

Prime Office Building Space Available in Fresno

Office For Sale | 445 W Dakota Ave Fresno, CA 93705



**CENTRAL CA
COMMERCIAL**



Sale Price

\$525,000

OFFERING SUMMARY

Building Size:	±3,014 SF
Available SF:	±1,405 - 3,014 SF
Lot Size:	±14,375 SF
Price / SF:	\$174.19
Year Built:	1984
Zoning:	RS-5
Market:	Fresno
Submarket:	Midtown West
APN:	435-051-22

PROPERTY HIGHLIGHTS

- ±3,014 SF Office Building in Fresno, CA in Convenient Location
- ±1,492 SF Office Space Available Now | Move in Ready
- ±1,405 SF Office Space Available Soon with Conference Room
- Suites #A & #B Can Be Combined for ±3,014 SF
- Great Location Surrounded by a Large Number of Quality Tenants
- Located on Highly Visible Corner on W Dakota Ave
- Excellent Signage Available | 2 Restrooms on Site
- Flexible Floor Plan for a Number of Different Office Uses
- Security-Gated Parking Lot with Covered Carport
- Equipped with Kitchen, Breakroom and Many Office Spaces
- Close Proximity to Restaurants, Schools and Shopping Lot
- Perfect Location for Business Opening or Relocation

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Central CA Commercial

Investments | Industrial | Office

Multifamily | Retail | Land | Specialty

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PROPERTY DESCRIPTION

±3,014 SF office building with 2 available spaces for lease. ±1,492 SF office space that includes 4 private offices, an open work station/reception area, and access to shared restroom. ±1,405 SF office space that includes 2 private offices, kitchen, an open work station, large conference room, and access to shared restroom. Site offers ample gated parking with covered carport, 2 restrooms, and 2 storage closets. Location is on a highly visible corner on a busy intersection and is conveniently nearby to multiple shopping centers, major retailers, schools, and restaurants. Space is perfect for a wide variety of office uses and is move in ready for both business openings and relocations.

LOCATION DESCRIPTION

Highly visible location on corner of W Dakota and N Fruit Ave across the street from Westwood Shopping Center. Surrounded by a number of residential neighborhoods and a variety of nearby retail stores, restaurants, and other services. Nearby quality tenants include Starbucks, Boost Mobile, McDonald's, Save Mart, dd's DISCOUNTS, Dollar Tree, O'Reilly Auto Parts, Romeo's Pizza, 525 Pizza, Fresno Pro Dental, EveryDay Healthcare, Cobb's Hardware Store, Baskin Robbins, and many others.

Fresno is a city in the San Joaquin Valley of California, United States. It is the county seat of Fresno County and the largest city in the greater Central Valley region, as well as the most populated city in Central California. It covers about 114.7 square miles and had a population of 542,107 as of the 2020 census, making it the fifth-most populous city in California, the most populous inland city in California, and the 34th-most populous city in the nation.



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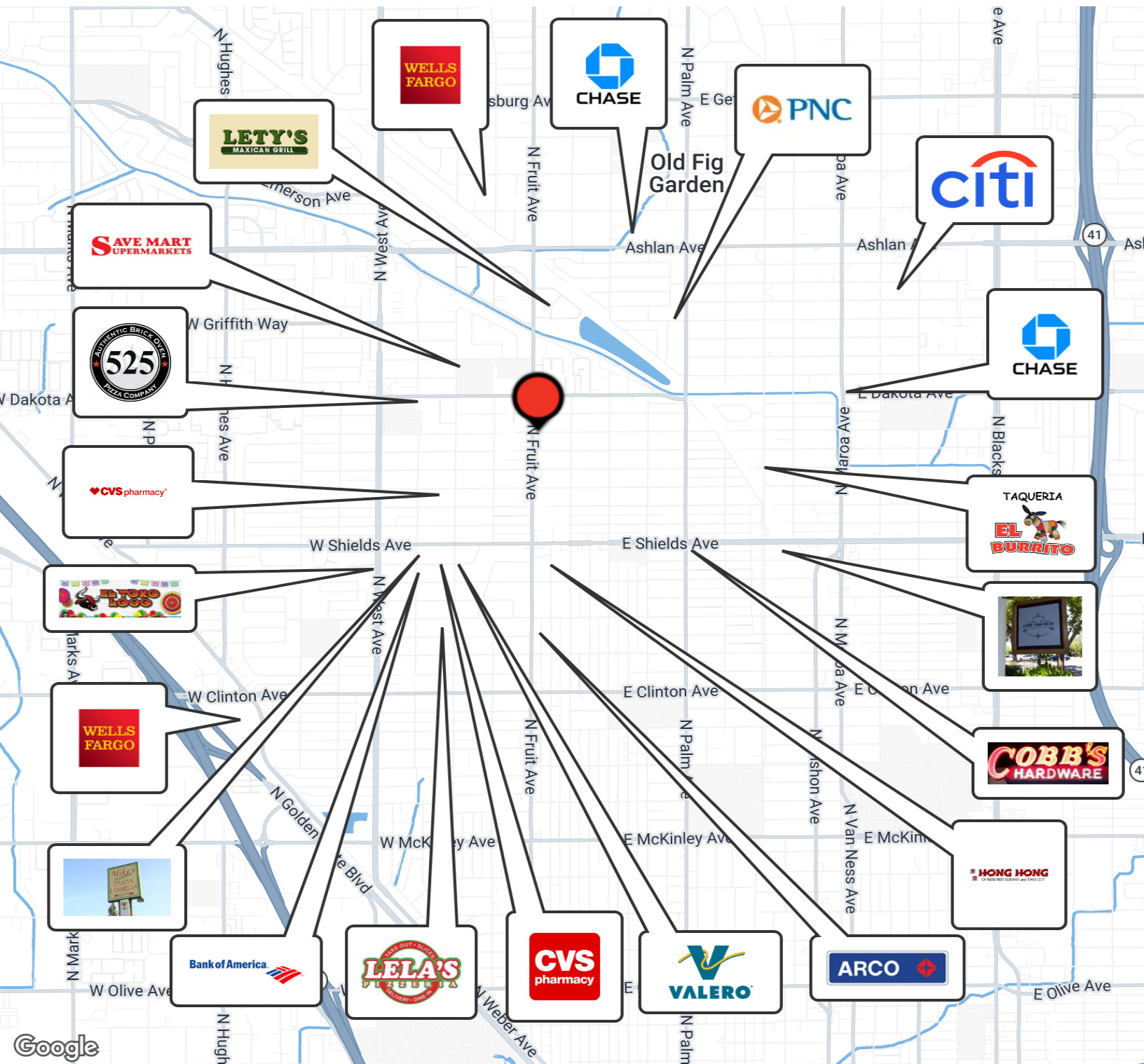
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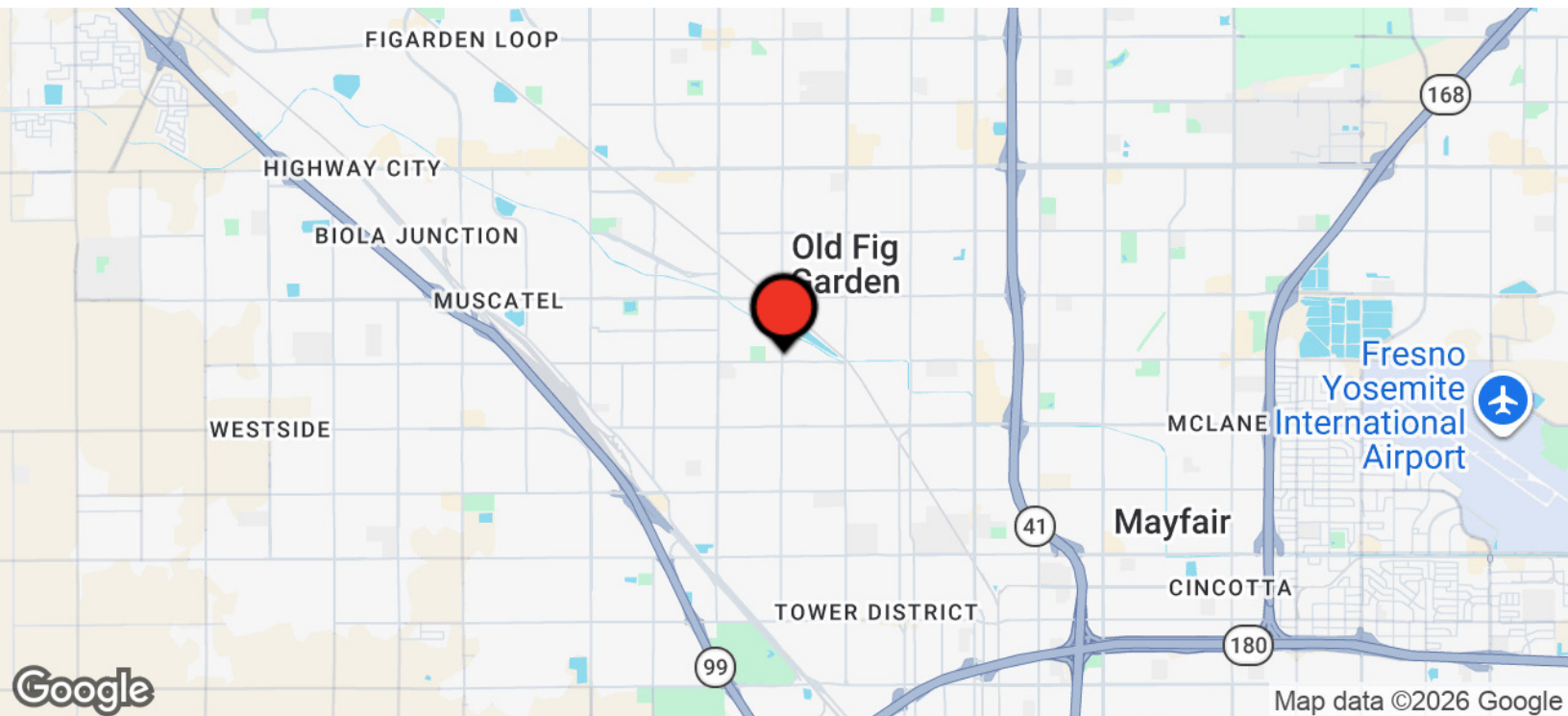
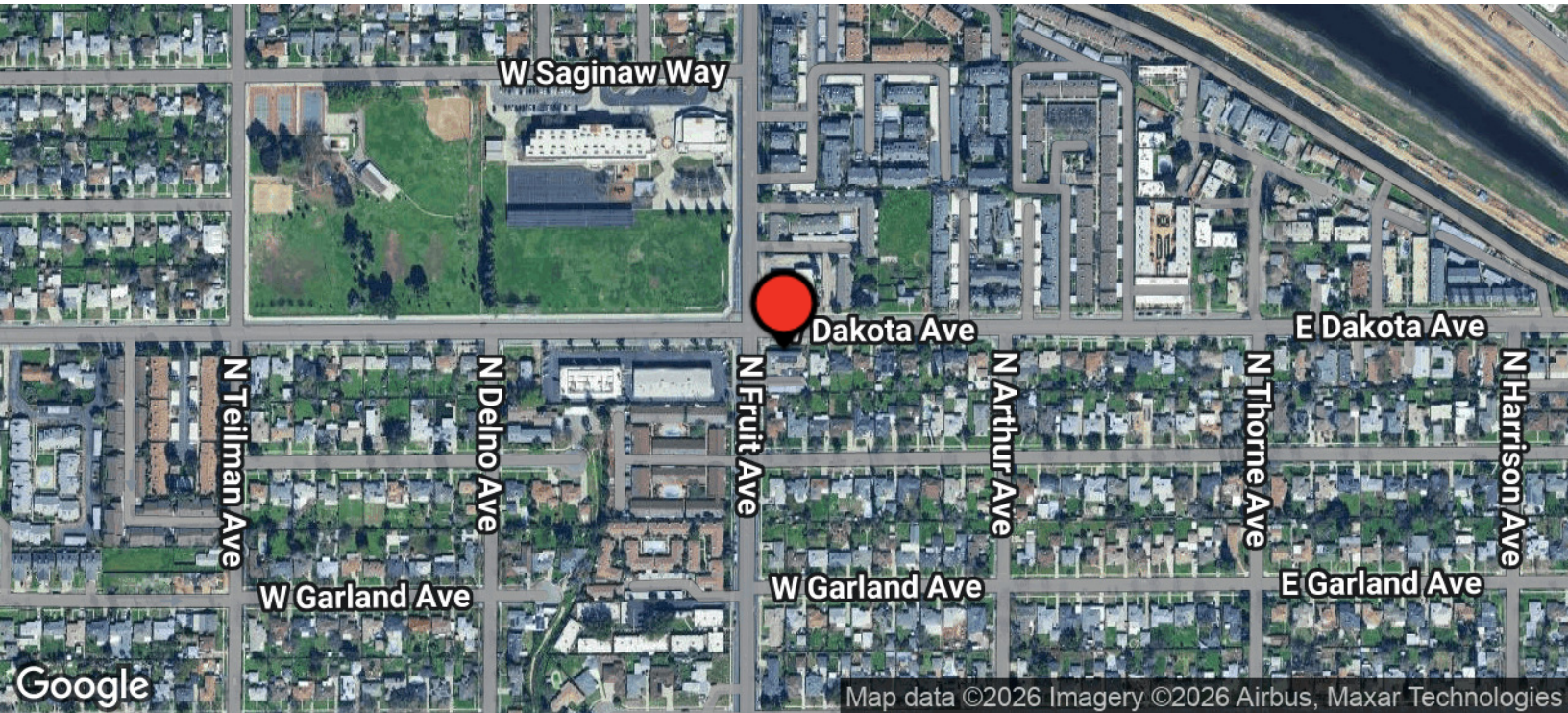
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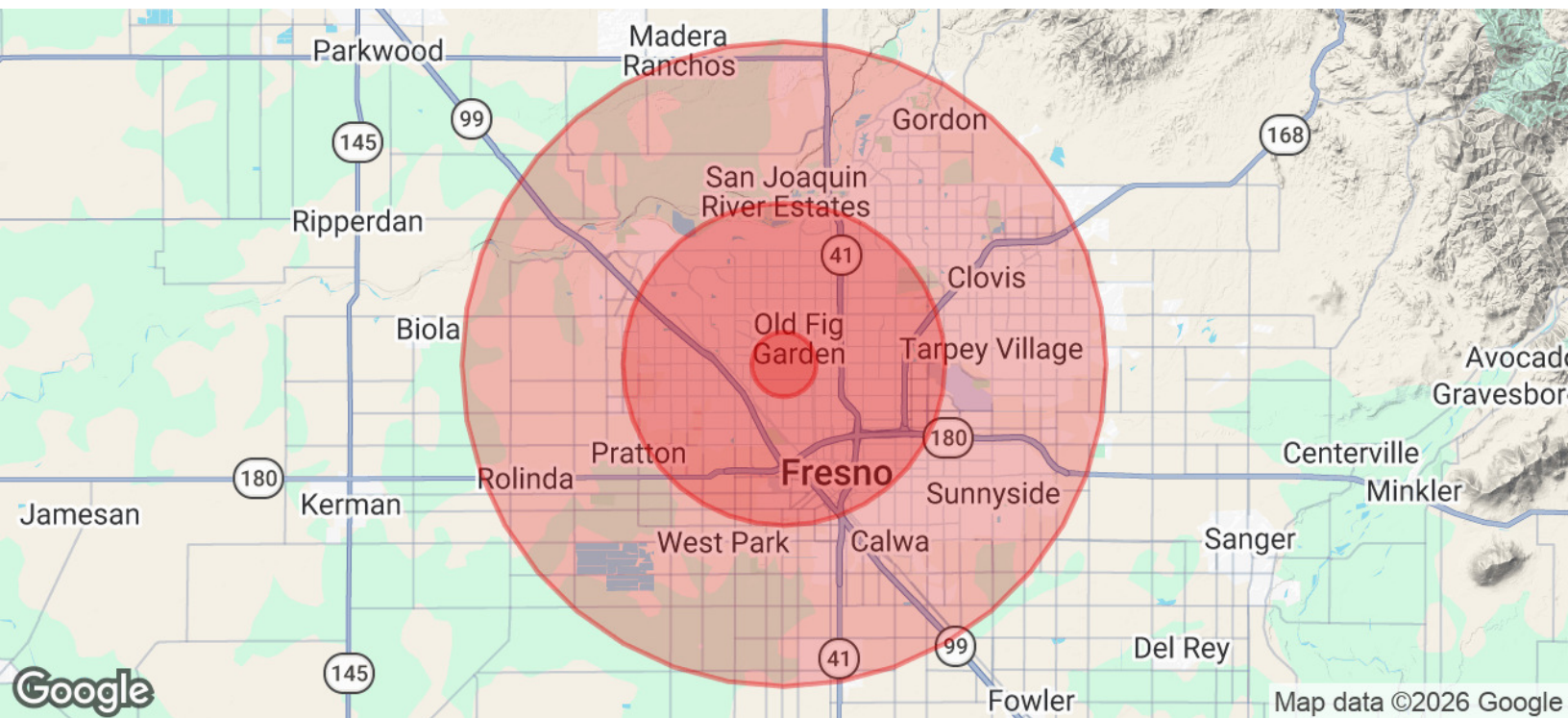
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	23,514	383,467	701,233
Average Age	36	36	37
Average Age (Male)	34	35	36
Average Age (Female)	37	37	38

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	8,064	129,100	232,465
# of Persons per HH	2.9	3	3
Average HH Income	\$76,543	\$77,211	\$93,758
Average House Value	\$350,861	\$354,206	\$400,357

2020 American Community Survey (ACS)

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