

## OFFICE FOR LEASE

OFFICE/WAREHOUSE SPACE IN DOWNTOWN FRESNO, CA

635 Broadway St, Fresno, CA 93721



Lease Rate

**\$3,750.00 PER MONTH**

### OFFERING SUMMARY

Available SF:	7,900 SF
Office SF:	400 SF
Lot Size:	0.34 Acres
Year Built:	1930
Zoning:	DTN: Downtown Neighborhood
Market:	Fresno
Submarket:	Downtown Fresno
Traffic Count:	±34,873 CPD
Cross Streets:	Broadway St & Ventura Ave
APN:	468-294-03

### PROPERTY HIGHLIGHTS

- ±7,900 SF of Clear Span Industrial Space in Fresno, CA
- (3) Private Offices, Private Restrooms, & Warehouse
- Clear Height 19' | Heavy Duty Reinforced Concrete Block
- (2) 12'x12' Ground Level Roll Up Doors
- Flexible Zoning That Allows Many Uses
- Building Equipped with HVAC In Office
- Turn Key Office/Warehouse Building
- 120/280, 3-Phase Power 400 Amps | Pull-Through Capability
- Multiple Access Points | Loading Area In Rear Alley
- Convenient Location w/ Access to CA-180, CA-41, CA-99 & CA-168
- Located Within Minutes From Corporate Neighbors

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#### PROPERTY DESCRIPTION

±7,900 SF available of office/warehouse building located in downtown Fresno, CA. Suite #635 of ±7,900 SF consists of (3) private offices, wide open warehouse area, & private restrooms. The space features new LED lighting, 19' clear height, & (2) ground level rollup doors (12' x 12'). The office space is ±400 SF & consists of (3) private offices. This fully insulated building features metal roof, two rollup doors in the warehouse, clear-span warehouse, & 120/280 3-phase power 400 Amps separately metered power. The building provides drive/pull-through capability, with a loading area in the back alley accessible through a rear roll-up door for convenient building access.

#### LOCATION DESCRIPTION

Property is located near CA-99 & CA-41 creating convenient access to HWY-168 & HWY-180 interchanges. Subject property is located North of Ventura Ave, South of Mono St, East of H St & West of Broadway St. National surrounding tenants include McDonalds, Starbucks, Burger King, Wendy's, Panda Express, Carl's Jr., Juicy Burger, Triple A Burger, Wells Fargo, Grocery Outlet, IHop, Noble Credit Union, United Security Bank, Rare Earth Coffee, Central Valley Community Bank, & many others!

Fresno is a major city in the San Joaquin Valley of California, United States. It is the county seat of Fresno County and the largest city in the greater Central Valley region. It covers about 115 square miles and had a population of 542,107 as of the 2020 Census, making it the fifth-most populous city in California, the most populous inland city in California, and the 33rd-most populous city in the nation.



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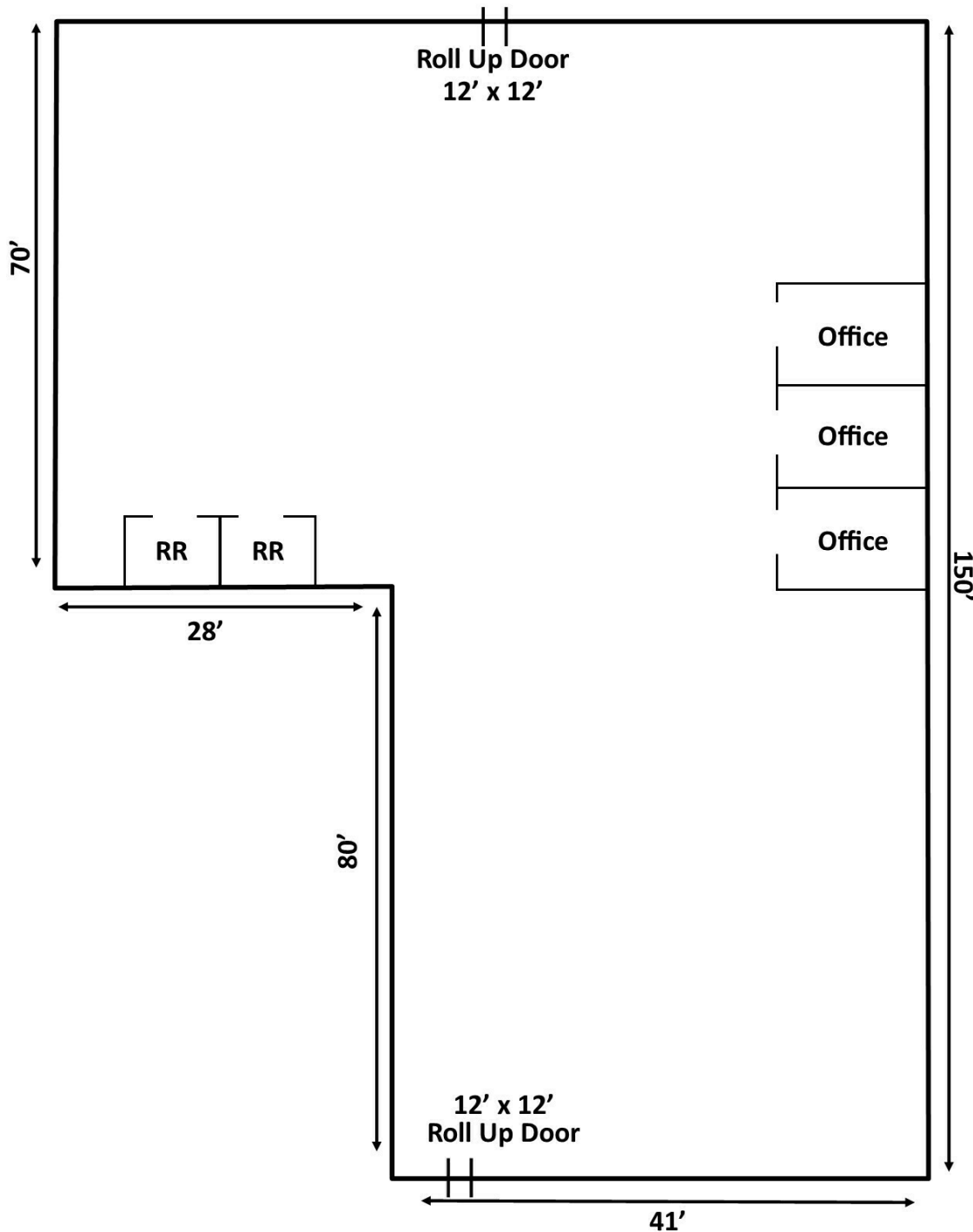
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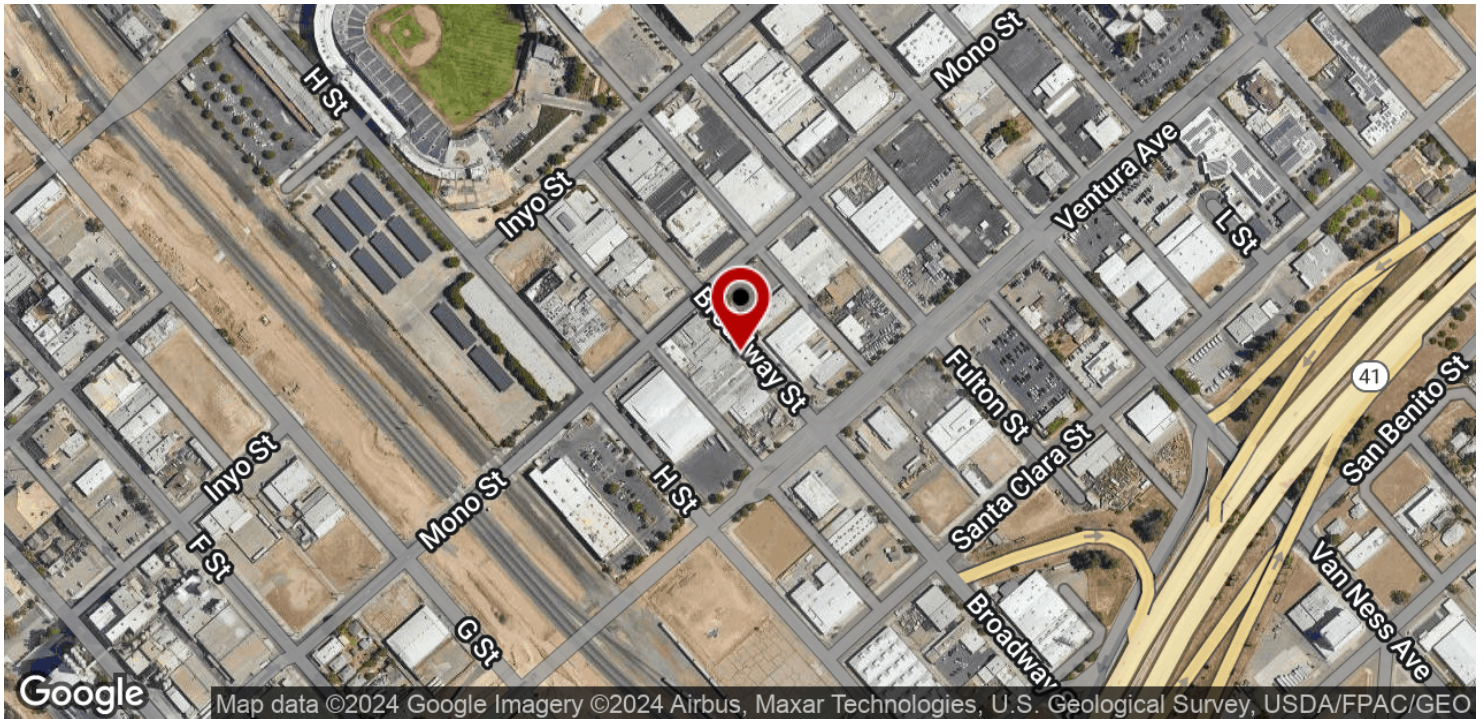
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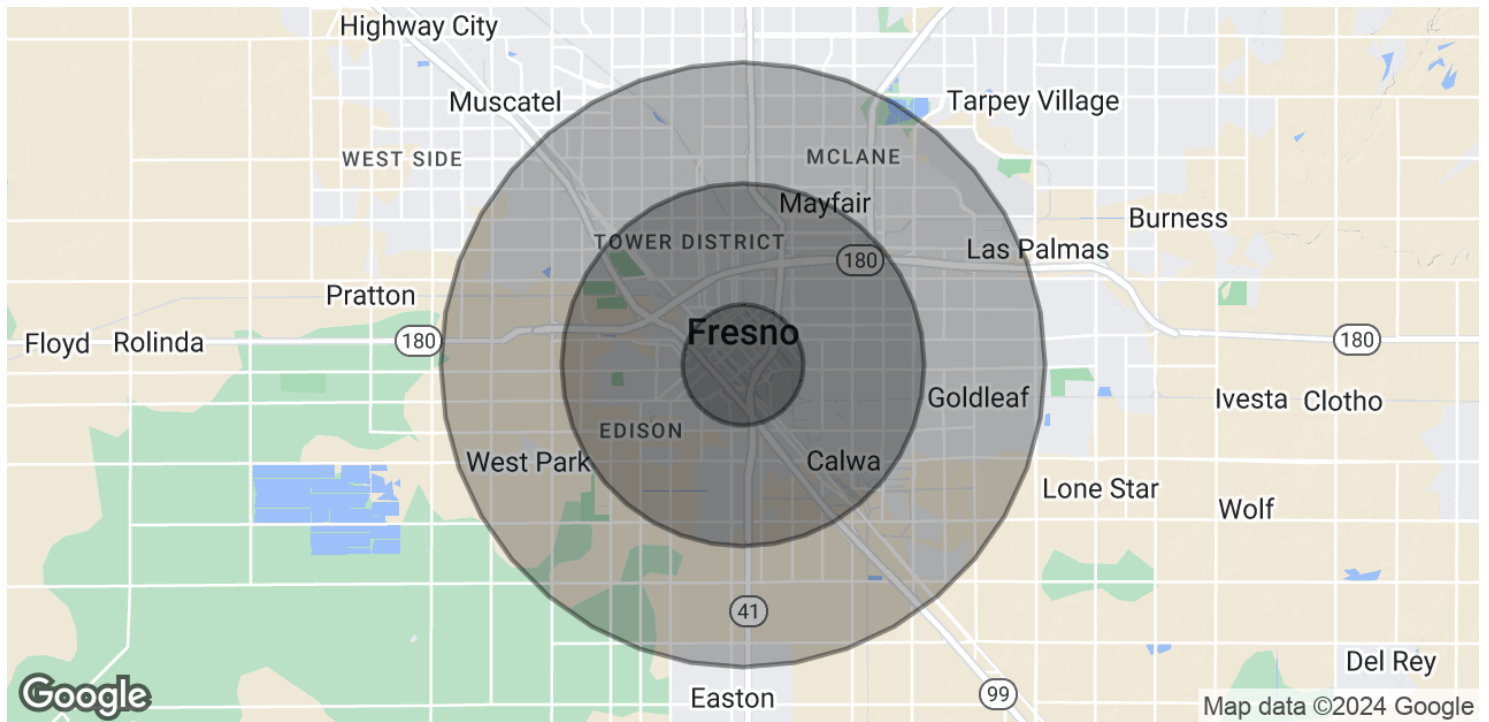
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	15,946	126,922	280,252
Average Age	30.8	29.5	30.6
Average Age (Male)	32.6	29.1	30.2
Average Age (Female)	30.1	30.3	31.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,374	40,398	91,860
# of Persons per HH	3.6	3.1	3.1
Average HH Income	\$34,448	\$40,329	\$48,731
Average House Value	\$123,445	\$127,634	\$159,230
ETHNICITY (%)	1 MILE	3 MILES	5 MILES
Hispanic	64.9%	69.9%	62.6%

\* Demographic data derived from 2020 ACS - US Census

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