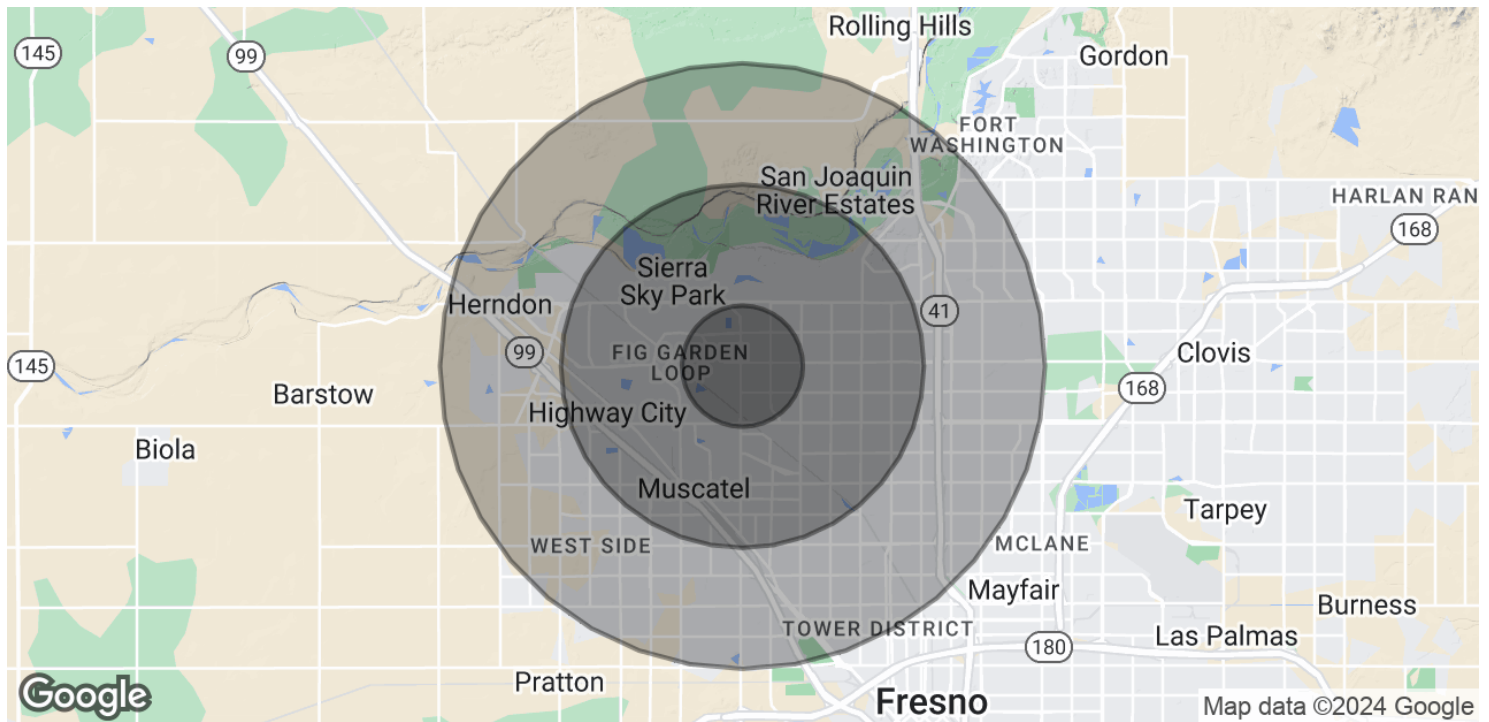
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	14,689	113,480	252,869
Average Age	38.6	35.7	33.8
Average Age (Male)	37.8	34.0	32.5
Average Age (Female)	39.8	36.9	34.9
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,546	41,349	90,150
# of Persons per HH	2.6	2.7	2.8
Average HH Income	\$86,950	\$77,094	\$67,311
Average House Value	\$392,197	\$318,306	\$297,433
ETHNICITY (%)	1 MILE	3 MILES	5 MILES
Hispanic	27.1%	35.6%	39.9%

\* Demographic data derived from 2020 ACS - US Census

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