

OFFICE FOR LEASE

FULLY REMODELED 1ST CLASS OFFICE SUITES IN DOWNTOWN

1228 P Street, Fresno, CA 93721



Lease Rate

\$950.00 PER MONTH

OFFERING SUMMARY

Building Size:	2,850 SF
Available SF:	570 SF
Lot Size:	7,500 SF
Year Built:	1985
Renovated:	2018
Zoning:	DTG—Downtown General
Market:	Central Fresno
Submarket:	Civic Center District
Traffic Count:	23,954

PROPERTY HIGHLIGHTS

- ±570 SF Available - Can be Divided/Combined
- Move-In Ready Condition w/ New Paint & Flooring
- Next-Door to Community Regional Medical Center
- Multiple Configurations Available
- Well-Known Freestanding Office Building + Parking
- Private Offices, Open Rooms, Multiple Entrance Points
- Parking On All Sides Of Building | Rear Exit Door In Office
- Convenient Location Between CA-99, CA-41, and CA-180
- Excellent Presence Surrounded with Quality Tenants
- Energy Efficient Improvements - Separately Metered Utilities
- Location Information:
- <https://youtu.be/1wMm7xMcUA0>

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PROPERTY DESCRIPTION

LAST SPACE: Full Remodel completed offering "Class A" office suite consisting of ± 570 SF available. Prime location next-door to Community Regional Medical Center, down the street from the Courthouse/City Hall. Rear private parking lot (plus street) for various uses (ie. attorney practice, medical uses, professional office, and more). Building offers (4) 20' x 26' (570 SF) separately metered suites offering various configurations: #105 is an end cap space of ± 570 SF with a 13' x 20' open reception area/room, (1) large 13' x 13' private office, break area, and (1) ADA restroom. The first-class recent remodel includes brand-new hard-surface flooring throughout, private restrooms, crown molding throughout, updated energy efficient features, LED can lighting, fresh interior/exterior paint, secure metal doors, security fence, and lush landscaping.

LOCATION DESCRIPTION

Professional office suites located in Fresno, between HWY 99 and HWY 41. Building is north of Fresno Street, east of P Street, south of Merced Street and west of Q Street. National surrounding tenants include McDonald's, Taco Bell, Burger King, Jack in the Box, Carl's Jr., Dutch Bros, DiCiccio's, Grocery Outlet, Smart & Final, Kuppas Joy, Rally's, Fosters Freeze, Noble Credit Union, United Security Bank, Wells Fargo, Westamerica Bank, & many others!



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AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
1228 P Street #105	Available	570 SF	Modified Gross	\$950 per month

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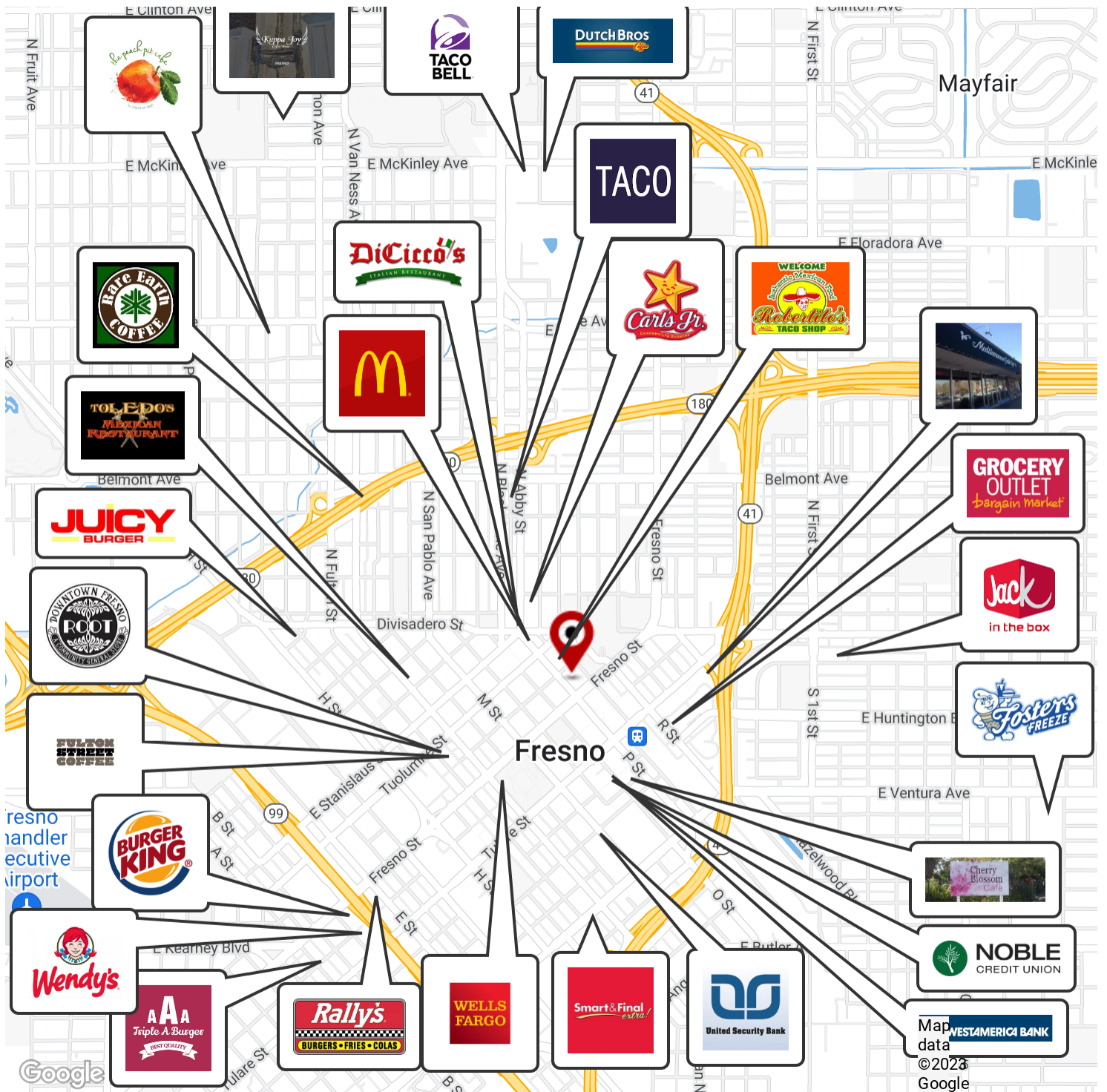
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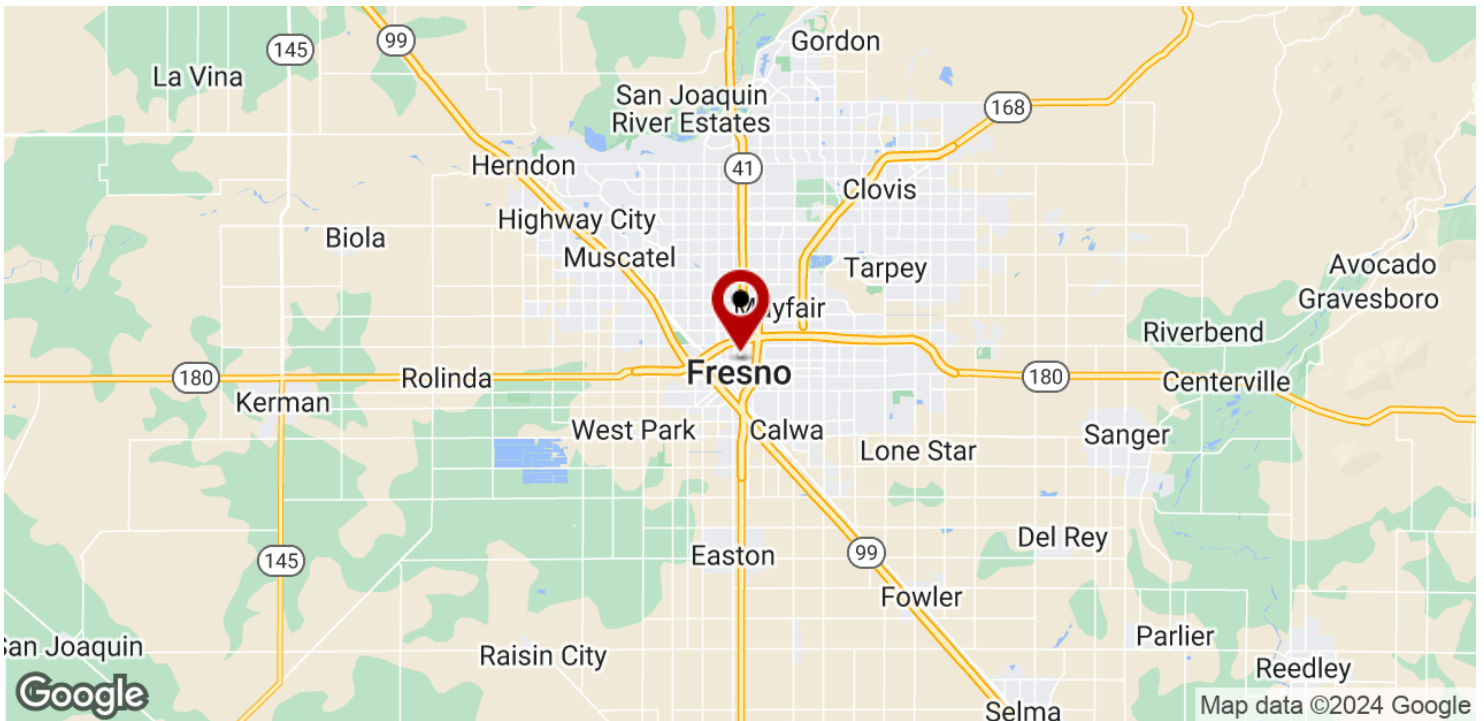
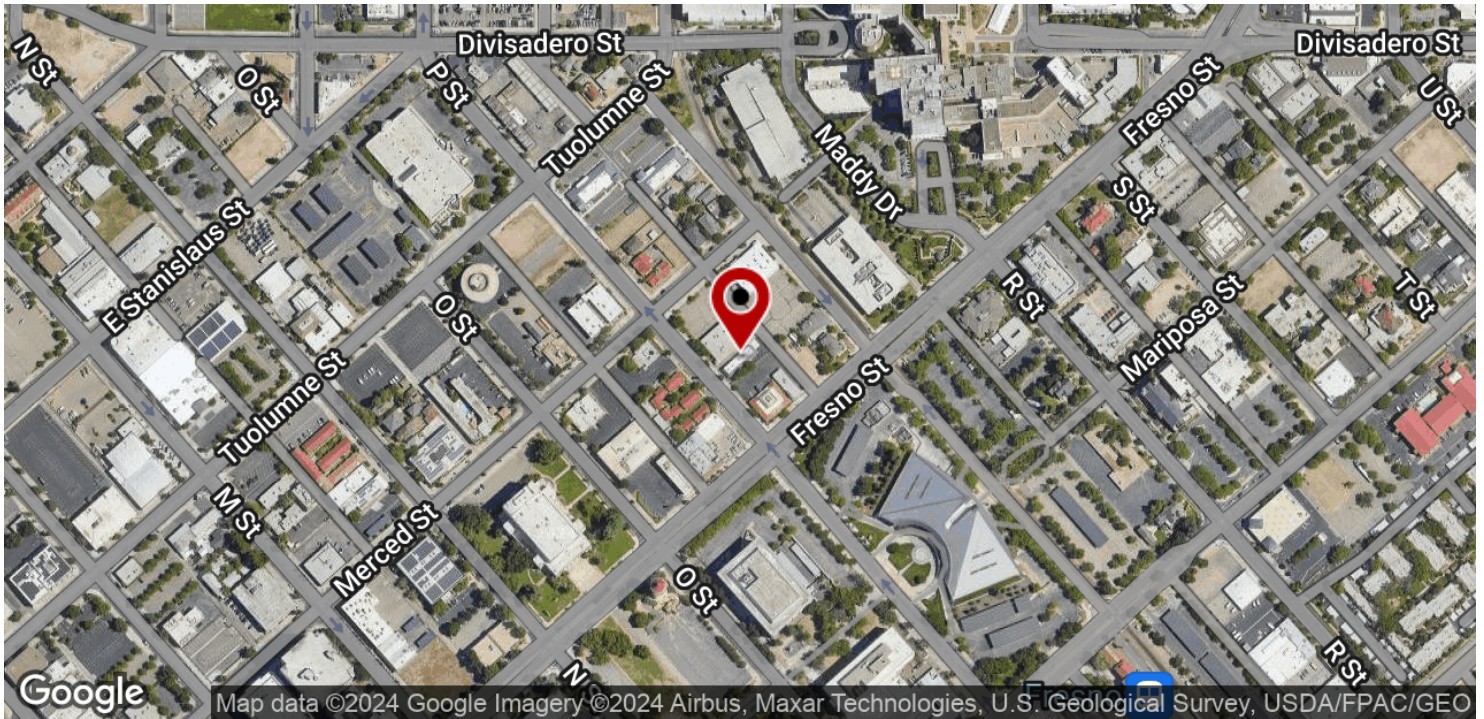
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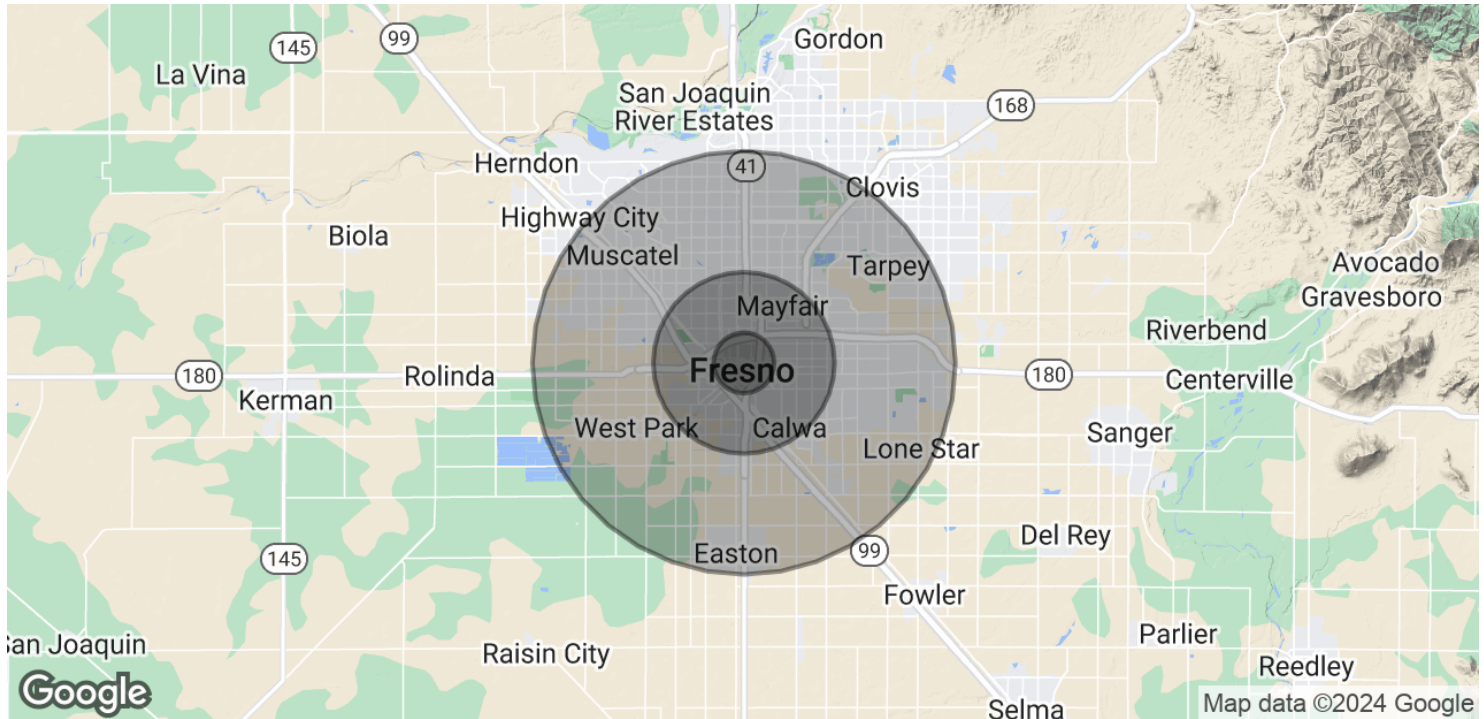
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POPULATION	1 MILE	3 MILES	7 MILES
Total Population	21,735	151,990	503,563
Average Age	27.0	26.9	29.6
Average Age (Male)	26.9	26.4	28.6
Average Age (Female)	28.7	28.0	30.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	7 MILES
Total Households	5,529	43,479	160,679
# of Persons per HH	3.9	3.5	3.1
Average HH Income	\$32,257	\$38,592	\$48,423
Average House Value	\$216,184	\$216,612	\$248,429
ETHNICITY (%)	1 MILE	3 MILES	7 MILES
Hispanic	69.6%	63.7%	50.7%

* Demographic data derived from 2020 ACS - US Census

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