

## OFFICE FOR LEASE

MEDICAL OFFICE SPACE .5 MILES FROM COMMUNITY REG'L MEDICAL CENTER

311 N Abby St, Fresno, CA 93701



Lease Rate

**\$1.50  
SF/MONTH**

### OFFERING SUMMARY

Building Size:	3,378 SF
NNN's:	\$0.50/SF
Available SF:	3,378 SF
Lot Size:	0.77 Acres
Year Built:	1981
Renovated:	2018
Market:	Fresno
Submarket:	Downtown Fresno
Cross Streets:	McKenzie Ave & Abby St
Parking:	13.32/1,000 SF
APN:	459-161-24

### PROPERTY HIGHLIGHTS

- Class "A" Medical Office Space: ±3,378 SF Move-in-Ready
- New Paint & Flooring Fmr Pediatrician w/ 6 Exam Rooms
- Interior Remodel Complete w/ High-End Finishes
- Well-Known Freestanding Office Building + Parking
- (5-6) Exam Rooms, (2) Private Offices, & Reception/Waiting Area
- Parking On All Sides Of Building on ±0.77 Acres
- Excellent Presence Surrounded with Quality Tenants
- Energy Efficient Improvements - Low Cost Bulk Rate Utilities
- Densely Populated Trade Area Equidistant to W. Fresno & Clovis
- Prime Location w/ Abby St Signage & Ample Parking
- Convenient Location Between CA-180, CA-99, CA-41 & CA-168

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## PROPERTY DESCRIPTION

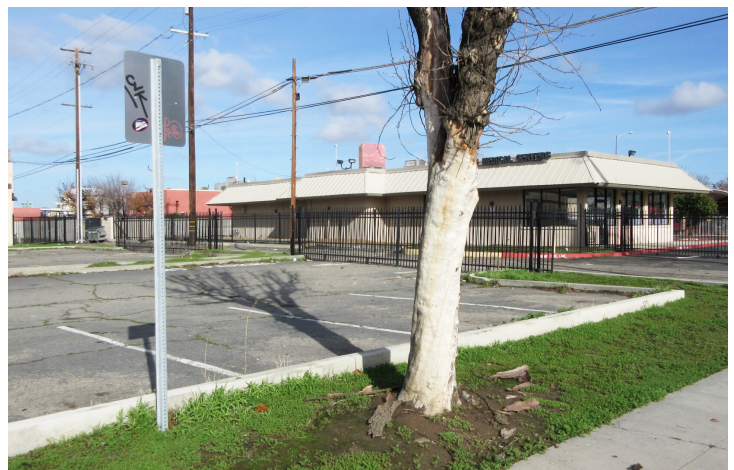
±3,378 SF former pediatric medical office space (former Childrens Medical Center) available in a single story, class-A office building featuring tile, glass and stucco finishes. Suite #311 consists of ±3,378 SF on .77 acres and offers (6) exam rooms (1 could be used for vitals), (2) private offices, large workstation area, processing room, storage space, built in receptionist desk/area, & (2) ADA restrooms. The property features abundant parking with 13.32 stalls per 1,000 SF. The subject property offers a central location for doctors, patients, & employees. It is conveniently located near Community Regional Medical Center, North Medical Plaza, Family Healthcare Network, Community Dialysis Center, and many others! Site is located on the corner, elevated from the street and is one of the most prominent buildings in the area. Near several restaurants, all necessary services and shopping centers, including Downtown Fresno.

Excellent location directly south of CA-180, abundant parking lot conveniently located west of the building with additional street parking.

## LOCATION DESCRIPTION

Class A building located in Downtown Fresno near Fresno's largest regional Hospital - Community Regional Medical Center - and Freeway 41, 99, 180, & 168. The site is in the most desired area of Fresno, CA and surrounded by professional office users and Fortune 500 companies. The Office Complex is just West of N Abby St, south of Belmont Ave, East of N Blackstone Ave, and North of E McKenzie Ave. Prime location down the street from an appealing mix of over 200 restaurants, national, regional and local retailers including:

Fresno is a city in and the county seat of Fresno County, California, United States. It covers about 112 square miles in the center of the San Joaquin Valley, the southern portion of California's Central Valley. The population of Fresno grew from 134,000 in 1960 to 428,000 in 2000. With a census-estimated 2018 population of 530,093, Fresno is the fifth-most populous city in California, the most populous inland city in California, and the 34th-most populous city in the nation. Fresno is near the geographical center of California. It lies approximately 220 miles north of Los Angeles, 170 miles south of the state capital, Sacramento, and 185 miles southeast of San Francisco. Yosemite National Park is about 60 miles to the north, Kings Canyon National Park is 60 miles to the east, and Sequoia National Park is 75 miles to the southeast.



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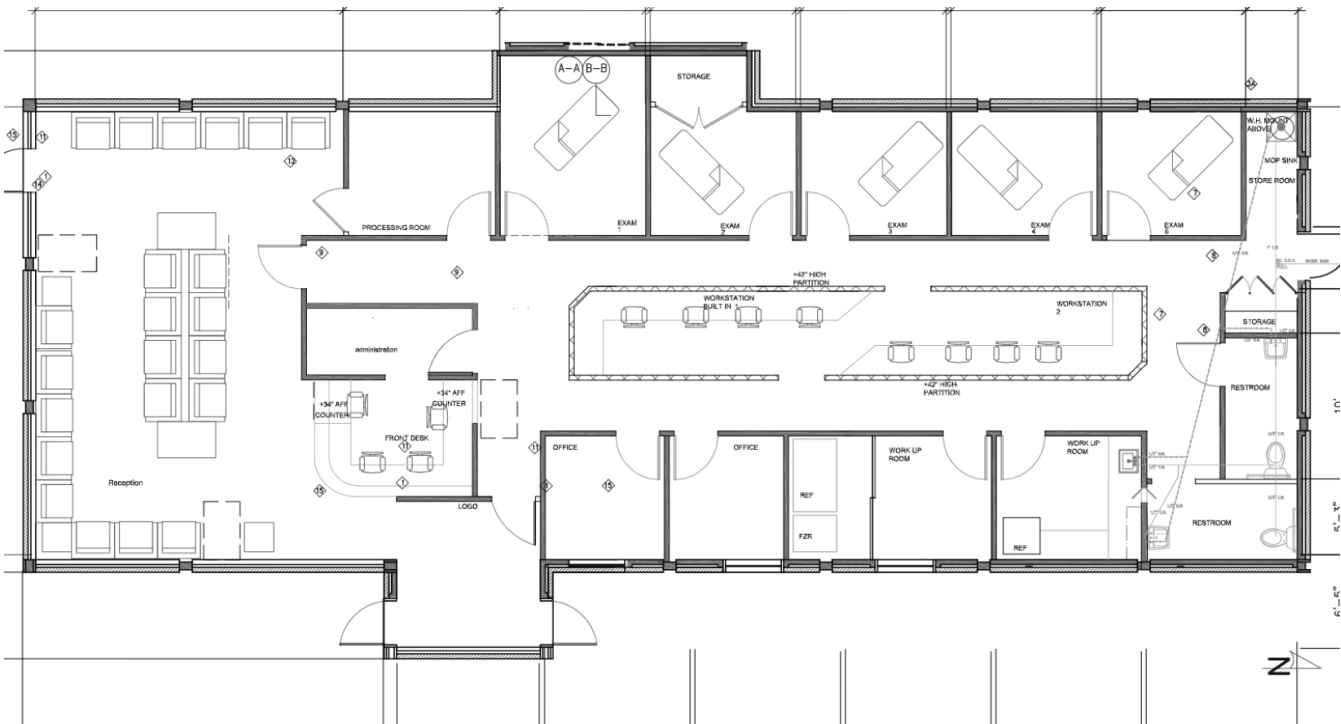
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AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
311 N Abby St	Available	3,378 SF	\$0.50 per SF per month of CAM/Utilities	\$1.50 SF/month

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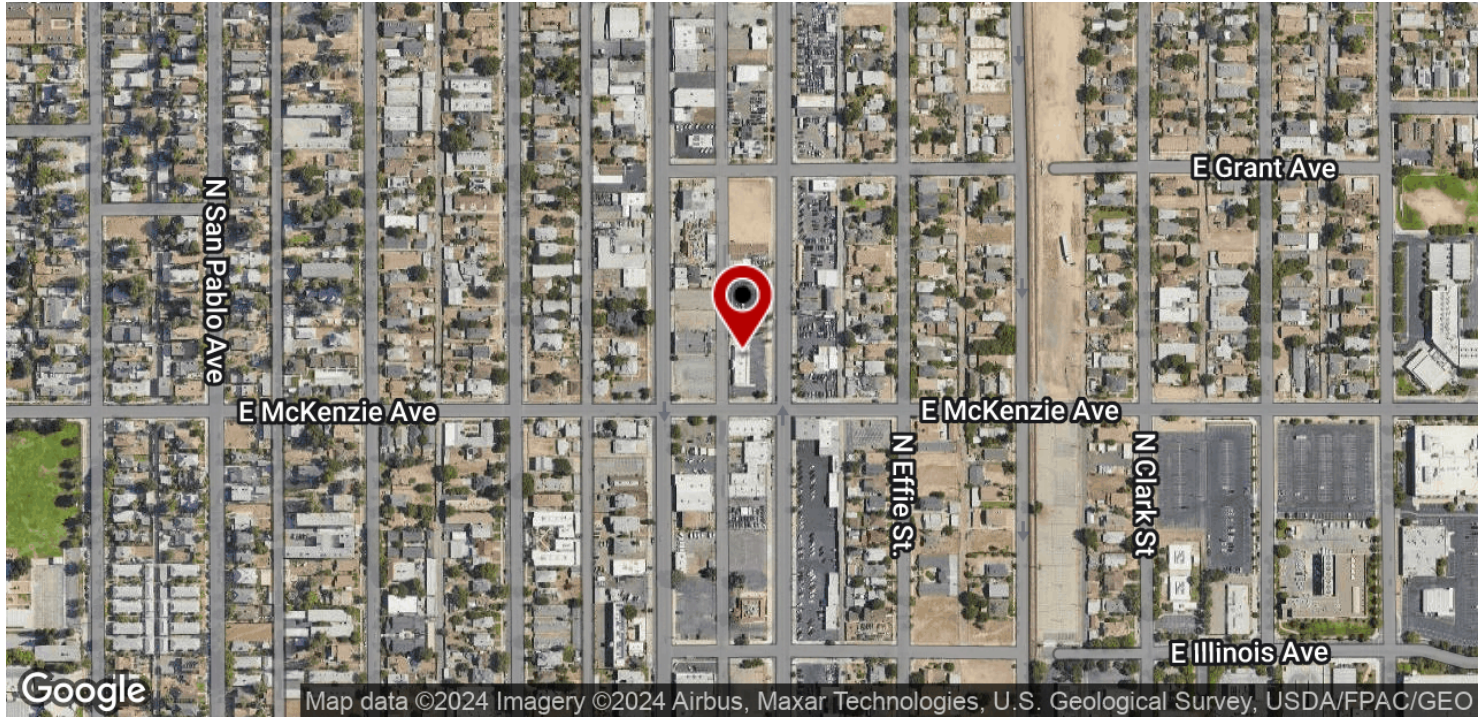
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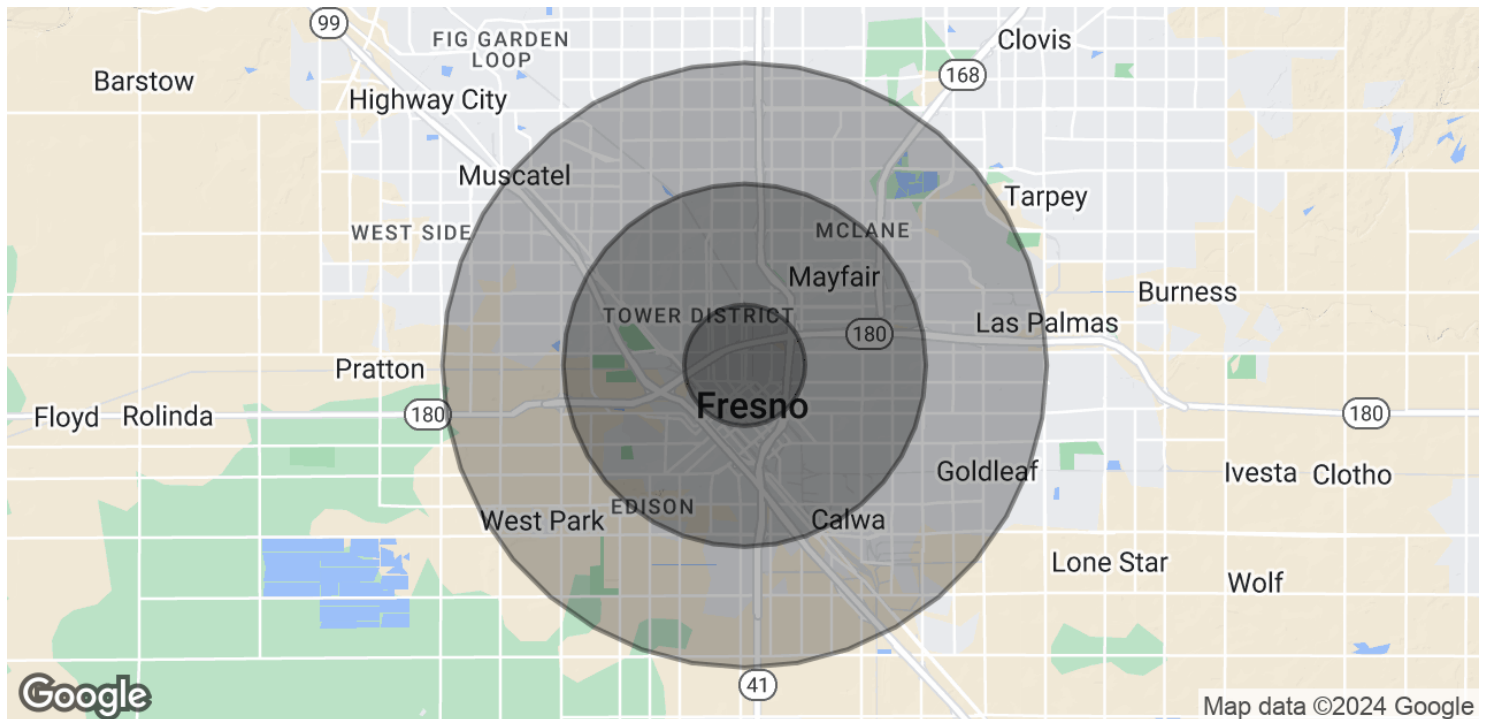
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	21,131	154,420	335,291
Average Age	31.0	30.8	30.8
Average Age (Male)	31.0	30.7	30.3
Average Age (Female)	32.6	31.3	31.9
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	7,801	52,256	112,417
# of Persons per HH	2.7	3.0	3.0
Average HH Income	\$34,621	\$44,573	\$50,975
Average House Value	\$98,961	\$145,483	\$165,924
ETHNICITY (%)	1 MILE	3 MILES	5 MILES
Hispanic	67.6%	66.6%	59.9%

\* Demographic data derived from 2020 ACS - US Census

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