

# OFFICE FOR LEASE

OFFICE/FLEX SPACE AVAILABLE IN EXCELLENT CONDITION & MOVE-IN READY

5096 N Blythe Ave, Fresno, CA 93722



Lease Rate

**\$1.30  
SF/MONTH**

## OFFERING SUMMARY

Building Size:	20,500 SF
Available SF:	1,750 - 3,500 SF
Lot Size:	1.55 Acres
Parking:	46 Surface Spaces
Year Built:	2007
Zoning:	RMX - Regional Mixed Use
Market:	Fresno
Submarket:	Northwest Fresno
APN:	509-091-27S

## PROPERTY HIGHLIGHTS

- ±1,750 - 3,500 SF of Office/Flex Space Available in Fresno
- New Paint & Flooring | Quality Restrooms | Fresh Remodel
- Economical Spaces | Move-In Ready | New Finishes
- Gated On-Site Parking and Abundant Street Parking
- Fenced with Electric Gates | Fire Sprinklers: Yes
- High Speed Comcast Fiber Internet In Place
- CA-99 On/Off-Ramps Located 1 Mile West Of Property
- Huge Daytime Population Base (±221,863 within 5 Miles)
- Well-Known Freestanding Building + Fenced Parking
- Private Offices, Open Rooms, Multiple Entrance Points
- Parking On All Sides Of Building | Easy Access | New HVAC's
- Convenient Location Between CA-99, CA-41, and CA-180
- Excellent Presence Surrounded with Quality Tenants
- Energy Efficient Improvements - Separately Metered Utilities

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## PROPERTY DESCRIPTION

±1,750 - 3,500 SF of upgraded office/flex suites. Each space has separate entrances and restrooms and can be combined. #115 of ±1,750 SF consists of (1) private office, open area, (1) roll-up door, & (1) private restroom. #120 of ±1,750 SF consists of (2) private offices, break area, open area, (1) roll-up door, & (1) private restroom. Both units have large open bullpen areas, & private ADA restrooms. High-traffic intersection near Shaw Ave retail corridor with many national and local retailers in close proximity. The first-class recent remodel includes brand-new hard-surface flooring throughout, Brand New HVAC's, updated energy efficient features, LED lighting, fresh interior/exterior paint, brand new ADA restrooms, electric security gate, 20+ outdoor LED lights during the night hours, new parking lot and lush landscaping. On site private parking lot (plus street) for various uses (ie. attorney practice, medical uses, professional office, and more). Easy access, abundant parking, spacious restrooms, and direct signage/ exposure to the newly upgraded Shaw Ave.

## LOCATION DESCRIPTION

Attractive building perfectly positioned to offer easy access, strong demographics and traffic generators. The subject property is strategically positioned in a highly accessible location, with frontage on N. Blythe adjacent to Costco on W. Shaw Ave, and less than one mile from Hwy 99. Nearby CA-41 Freeway, State Highway 99, 168 and 180 connect to all parts of central California. Surrounded by many national and regional retailers, a multitude of eateries, and boast high traffic counts on Shaw Avenue with great population density.



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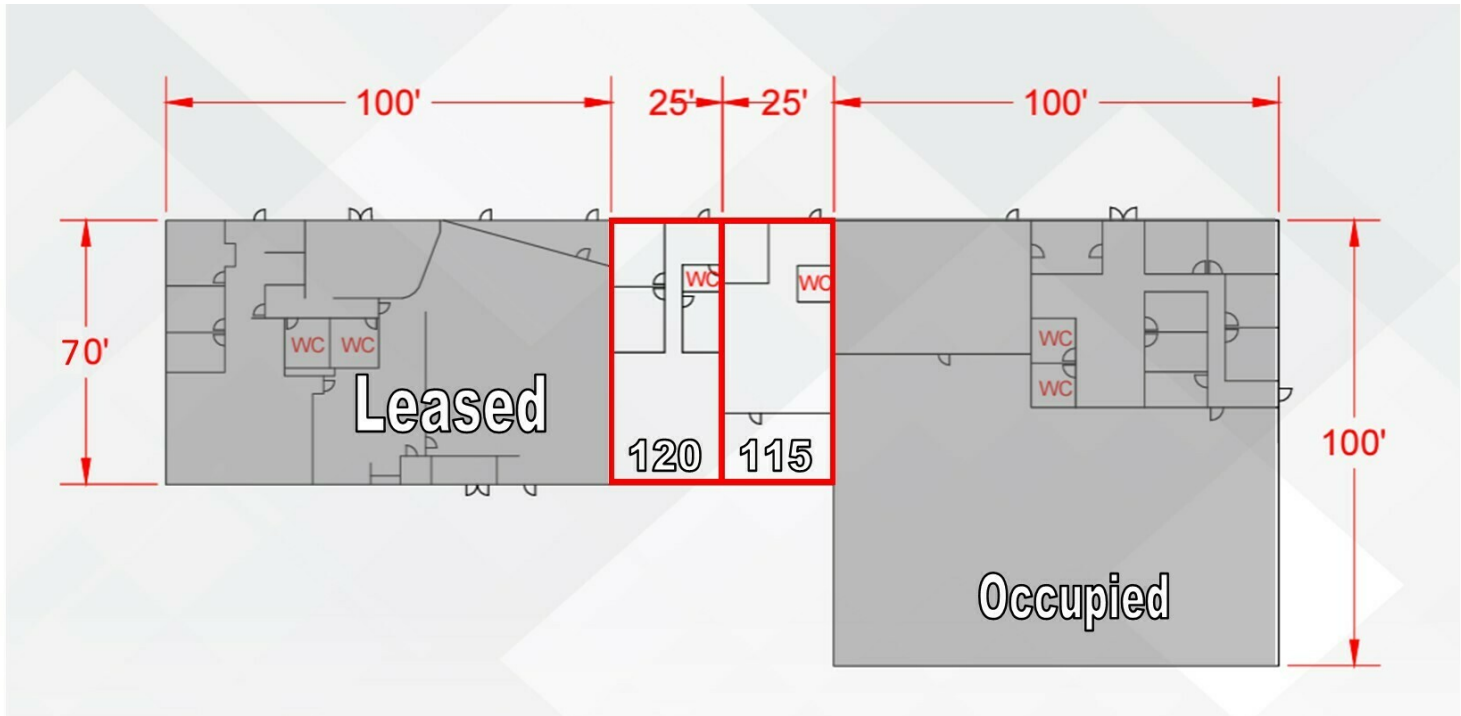
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### LEASE INFORMATION

Lease Type:	MG	Lease Term:	Negotiable
Total Space:	1,750 - 3,500 SF	Lease Rate:	\$1.30 SF/month

### AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
#115	Available	1,750 - 3,500 SF	Modified Gross	\$1.30 SF/month
#120	Available	1,750 - 3,500 SF	Modified Gross	\$1.30 SF/month

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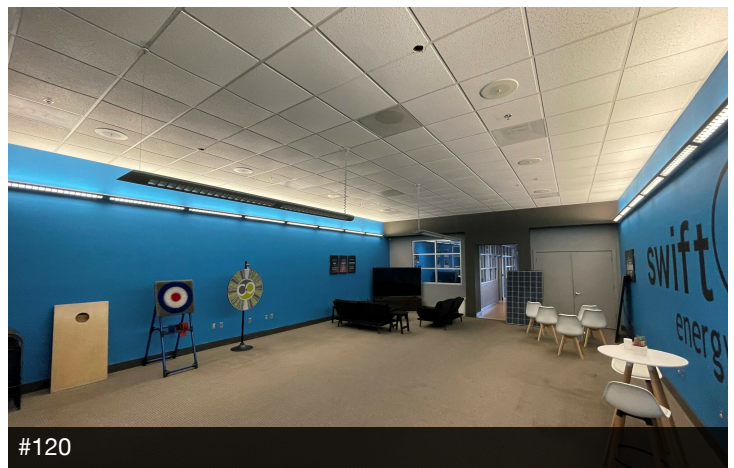
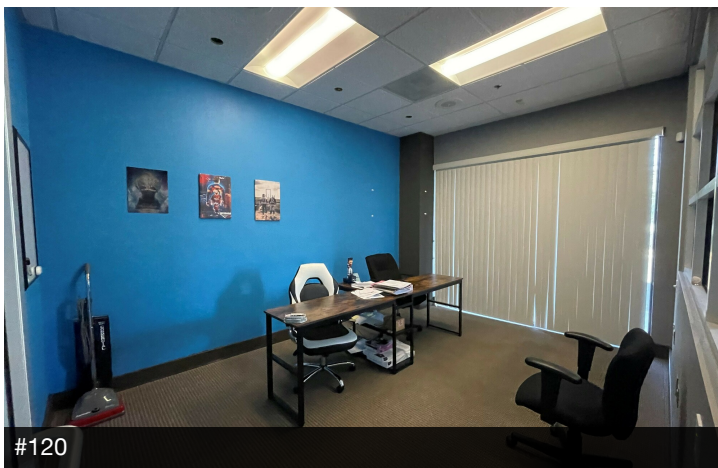
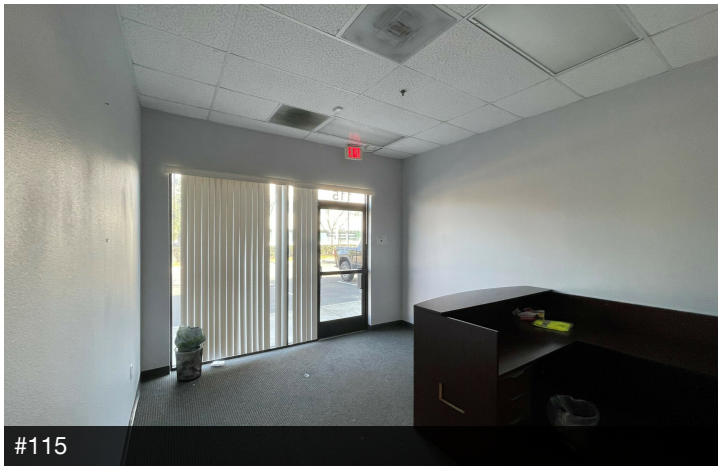
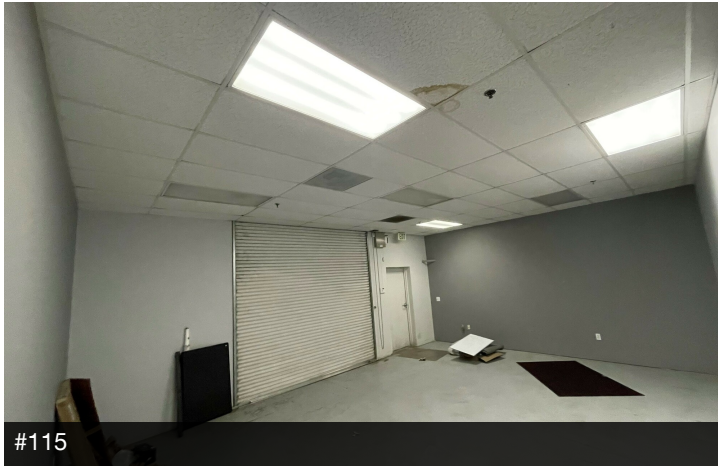
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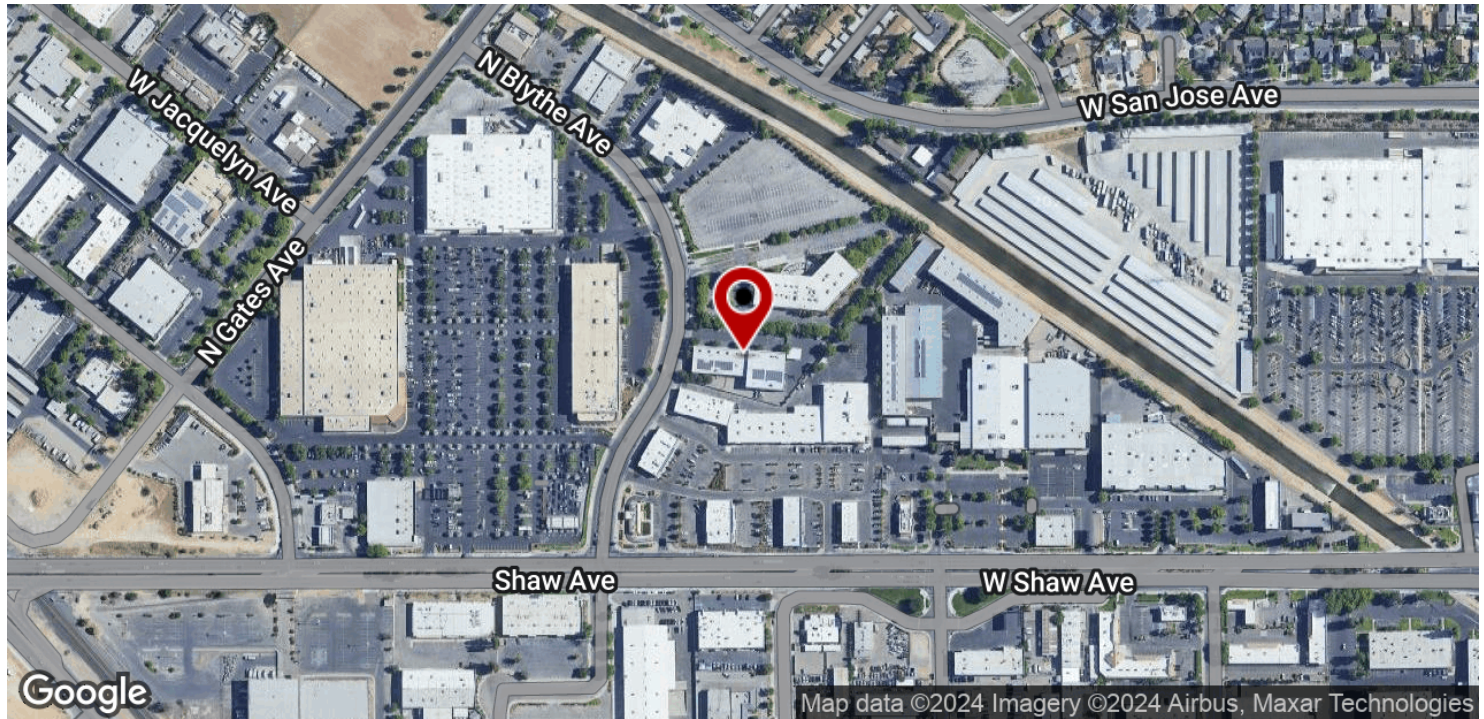
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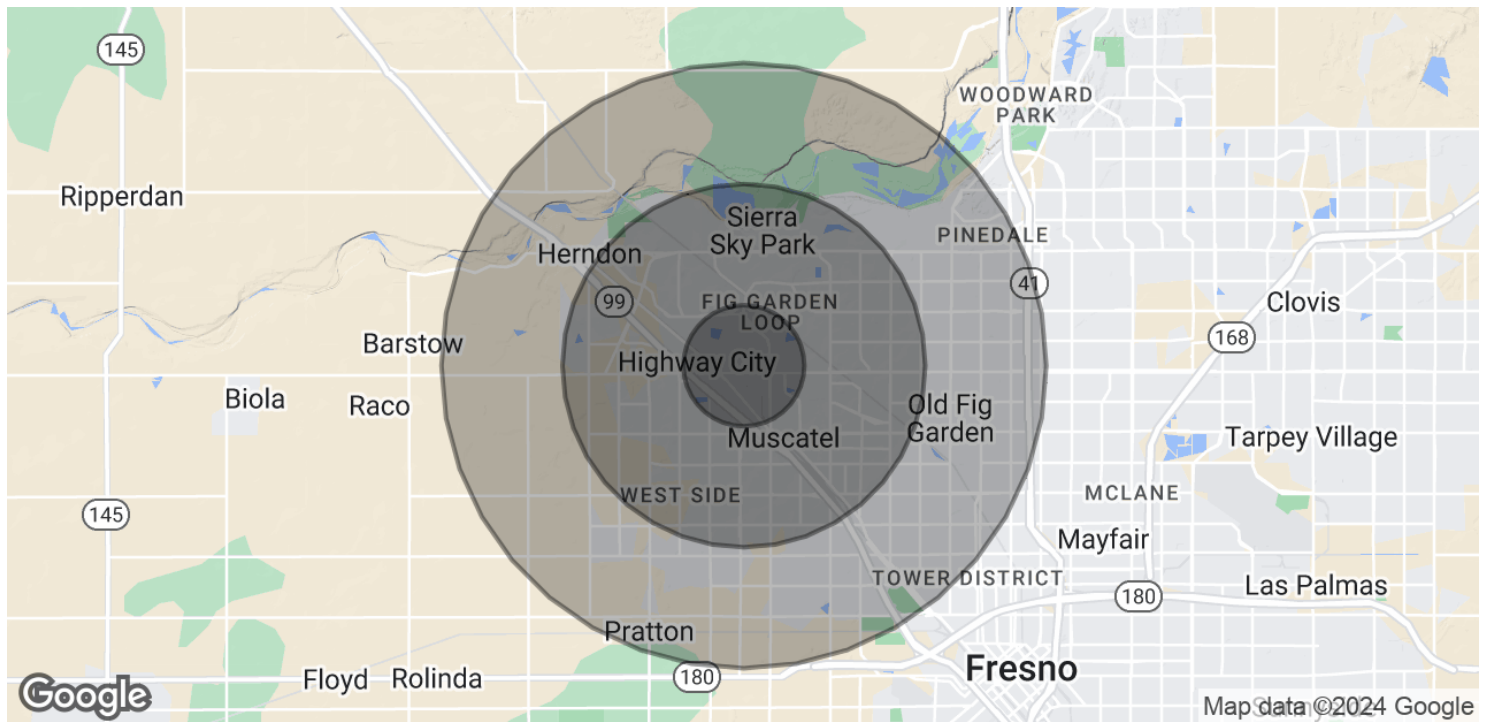
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	15,202	124,378	219,577
Average Age	33.0	34.4	34.9
Average Age (Male)	30.8	33.7	34.1
Average Age (Female)	33.6	35.5	36.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,746	42,379	78,137
# of Persons per HH	2.6	2.9	2.8
Average HH Income	\$63,369	\$81,449	\$78,046
Average House Value	\$185,159	\$259,079	\$253,685
ETHNICITY (%)	1 MILE	3 MILES	5 MILES
Hispanic	42.5%	44.8%	45.8%

2020 American Community Survey (ACS)

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