

Quality Medical & General Office Near Adventist Health

Office For Lease | 1215 Rose Ave Selma, CA 93662



**CENTRAL CA
COMMERCIAL**



Lease Rate

**\$1.35
SF/MONTH
(NNN)**

OFFERING SUMMARY

Building Size:	±10,715 SF
Available SF:	±1,250 SF
NNN's:	0.38/ SF
Lot Size:	±40,040 SF
Zoning:	Planned Medical Development (PMD)
Market:	Fowler/Selma
Submarket:	Hospital District
APN:	389-261-16

PROPERTY HIGHLIGHTS

- ±1,250 SF Of Professional/Medical Office
- Move-In Ready Spaces Adjacent to Hospital
- In High Traffic Area Surrounded W/ New Housing Developments
- General/Professional/Medical/Surgical Office Spaces
- Excellent Rose Presence Surrounded with Quality Tenants
- Easy Access | Separate Suites | Multiple Configurations
- Rose Ave Frontage - Main Corridor to Downtown Selma
- Street Signage, Private Entrances/Restrooms, Secure Fencing
- Well-Known Freestanding Office Building
- Zoned Commercial - City Expressed 50/50 Sales Tax Advantage
- Great Signage / 608' Rose Ave Frontage and 3 Curb Cuts
- (5) Suites Available | Move-In Ready | Economical Spaces
- Prime Location on Rose Avenue in Selma, CA
- Ample Signage & Parking

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Central CA Commercial

Investments | Industrial | Office

Multifamily | Retail | Land | Specialty

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PROPERTY DESCRIPTION

±1,250 SF of medical/general office space available centrally located in Selma adjacent to the Adventist Health Selma Hospital. Ample signage in front of site, multiple access points to the private front parking lot, and spaces can be delivered with tenant improvements. New housing developments and new arts center are nearby. Selma is the Valleys highest per capita sales tax generator in Fresno County. Neighboring 57-bed acute-care community hospital, the property is close to banks, shopping and restaurants.

LOCATION DESCRIPTION

Located east of Highway 99, north of Rose Avenue, east of Dockery Avenue, south of E Floral Avenue and west of S Amber Avenue in Selma, Ca. Has adjacent access to CA-99 Off/On Ramps and has E Rose Avenue frontage which leads directly into the downtown Selma. Rose Avenue is one of Selma's few major corridors and the only corridor that leads into the Hospital.



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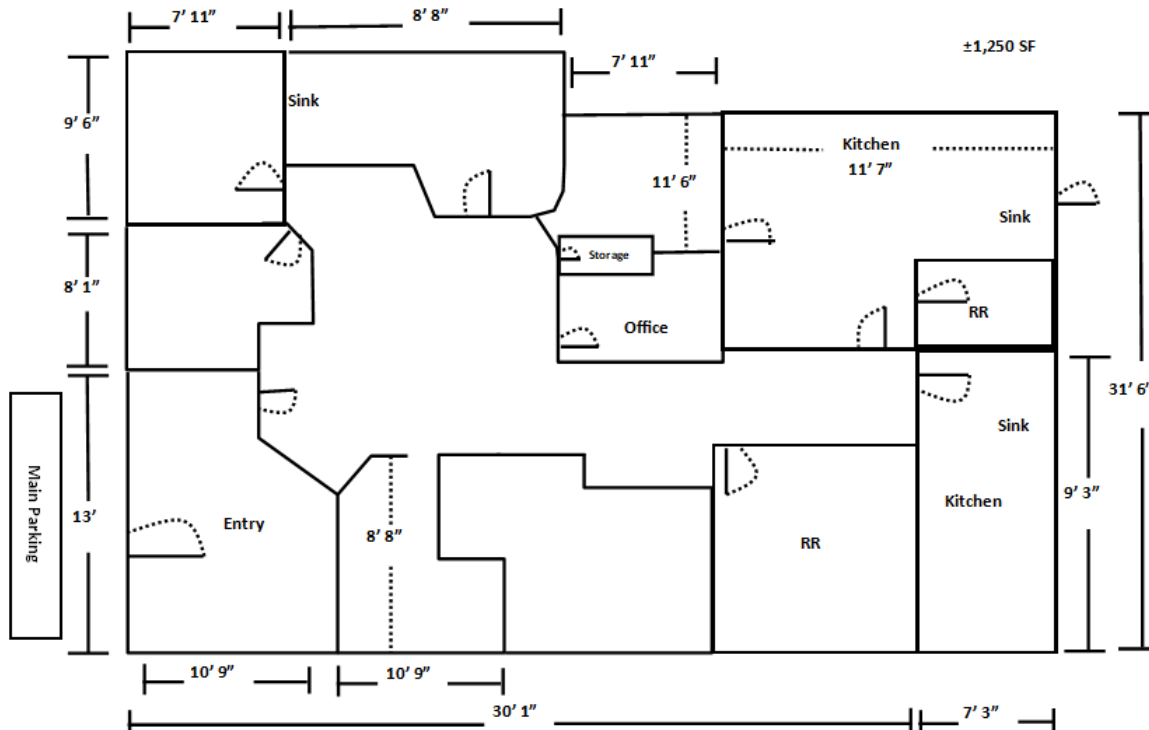
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LEASE INFORMATION

Lease Type:	\$0.38/SF NNN	Lease Term:	Negotiable
Total Space:	±2,067 SF	Lease Rate:	\$1.35 SF/month

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
TI's Available: 1219 Rose Avenue	Available	950 SF	\$0.38/SF NNN	\$1.35 SF/month	Private offices, waiting/reception area, & private restrooms.

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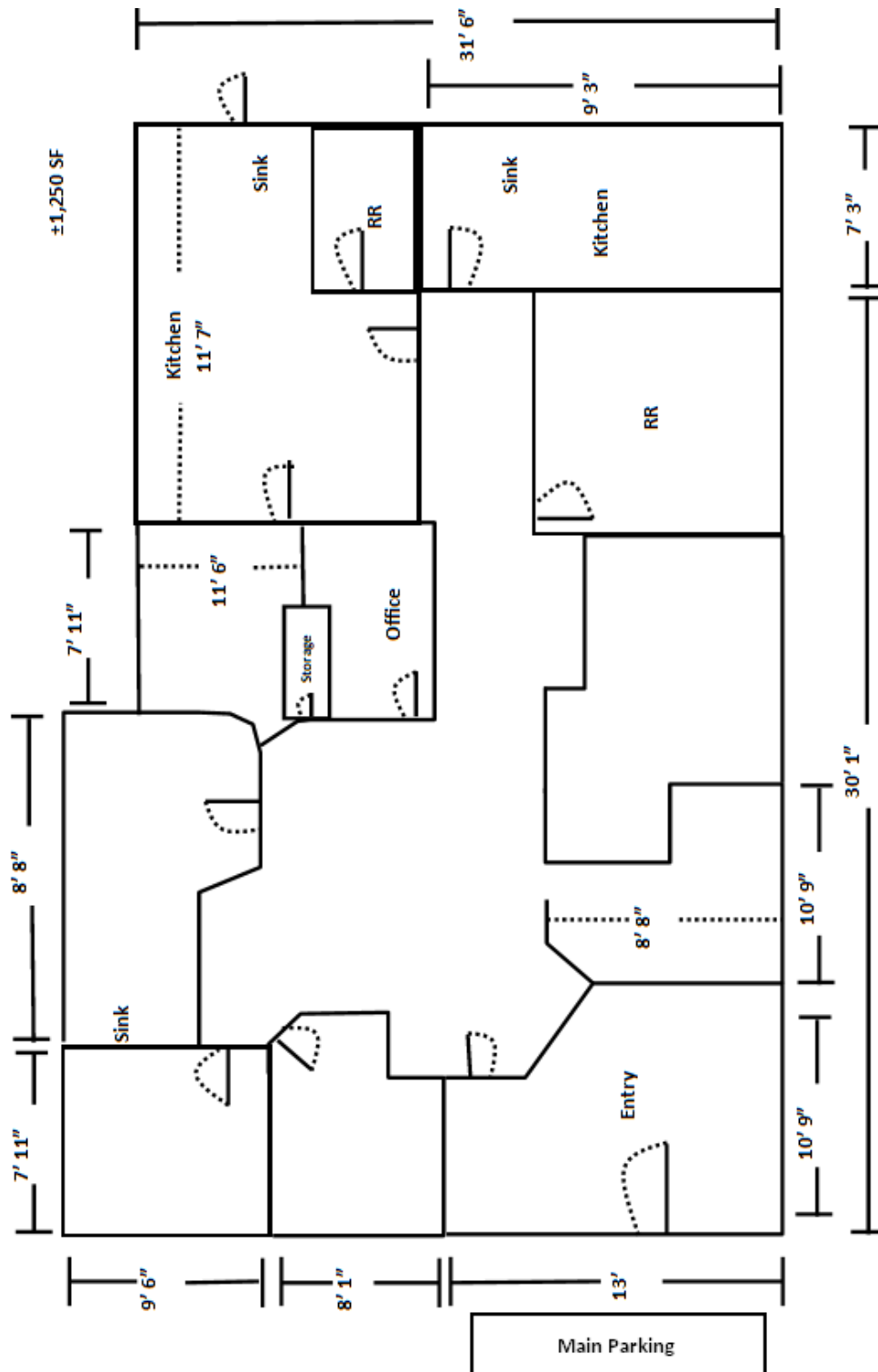
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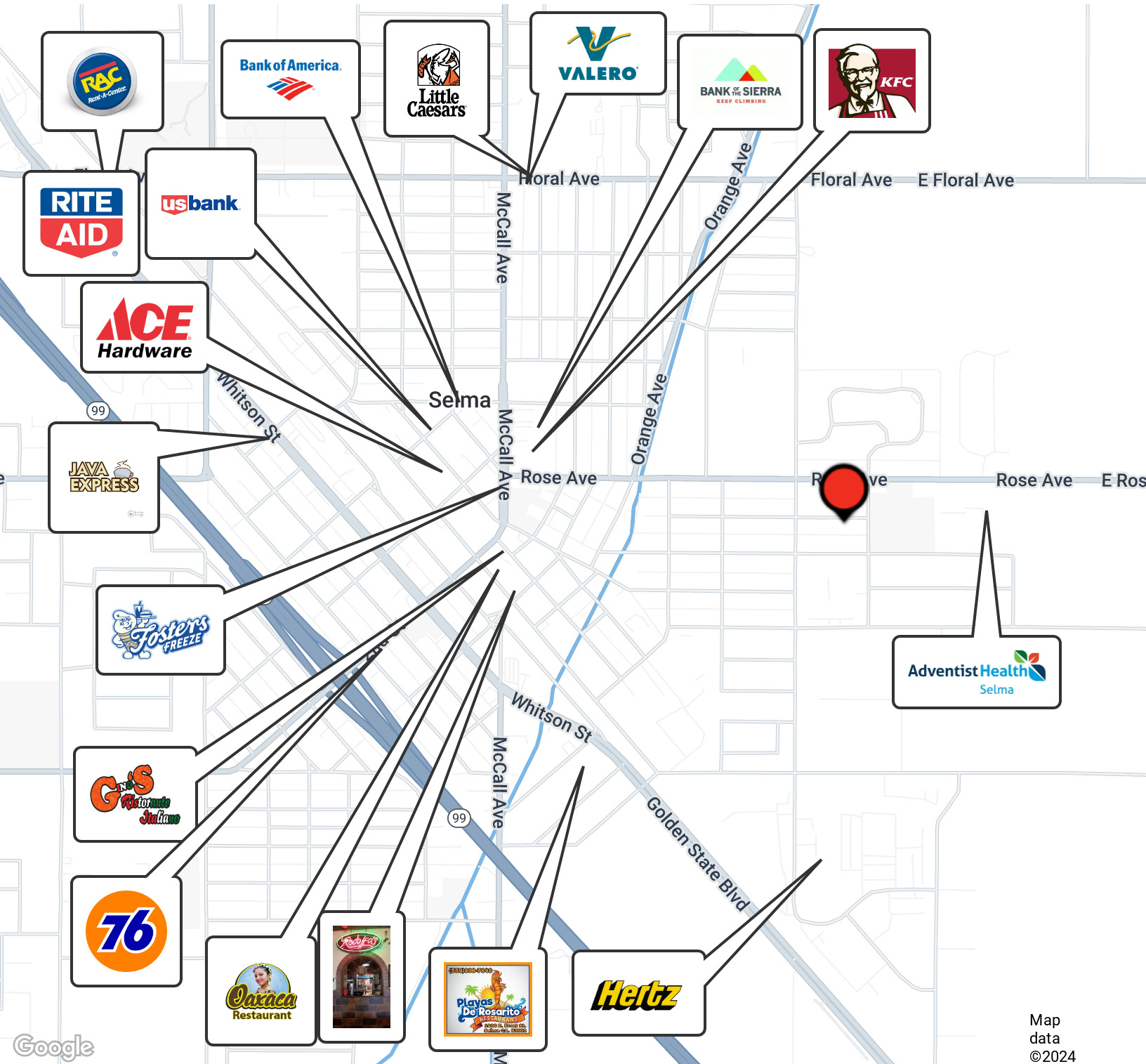
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Map
data
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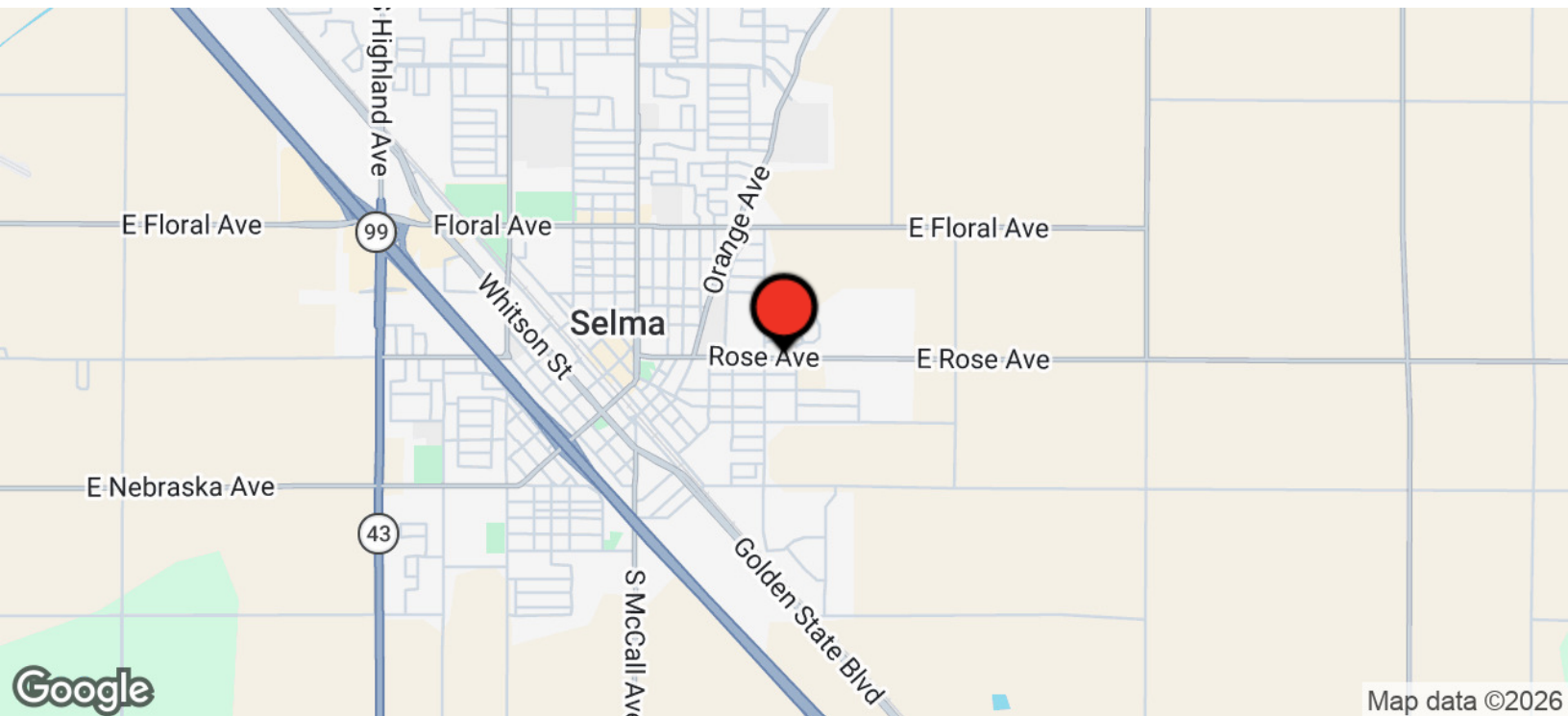
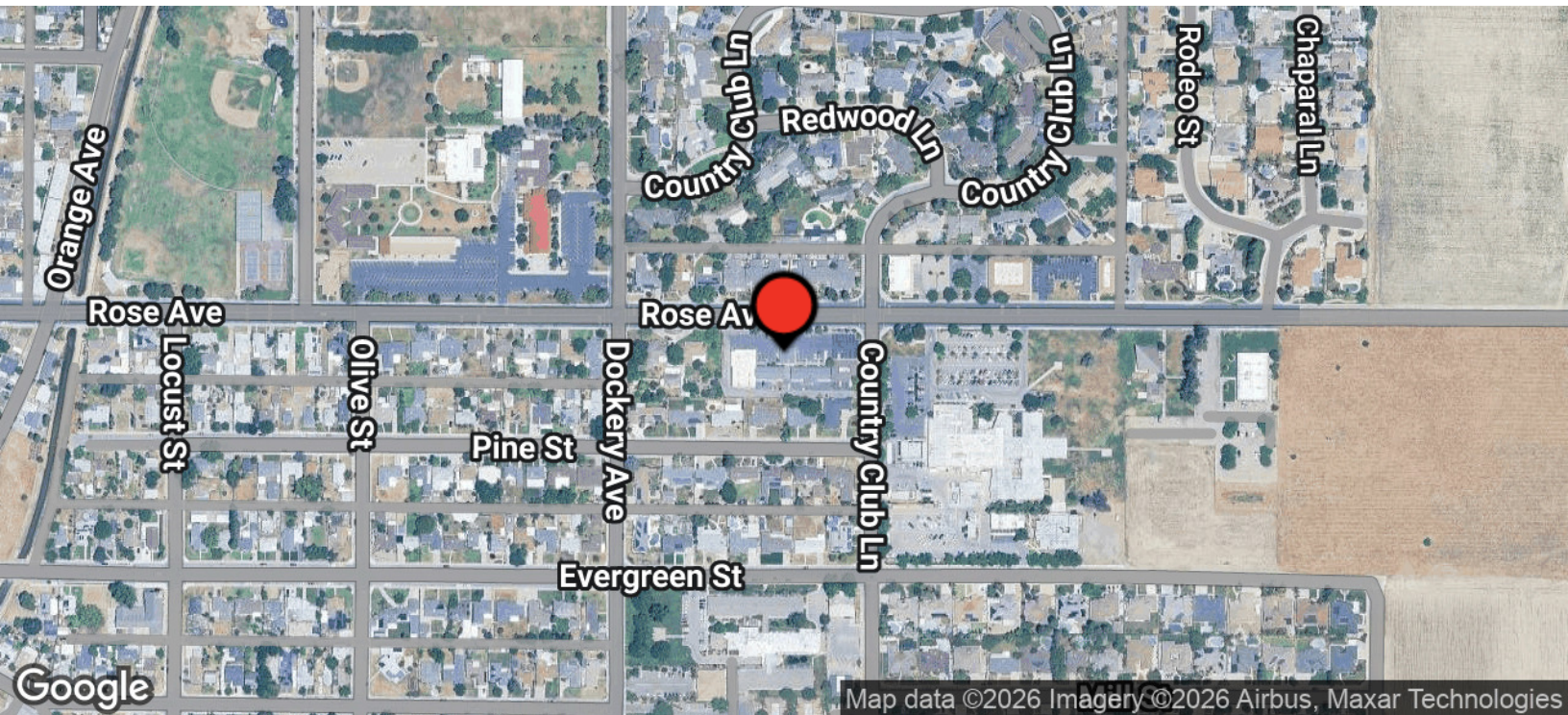
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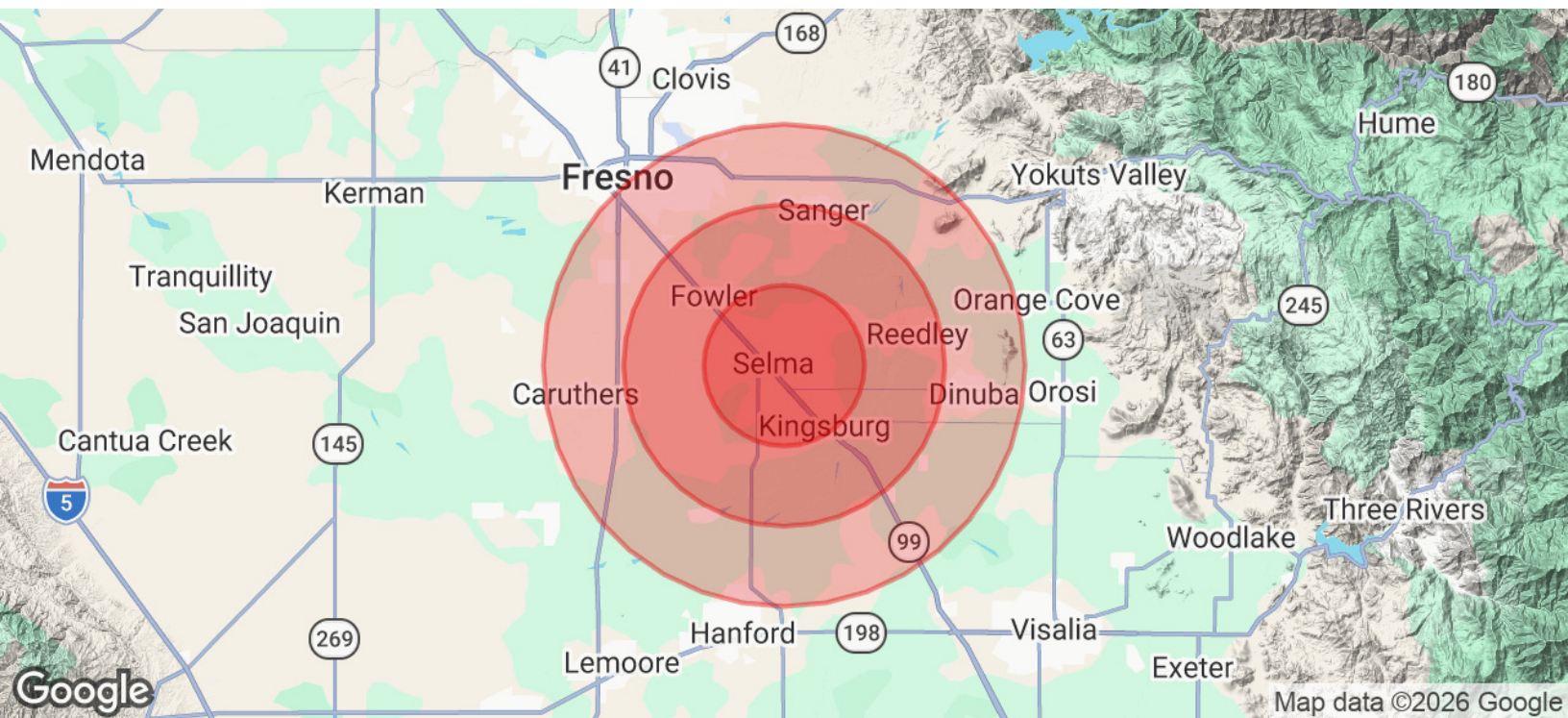
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POPULATION

5 MILES

10 MILES

15 MILES

Total Population	58,384	135,163	313,195
Average Age	36	36	35
Average Age (Male)	35	35	34
Average Age (Female)	37	37	36

HOUSEHOLDS & INCOME

5 MILES

10 MILES

15 MILES

Total Households	16,976	39,312	89,194
# of Persons per HH	3.4	3.4	3.5
Average HH Income	\$78,916	\$82,879	\$82,378
Average House Value	\$364,591	\$397,596	\$381,261

ETHNICITY (%)

5 MILES

10 MILES

15 MILES

Hispanic	78.9%	77.7%	71.9%
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2020 American Community Survey (ACS)

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