

## OFFICE FOR LEASE

±1,336 - 2,672 SF PROFESSIONAL FIRST CLASS OFFICE SPACE

326 W Carob Ave, Reedley, CA 93654



Lease Rate

**\$2.00  
SF/MONTH**

### OFFERING SUMMARY

Building Size:	2,672 SF
Available SF:	1,336 - 2,672 SF
Lot Size:	0.111 Acres
Year Built:	1983
Renovated:	2010
Zoning:	PO (Professional Office)
Market:	Fresno
Submarket:	E Outlying Fresno County
Cross Streets:	W Carob Ave & N Acacia Ave
APN:	363-352-25

### PROPERTY HIGHLIGHTS

- First Class Medical & Professional Office Spaces
- ±1,336 - 2,672 SF Turn Key Medical Office | Move-In Ready
- Located 1 Block From Reedley Hospital
- Move-In Ready Condition @ Below Market Rates!
- Beautiful Exterior Entrance & Mature Landscaping
- Located Near Professional Offices, Banks, Restaurants & Shopping
- Well-Known Freestanding Office Building
- Private Offices, Various Rooms, Multiple Entrance Points
- Ample Private Parking Lot On All Sides Of The Building
- Convenient Location Between Manning & Adams Ave
- Excellent Carob Presence Surrounded with Quality Tenants
- Visible Building Signage Available

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7520 N. Palm Ave #102  
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### PROPERTY DESCRIPTION

±1,336 - 2,672 SF of well known and newer first-class medical office space. Located just 1 block away from Adventist Health Reedley, CMP Reedley West & Pediatrics Adventist Health. Each suite includes 5 exam rooms with cabinets, counter space, and a sink, a private doctor's office with private restroom, a large waiting room/reception area with a walk up counter, client restrooms, storage, multiple windows and plenty of room for chairs. Prime location offering ample parking and easy access to Manning Ave. The building's parking lot is has (17) available parking spaces & drop off/pickup loading drive way.

### LOCATION DESCRIPTION

Nestled just one block from the hospital in Reedley, California, this medical office building offers a strategic and convenient location for healthcare professionals and patients alike. Its close proximity to the hospital provides swift access to critical medical services, fostering collaboration and ensuring seamless patient care. The centralized position not only enhances the accessibility of medical facilities but also establishes the medical office building as a vital hub within the local healthcare ecosystem, creating a cohesive and supportive environment for the community's well-being. Property is located just north of Reedley Hospital, east of Thomas Law Reed School, south of W Parlier Ave, & west N Reed Ave. Neighboring national tenants include Starbucks, McDonalds, Carl's Jr., Jack in the Box, Adventist Health Hospital, Taco Bell, Burger King, KFC, Little Caesars, Denny's, Me n Ed's, Subway, Papa Murphy's, Save Mart, Big Lots, Dollar General, Chase, Wells Fargo, Fosters Freeze, & many others!



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### AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
326 W Carob Ave	Available	1,336 - 2,672 SF	Modified Gross	\$2.00 SF/month
346 W Carob Ave	Available	1,336 - 2,672 SF	Modified Gross	\$2.00 SF/month

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Map  
data  
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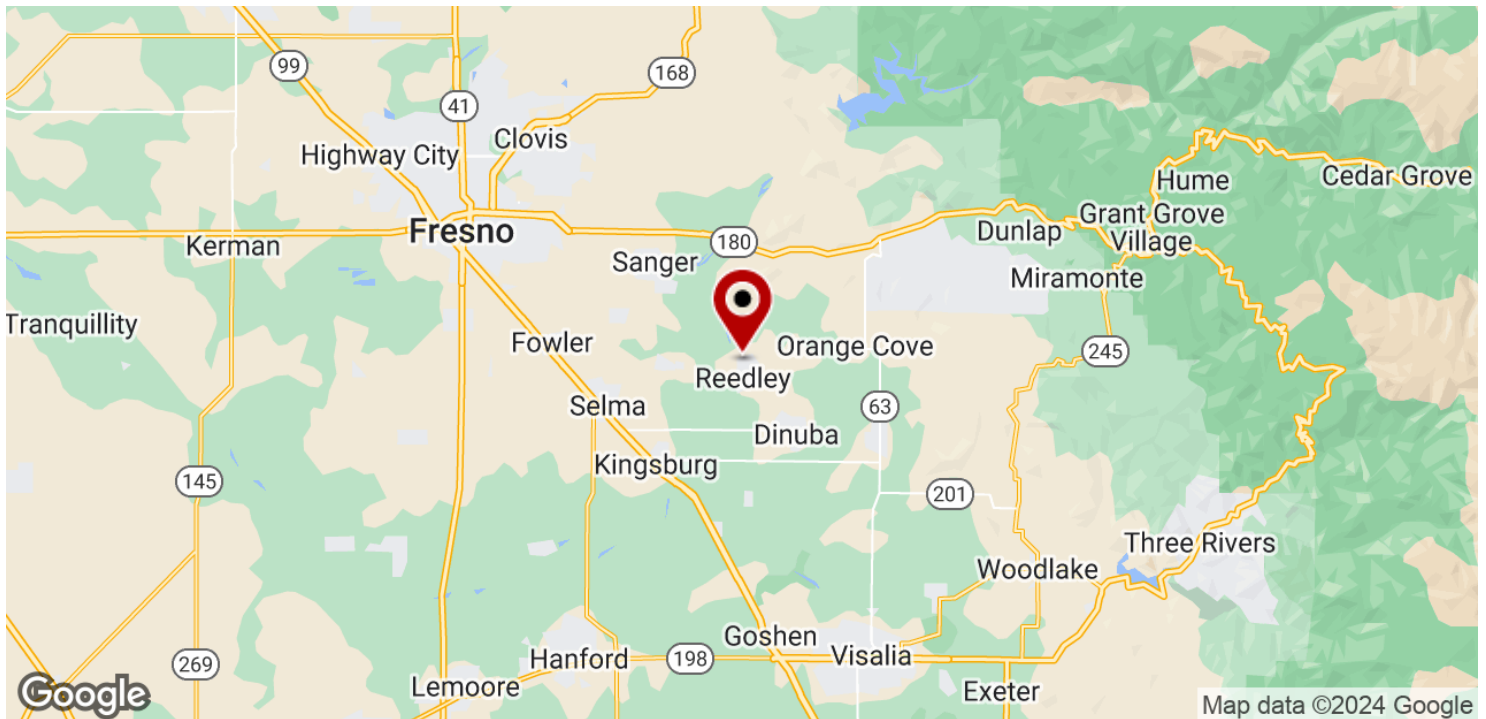
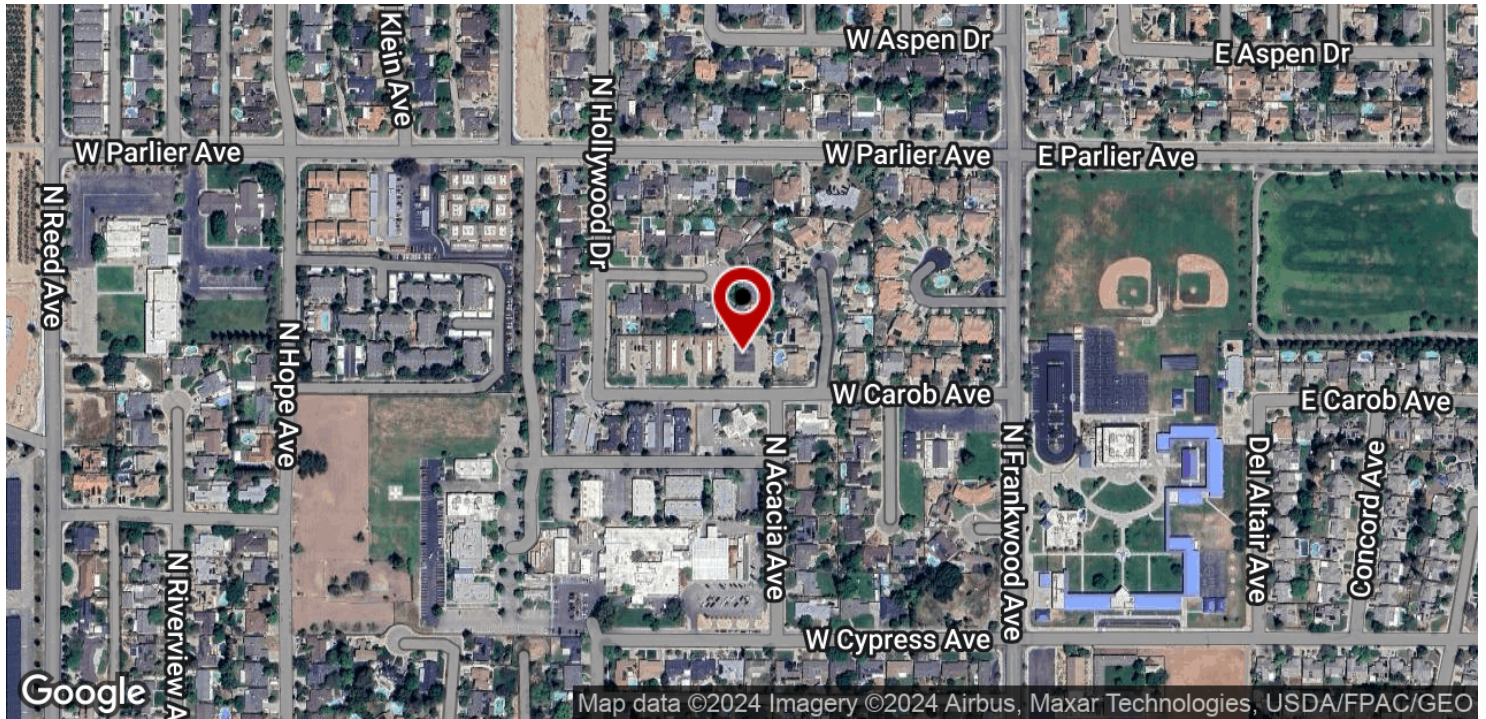
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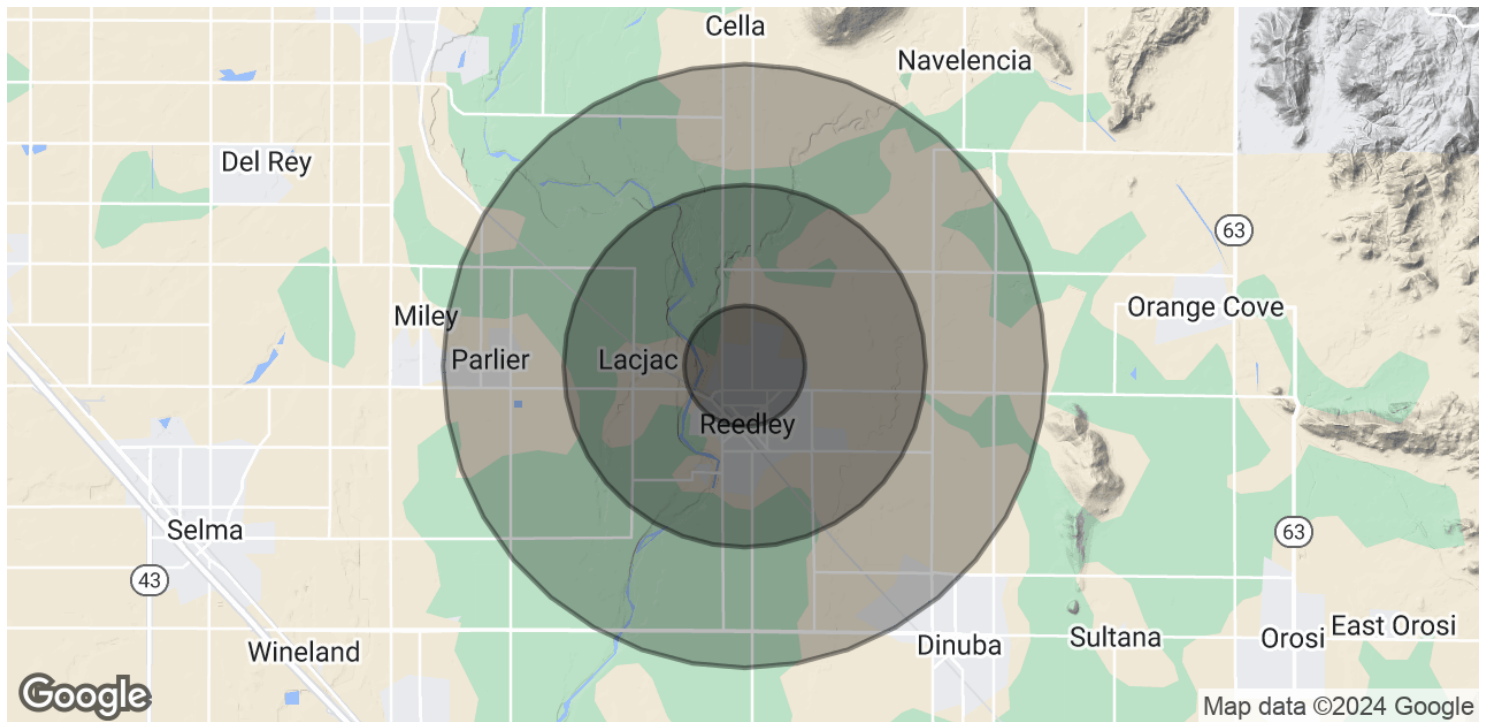
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,363	28,010	43,844
Average Age	29.1	32.7	33.1
Average Age (Male)	28.1	32.0	31.5
Average Age (Female)	30.3	32.5	33.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,591	8,212	13,085
# of Persons per HH	3.6	3.4	3.4
Average HH Income	\$61,863	\$62,225	\$63,288
Average House Value	\$205,345	\$214,722	\$227,535
ETHNICITY (%)	1 MILE	3 MILES	5 MILES
Hispanic	77.2%	77.5%	77.5%

\* Demographic data derived from 2020 ACS - US Census

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