

OFFICE FOR LEASE

FULLY REMODELED 1ST CLASS OFFICE SUITES IN DOWNTOWN

1228 P Street, Fresno, CA 93721



AVAILABLE SF:	570 SF
LEASE RATE:	\$950.00 Per Month (MG)
LOT SIZE:	0.17 Acres
BUILDING SIZE:	2,850 SF
BUILDING CLASS:	A
YEAR BUILT:	1985
RENOVATED:	2018
ZONING:	DTG—Downtown General
MARKET:	Central Fresno
SUB MARKET:	Civic Center District
CROSS STREETS:	Fresno Street
TRAFFIC COUNT:	23,954

PROPERTY FEATURES

- ±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
- 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>

KW COMMERCIAL
7520 N. Palm Ave #102
Fresno, CA 93711

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PROPERTY OVERVIEW

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 OVERVIEW

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.



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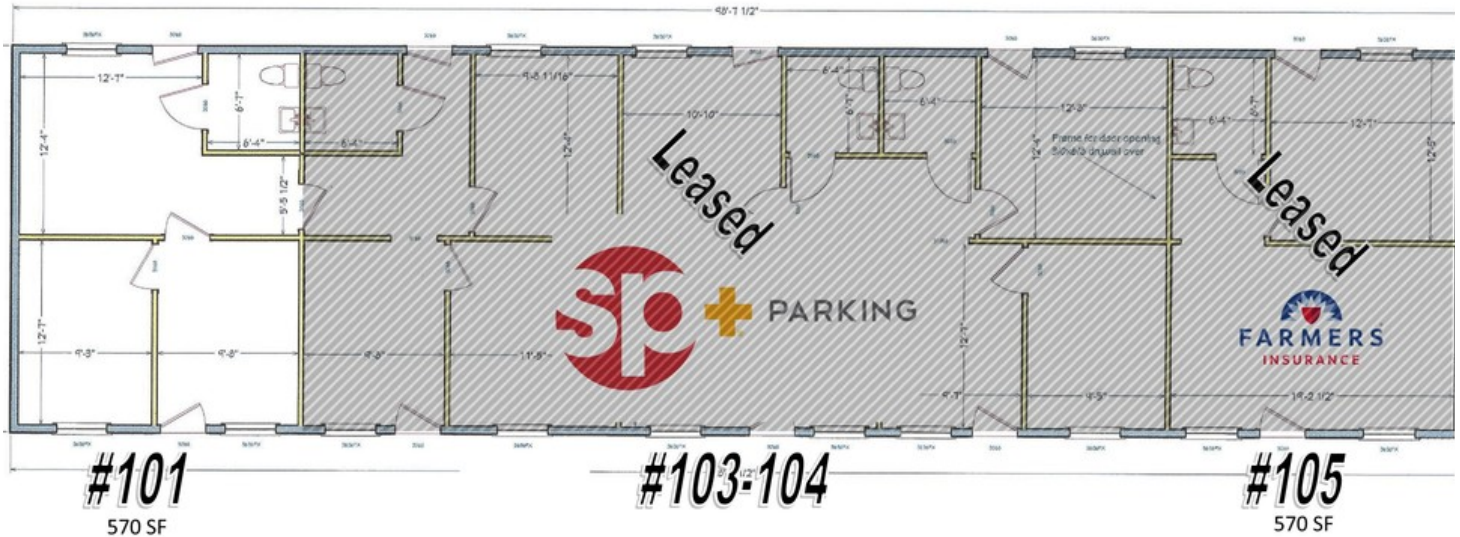
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SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	AVAILABILITY
1228 P Street #105		\$950 PER MONTH	Modified Gross	570 SF	VACANT

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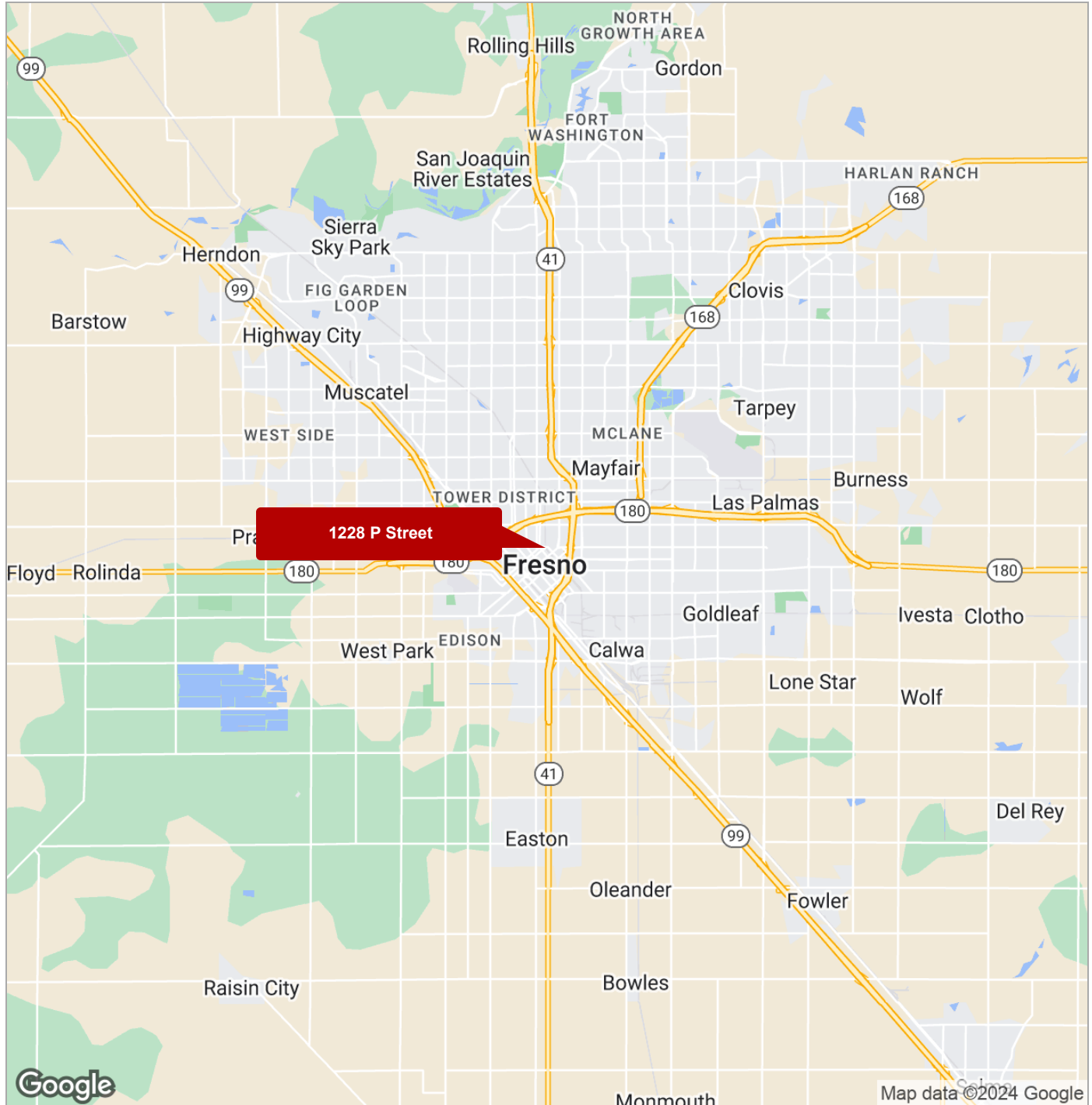
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POPULATION	1 MILE	3 MILES	7 MILES
TOTAL POPULATION	21,735	151,990	503,563
MEDIAN AGE	27.0	26.9	29.6
MEDIAN AGE (MALE)	26.9	26.4	28.6
MEDIAN AGE (FEMALE)	28.7	28.0	30.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	7 MILES
TOTAL HOUSEHOLDS	5,529	43,479	160,679
# 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
RACE	1 MILE	3 MILES	7 MILES
% WHITE	37.1%	44.0%	51.3%
% BLACK	9.1%	8.2%	7.7%
% ASIAN	5.5%	11.3%	11.6%
% HAWAIIAN	0.0%	0.0%	0.2%
% INDIAN	1.7%	1.1%	1.1%
% OTHER	43.6%	32.1%	23.8%
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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