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Property For Lease

1125 SPRUCE AVE.
FRESNO, CA 93720
2,359 SF AVAILABLE





City Overview

Fresno, California—a thriving hub in the heart of the San Joaquin Valley where agricultural heritage meets steady urban growth and opportunity. Surrounded by rich farmland and located within driving distance of Yosemite, Sequoia, and Kings Canyon National Parks, Fresno offers a distinctive blend of Central Valley charm, a robust healthcare network, and a growing population that supports an expanding range of medical services. With its central location, business-friendly climate, and ongoing investments in healthcare and infrastructure, Fresno presents a compelling landscape for medical real estate development.

The city's healthcare sector continues to grow in response to regional demand, driven by steady population increases, a diverse community, and strong partnerships with institutions such as California State University, Fresno and Community Regional Medical Center. Fresno's relatively low cost of living, stable economy, and supportive municipal initiatives create an appealing environment for healthcare providers looking to establish or expand their footprint in the region.



About This Property

Property Details

A two-story, Class B office building built in 2007, offering a total of 32,941 square feet with typical floor sizes of 16,471 square feet and an unfinished ceiling height of 12 feet. The property features 173 surface parking spaces, including covered parking stalls, providing convenience for tenants and visitors. Strategically located with easy access to Herndon Expressway and Highway 41, the building is also just minutes away from both St. Agnes and Kaiser Hospitals, making it an ideal location for medical or professional office use.



1125 E SPRUCE AVE. - FRESNO, CA - 93720



Property Details

2,359 SF AVAILABLE FOR LEASE

Building Size	32,941 SF
SF Available	2,359 SF Available
# of Stories	2
Building Class	A
Type of Business	Medical Office Building
Lease Rate	Call for Rates
Lease Type	NNN
Zoning	CP





Site Aerial



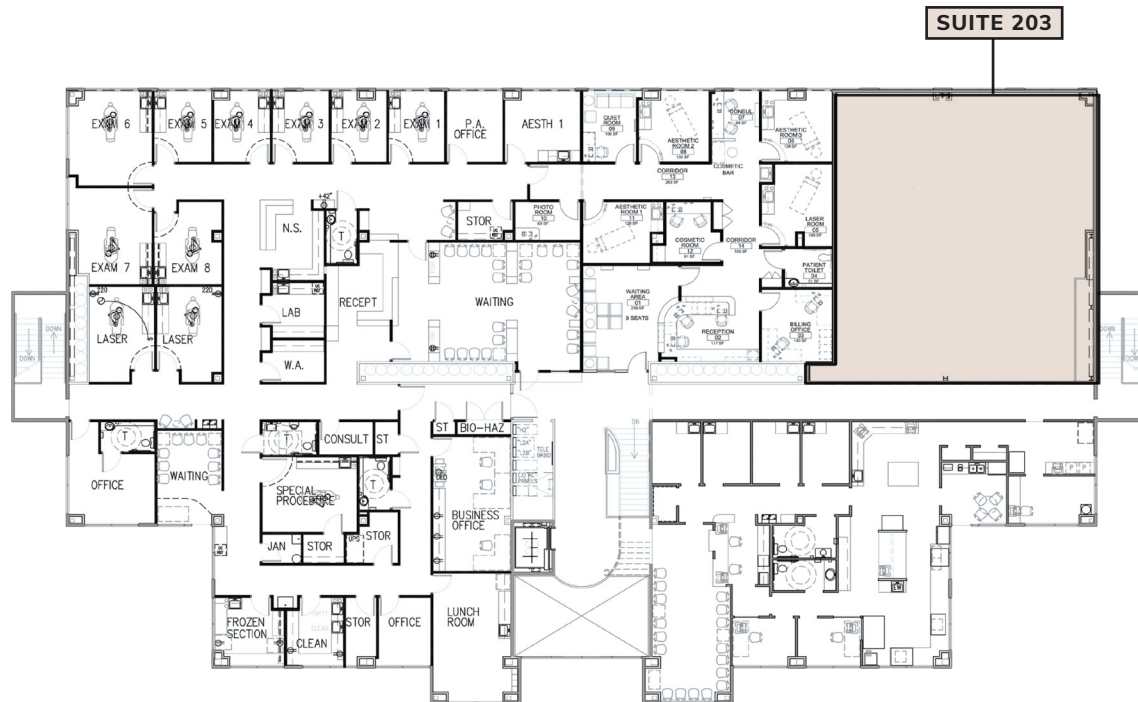


Space Layout

AVAILABLE SPACES

2ND FLOOR

- SUITE 203: 2,359 RSF



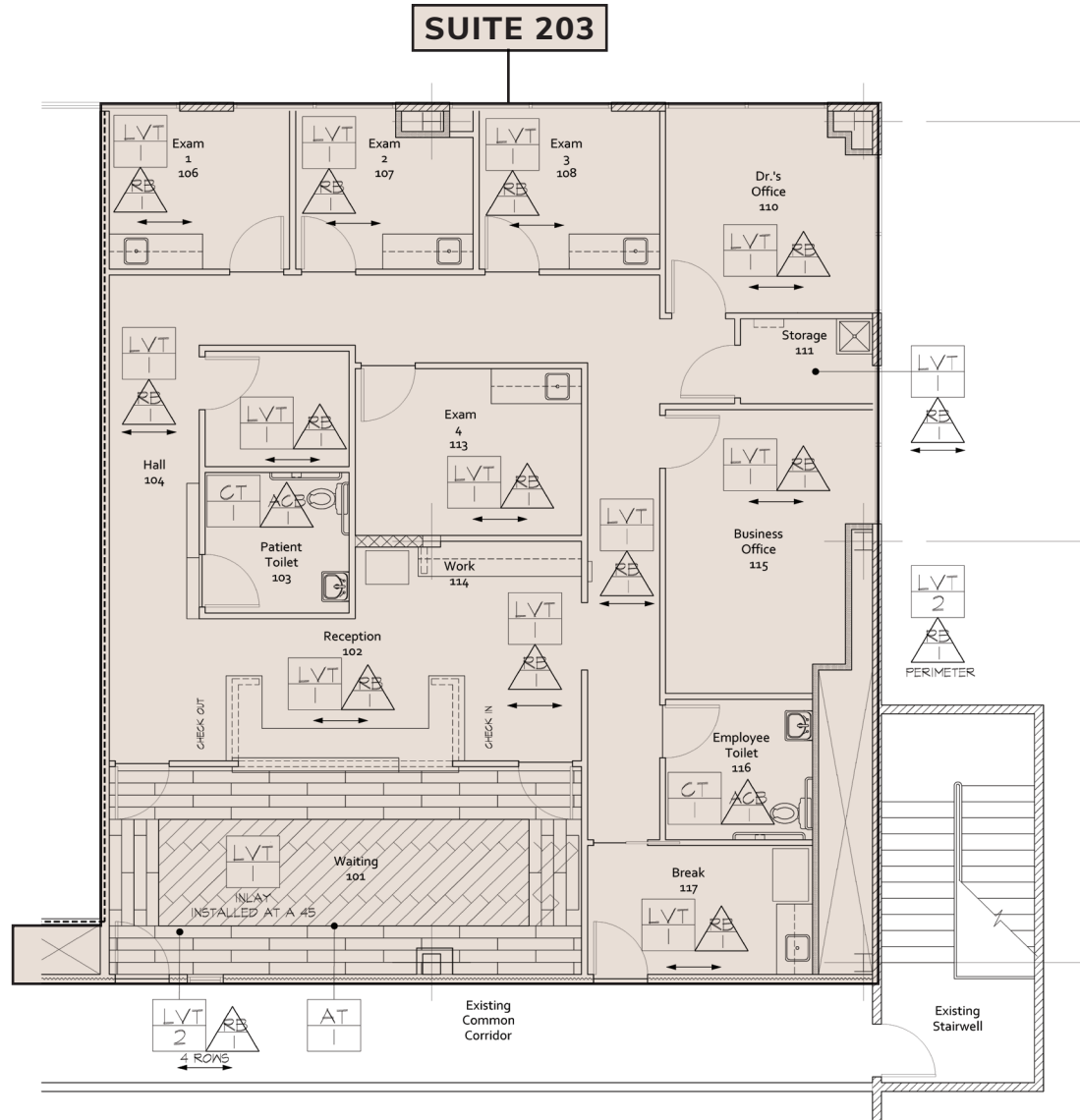


Finish Floor Plan

AVAILABLE SPACES

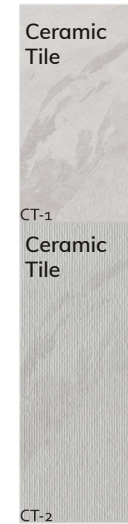
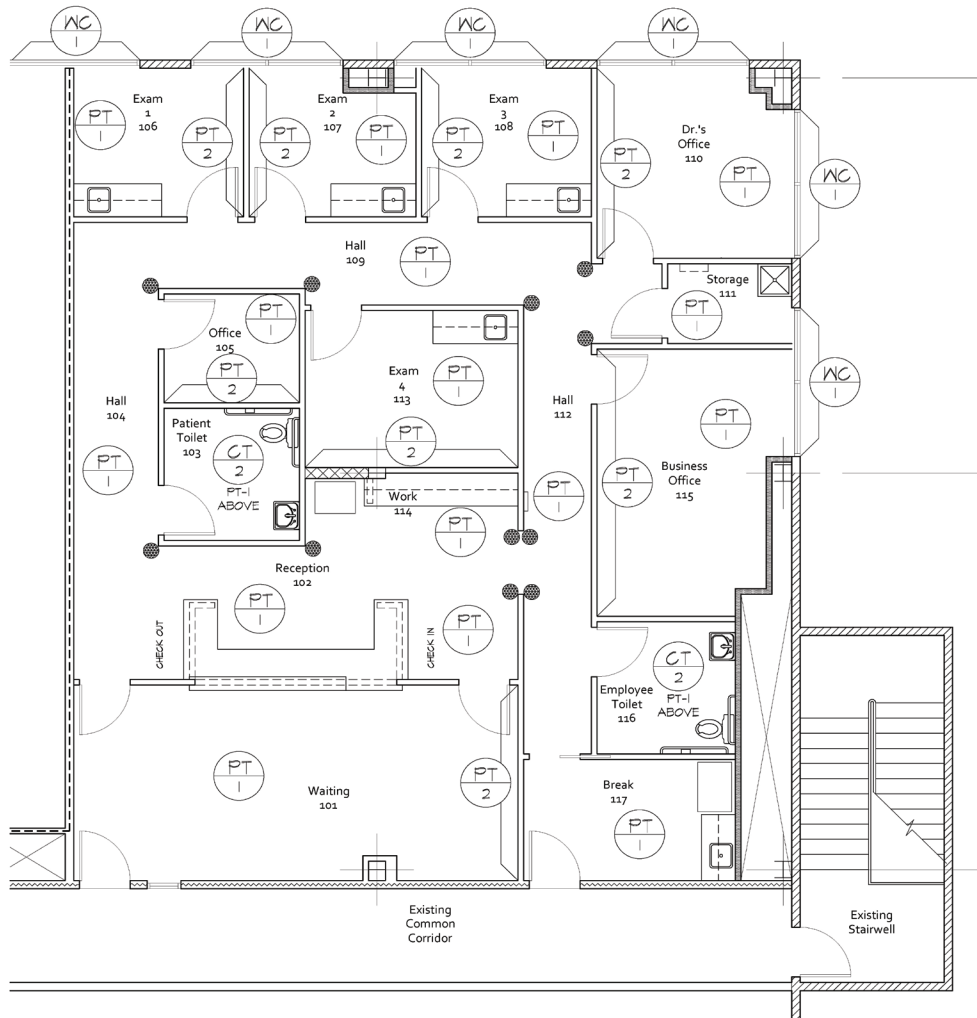
2ND FLOOR

- SUITE 203: 2,359 RSF

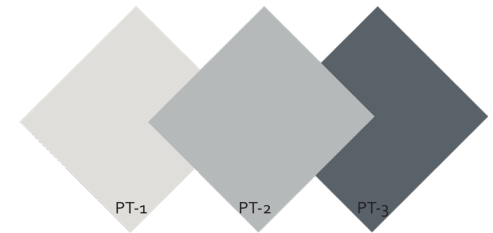




Wall Finish Plan



Paint



MATERIAL LEGEND

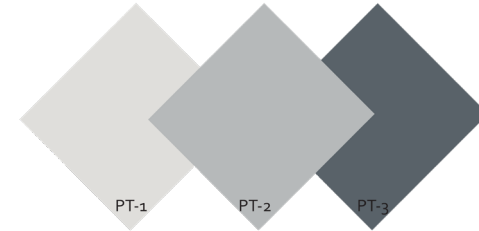
MATERIAL LEGEND					
FLOOR FINISH			BASE		WALL FINISH
<ul style="list-style-type: none"> CARPET VINYL COMPOSITION TILE CERAMIC TILE VINYL SHEET FLOORING 	<ul style="list-style-type: none"> STONE TILE VINYL TILE LUXURY VINYL TILE POLISHED CONCRETE 	<ul style="list-style-type: none"> SEALED CONCRETE WOOD FLOORING RUBBER FLOORING 	<ul style="list-style-type: none"> RUBBER BASE CERAMIC TILE BASE ALUMINUM COVERED BASE WOOD BASE 	<ul style="list-style-type: none"> PAINT CERAMIC TILE STONE TILE PLASTIC LAMINATE 	<ul style="list-style-type: none"> FIBER PANEL VINYL WALL COVERING RESIN PANEL CERAMIC TILE ACCENT
				<ul style="list-style-type: none"> CERAMIC TILE TRIM ALUMINUM TRIM PINDOR COVERINGS CORNER GUARD 	<ul style="list-style-type: none"> ACOUSTICAL CEILING TILE MATERIAL DIRECTION



Soffit Finish Plan



Paint



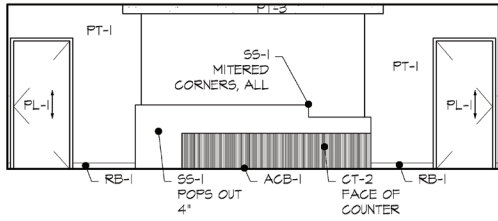
ACT-1 — Acoustical Ceiling Tile
 ACT-2 — Acoustical Ceiling Tile

MATERIAL LEGEND

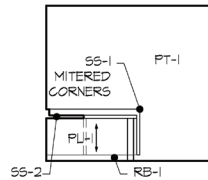
MATERIAL LEGEND					
FLOOR FINISH	BASE	PAINT FINISH	PAINT	TRIM	ACoustical CEILING TILE
<ul style="list-style-type: none"> CARPET VINYL COMPOSITION TILE CERAMIC TILE VINYL SHEET FLOORING 	<ul style="list-style-type: none"> STONE TILE VINYL TILE LUXURY VINYL TILE POLISHED CONCRETE 	<ul style="list-style-type: none"> SEALED CONCRETE WOOD FLOORING RUBBER FLOORING 	<ul style="list-style-type: none"> RUBBER BASE CERAMIC TILE BASE ALUMINUM COVERED BASE WOOD BASE 	<ul style="list-style-type: none"> PAIN CERAMIC TILE STONE TILE PLASTIC LAMINATE 	<ul style="list-style-type: none"> VINYL PANEL COVERING RESIN PANEL CERAMIC TILE ACCENT CERAMIC TILE TRIM ALUMINUM TRIM VINYL COVERINGS CORNER GUARD
					<ul style="list-style-type: none"> ↑ MATERIAL DIRECTION



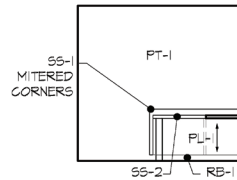
Interior Elevation Finishes



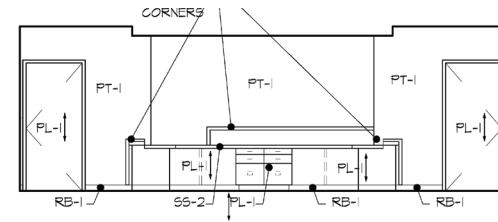
Elevation 1
101 Waiting



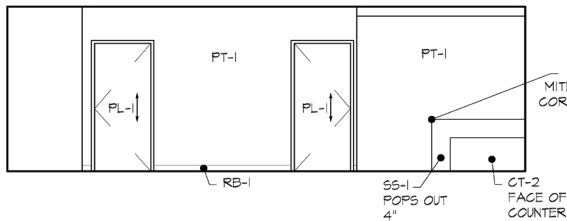
Elevation 2
102 Reception



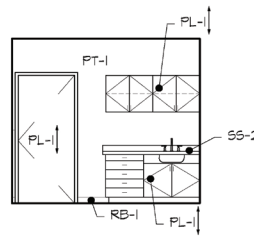
Elevation 3
102 Reception



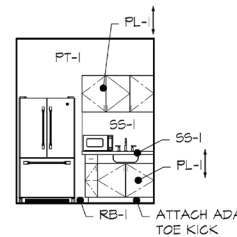
Elevation 4
102 Reception



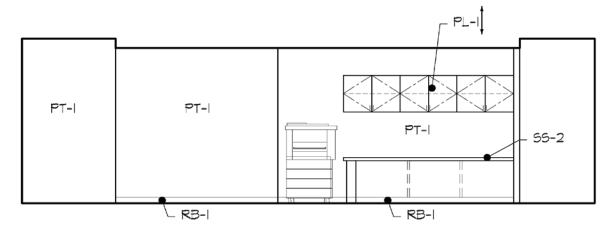
Elevation 5
104 Hall



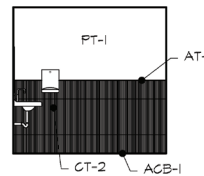
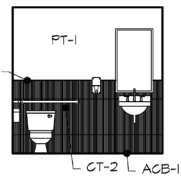
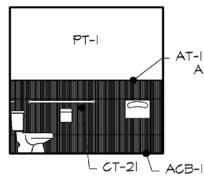
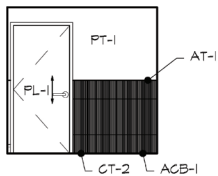
Elevation 8
106, 107 (SIM), 108 (SIM),
and 113 (SIM)
Exam Rooms



Elevation 9
117 Break



Elevation 10
114 Work



North
105 TOILET
116 TOILET

West
105 TOILET
116 TOILET

South
105 TOILET
116 TOILET

East
105 TOILET
116 TOILET

MATERIAL LEGEND

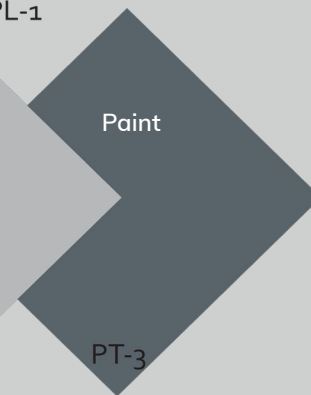
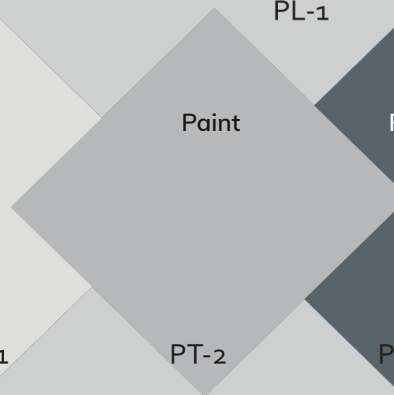
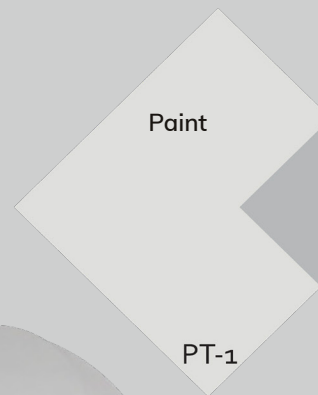
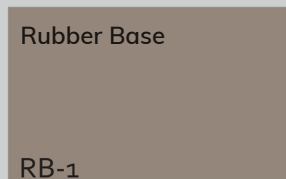
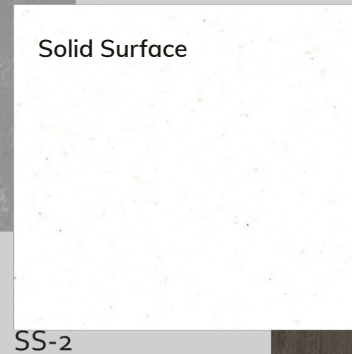
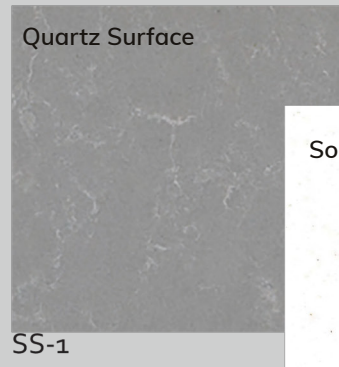
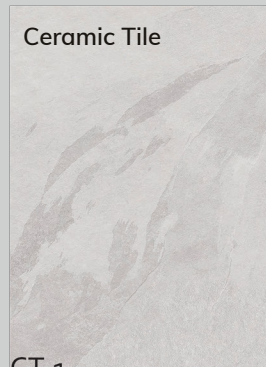
MATERIAL LEGEND						
FLOOR FINISHES	STONE TILE	SEALED CONCRETE	BASE	WALL FINISHES	RESIN PANEL	ACoustical CEILING TILE
CARPET	STONE TILE	SEALED CONCRETE	RUBBER BASE	PAINT	FRP PANEL	ACoustical CEILING TILE
VINYL COMPOSITION TILE	VINYL TILE	WOOD FLOORING	CERAMIC TILE BASE	CERAMIC TILE	VINYL WALL COVERING	MATERIAL DIRECTION
CERAMIC TILE	LUXURY VINYL TILE	RUBBER FLOORING	ALUMINUM COVERED BASE	STONE TILE	RESIN PANEL	
VINYL SHEET FLOORING	POLISHED CONCRETE		WOOD BASE	PLASTIC LAMINATE	CERAMIC TILE ACCENT	
					CORNER GUARD	



Finish Materials

MATERIAL LEGEND

MATERIAL LEGEND									
FLOOR FINISHES	STONE TILE	BASE	WALL FINISHES						
CARPET	STONE TILE	SEALED CONCRETE	PAINT	FRP PANEL	CERAMIC TILE TRIM	ACOUSTICAL CEILING TILE			
VINYL COMPOSITION TILE	VINYL TILE	WOOD FLOORING	CERAMIC TILE	VINYL WALL COVERING	ALUMINUM TRIM	MATERIAL DIRECTION			
CERAMIC TILE	LUXURY VINYL TILE	RUBBER FLOORING	STONE TILE	RESIN PANEL	WINDOW COVERING				
VINYL SHEET FLOORING	POLISHED CONCRETE		PLASTIC LAMINATE	CERAMIC TILE ACCENT	CORNER GUARD				
		RUBBER BASE	CERAMIC TILE BASE						
		ALUMINUM COVERED BASE	WOOD BASE						



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Property Photos

EXTERIOR PHOTOS



1125 E SPRUCE AVE. - FRESNO, CA - 93720



Property Photos

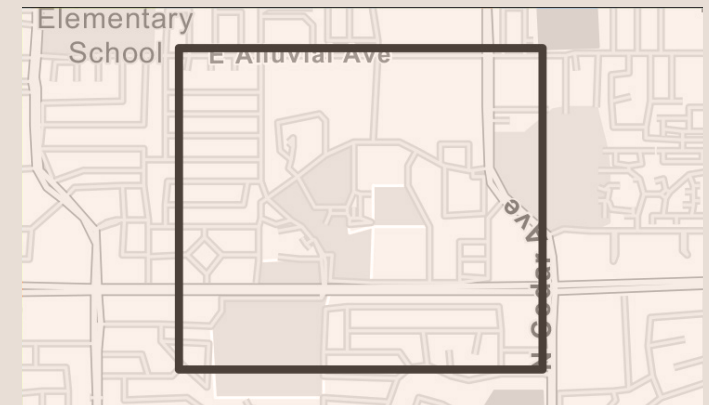
INTERIOR PHOTOS SUITE 203





Traffic Volume

IMMEDIATE AREA



Average Daily Traffic Volume

- ▲ Up to 6,000 vehicles per day
- ▲ 6,001 - 15,000
- ▲ 15,001 - 30,000
- ▲ 30,001 - 50,000
- ▲ 50,001 - 100,000
- ▲ More than 100,000 per day



Demographics

1,3,5 Mile Radius, 2024 & 2029



Population

1 mile	16,748	16,733
3 miles	133,844	134,788
5 miles	301,014	303,139



Households

1 mile	6,588	6,678
3 miles	51,906	53,066
5 miles	112,059	114,475



Median HH Income

1 mile	\$88,494	\$99,275
3 miles	\$82,448	\$95,313
5 miles	\$78,396	\$90,471

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