



Each office independently owned and operated

RE/MAX SUCCESS - KIRK ATAMIAN

501 North E St, Suite H

Madera, CA 93638

FOR LEASE

INDUSTRIAL PROPERTY

2121 H ST

2121 H STREET | FRESNO, CA 93721



PRESENTED BY:

KIRK ATAMIAN

Commercial Specialist

559.246.0000

CalDRE #02127378

SATWINDER PALLIAN

Realtor

559.330.9469

CalDRE #02328401

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Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

FOR LEASE
INDUSTRIAL PROPERTY

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PROPERTY INFORMATION

IN THIS SECTION

PROPERTY SUMMARY

COMPLETE HIGHLIGHTS

PROPERTY SUMMARY



PROPERTY DESCRIPTION

Position your business for success at 2121 H St, offered at \$3,000 per month. This automotive space is strategically located within one of Fresno’s most active service corridors, surrounded by established repair shops and parts suppliers that consistently drive customer demand to the area.

The property is designed for efficiency and immediate usability, featuring three roll-up doors for streamlined workflow and the ability to service multiple vehicles simultaneously. With existing infrastructure and equipment in place, tenants can significantly reduce buildout time and upfront costs compared to starting from scratch.

This is an ideal opportunity for operators looking to secure a functional, well-located shop without the delays and expenses of a full redevelopment. The combination of location, layout, and competitive lease rate creates a compelling value for both established businesses and growing operations.

OFFERING SUMMARY

| | |
|----------------|-----------------------|
| Lease Rate: | \$3,000 SF/month (MG) |
| Available SF: | 1,653 SF |
| Lot Size: | 10,890 SF |
| Building Size: | 1,653 SF |

| DEMOGRAPHICS | 0.25 MILES | 0.5 MILES | 1 MILE |
|-------------------|------------|-----------|----------|
| Total Households | 363 | 1,246 | 5,350 |
| Total Population | 735 | 2,970 | 14,960 |
| Average HH Income | \$36,400 | \$38,452 | \$53,267 |

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COMPLETE HIGHLIGHTS



PROPERTY HIGHLIGHTS

- Prime location in Fresno's established automotive service corridor
- Surrounded by high-traffic repair shops and parts suppliers
- Three roll-up doors for efficient workflow and multi-vehicle capacity
- Ideal for auto repair, body shop, or specialty automotive use
- Easy access to major streets and nearby commercial areas



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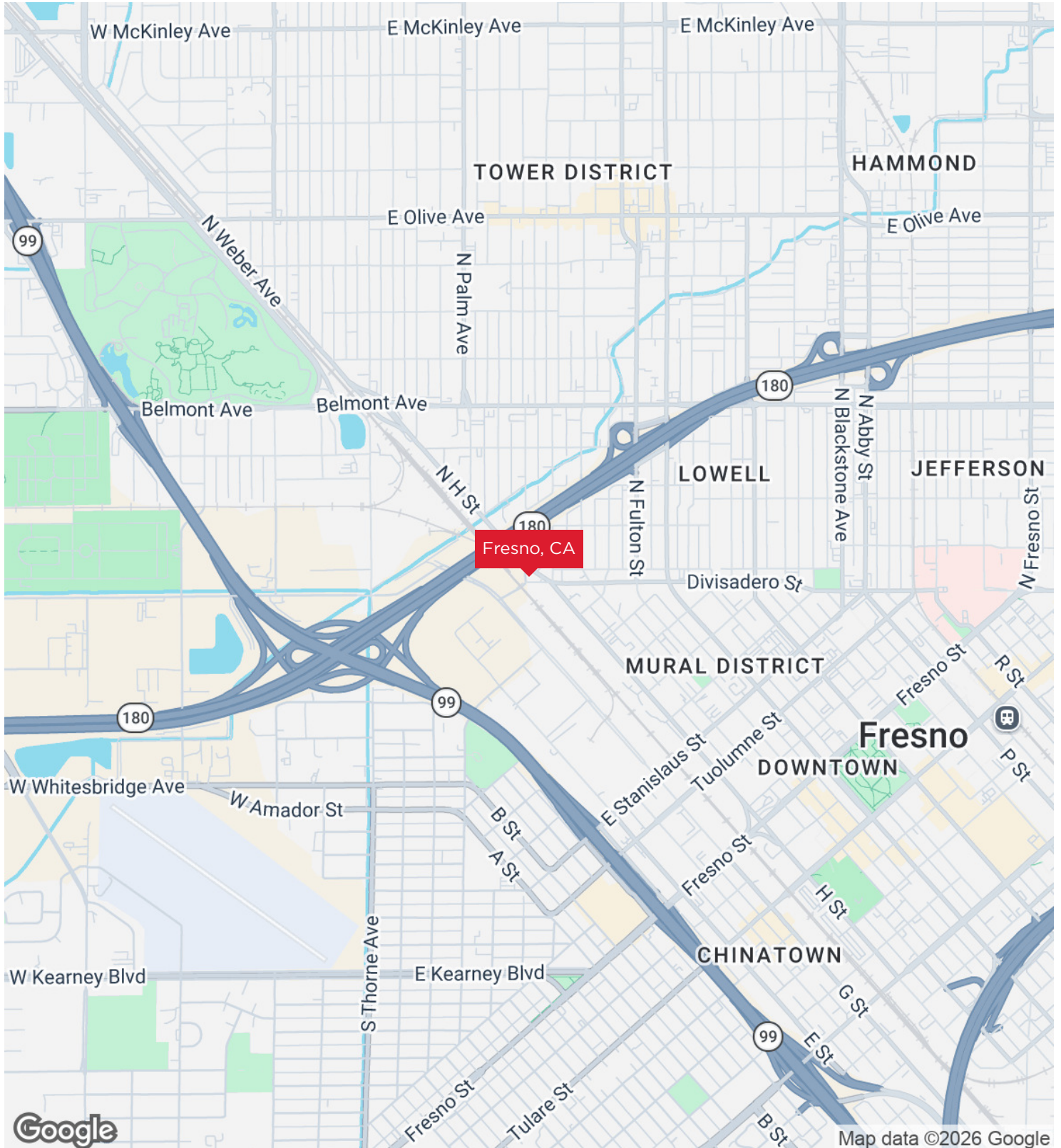
LOCATION INFORMATION

IN THIS SECTION

REGIONAL MAP

AERIAL MAP

REGIONAL MAP

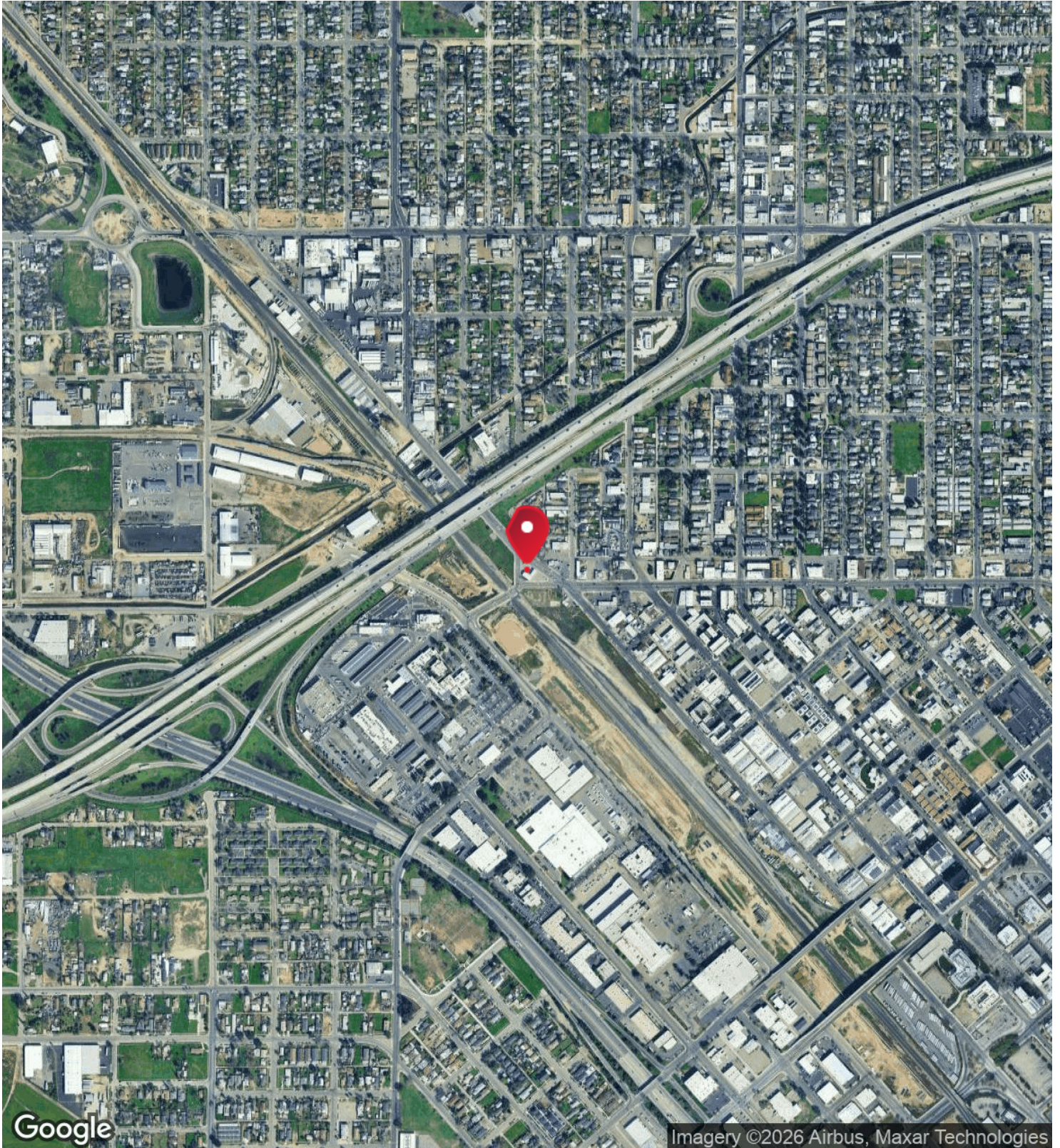


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AERIAL MAP



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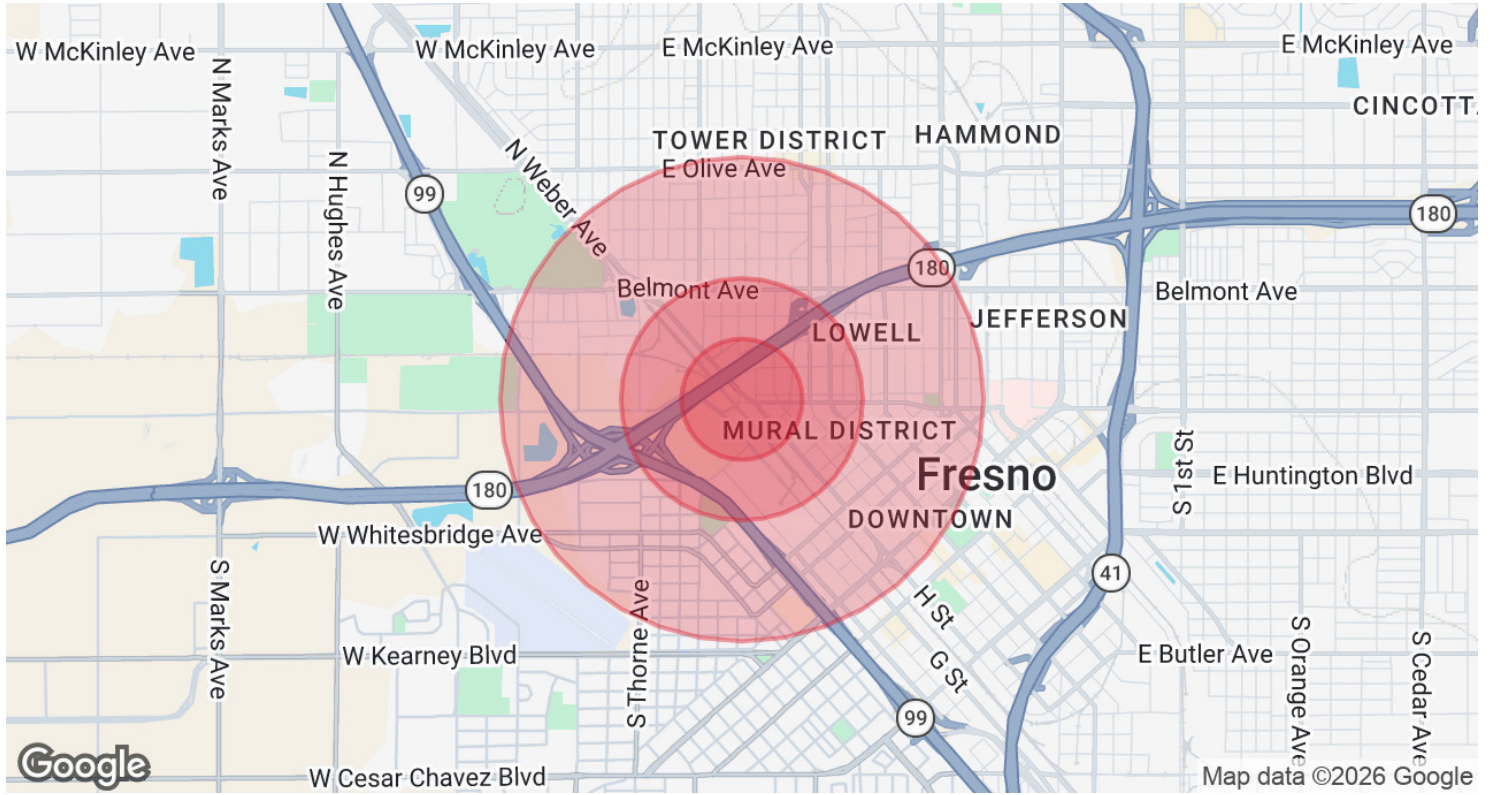
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DEMOGRAPHICS

IN THIS SECTION

DEMOGRAPHICS MAP & REPORT

DEMOGRAPHICS MAP & REPORT



| POPULATION | 0.25 MILES | 0.5 MILES | 1 MILE |
|--------------------------------|-------------------|------------------|---------------|
| Total Population | 735 | 2,970 | 14,960 |
| Average Age | 33.5 | 32.7 | 33.8 |
| Average Age (Male) | 32.4 | 31.1 | 31.1 |
| Average Age (Female) | 34.5 | 35.0 | 38.3 |
| HOUSEHOLDS & INCOME | 0.25 MILES | 0.5 MILES | 1 MILE |
| Total Households | 363 | 1,246 | 5,350 |
| # of Persons per HH | 2.0 | 2.4 | 2.8 |
| Average HH Income | \$36,400 | \$38,452 | \$53,267 |
| Average House Value | \$22,452 | \$73,399 | \$199,957 |

2023 American Community Survey (ACS)

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ADVISOR BIOS

IN THIS SECTION

ADVISOR BIO 1

ADVISOR BIO 2

ADVISOR BIO 1

**KIRK ATAMIAN**

Commercial Specialist

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CalDRE #02127378

PROFESSIONAL BACKGROUND

Kirk Atamian, a remarkable figure in his hometown, is widely recognized as a great man who consistently lends a helping hand to those striving to achieve their goals. His generosity knows no bounds when it comes to aiding others in bettering themselves, their businesses, and their careers. Kirk Atamian stands as one of the most trusted agents in the Valley, having earned the confidence of numerous esteemed business and community leaders. With his membership and prior role as chairman of the board at the Madera Chamber of Commerce, Kirk actively collaborates with individuals, investors, and developers interested in the city's most sought-after properties.

Kirk is renowned as a high-touch broker, celebrated for his extensive market knowledge and his unwavering dedication to his clients and their interests. His success story is largely woven from the fabric of positive referrals, testament to his tireless efforts on behalf of his clients and the respect he garners. Kirk, along with his team of detail-oriented professionals, is well-versed in cutting-edge technologies that can revolutionize targeted marketing and streamline the closing of deals.

Kirk's roots run deep in the Valley. Having graduated from Madera High School, where he actively participated in wrestling and football, he transitioned into entrepreneurship, owning and managing several small businesses in and around Madera. His role as chairman of the Madera Chamber of Commerce was pivotal in representing business interests and played a significant part in facilitating the development of the North Fork casino along Highway 99.

When Kirk is not engaged in his professional pursuits, he indulges in a range of activities such as cooking, poker, culinary adventures, community event involvement, and cherished moments spent with his family and friends.

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//ADVISOR BIO 2



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