

# 1st Class Office Space in Fresno, CA

Office For Sub-Lease | 7060 N Fresno St Fresno, CA 93720



**CENTRAL CA  
COMMERCIAL**

**Available**



|            |                            |
|------------|----------------------------|
| Lease Rate | <b>\$1.94<br/>SF/MONTH</b> |
|------------|----------------------------|

## OFFERING SUMMARY

|                |                 |
|----------------|-----------------|
| Building Size: | ±23,290 SF      |
| Available SF:  | ±3,288 SF       |
| Lot Size:      | ±1.3 Acres      |
| NNN's:         | \$0.70 PSF      |
| Utilities:     | \$0.36 PSF      |
| Year Built:    | 1993            |
| Zoning:        | CP              |
| Market:        | Fresno          |
| Submarket:     | Woodward Office |
| Traffic Count: | ±82,611         |
| APN:           | 303-180-37      |

## PROPERTY HIGHLIGHTS

- ±3,288 SF of 'Class A' Professional Office Space
- (7) Private Offices | Break Area | Conference Room
- Located in Densely Populated NE Fresno Trade Area
- Perfect for Real Estate, Accounting, Legal, Consulting
- Move-In Ready Condition Surrounded by Quality Tenants
- Well-Known Freestanding Office Building + Parking
- Private Offices, Open Rooms, Restroom Access
- On-Site Parking & Additional Street Parking
- Convenient Location near CA-168 and CA-41
- Excellent Presence Surrounded with Quality Tenants
- Close Proximity to Restaurants, Schools and Shopping Lot
- Easy Access | Quality Restrooms | Economical Spaces

### Jared Ennis

Executive Vice President

CalDRE #01945284

jared@centralcacommercial.com

559.705.1000

### Kevin Land

Executive Managing Director

CalDRE #01516541

kevin@centralcacommercial.com

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### Central CA Commercial

Investments | Industrial | Office

Multifamily | Retail | Land | Specialty

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## PROPERTY DESCRIPTION

±3,288 SF of 'Class A' professional office space. The space features (7) private offices, access to (2) common area restrooms, reception area, break room with sink, conference room, and an IT/storage room. The space is accessed through a general lobby and the property features ample private parking. The subject property is apart of a larger ±23,290 SF building that is shared with high quality tenant California Bank Trust. This functional layout is well suited for a variety of professional office users including legal, accounting, financial services, insurance, real estate, consulting, technology, and other professional service firms seeking a premier office presence in NE Fresno. The building is very well kept and features top of the line decor.

## LOCATION DESCRIPTION

Desirable NE Fresno location North of Herndon Ave, situated on N Fresno St between Herndon and E Alluvial Avenues right beside CA-41 on & off ramps. Surrounded by many national and regional retailers, a multitude of eateries, and boast high traffic counts on Herndon Avenue with great population density. Attractive building perfectly positioned to offer easy access, strong demographics and traffic generators. Nearby quality tenants include the River Park Shopping Center, Kaiser Permanente, Costco, Home Depot, Kohl's, CVS, Tahoe Joe's, 13 Prime Steak, Saint Agnes Medical Center, Quest Diagnostics, Mountain View Elementary School, Clovis West High School and many more.



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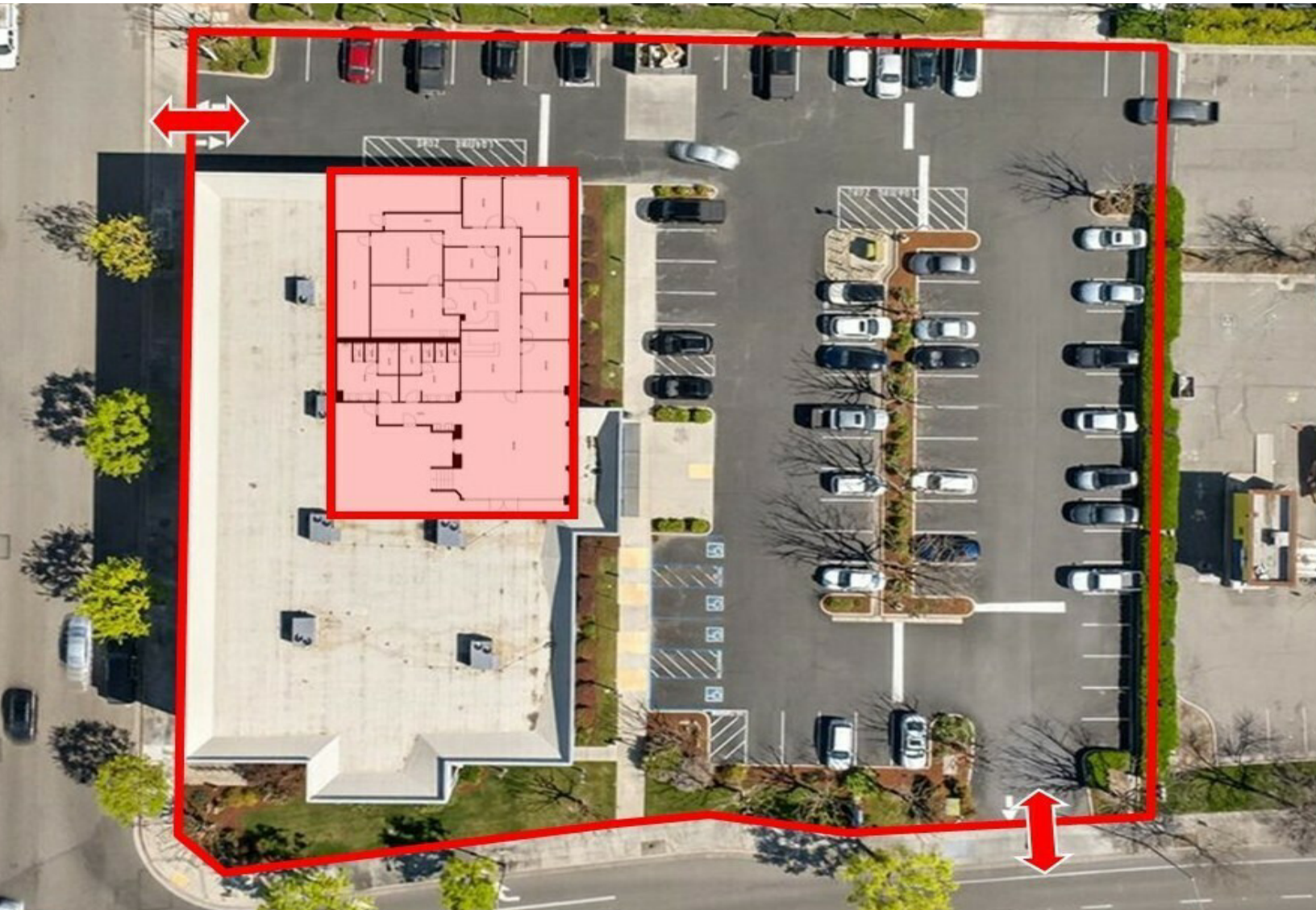


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## AVAILABLE SPACES

| SUITE     | TENANT    | SIZE (SF) | LEASE TYPE                            | LEASE RATE      |
|-----------|-----------|-----------|---------------------------------------|-----------------|
| Suite 100 | Available | 3,288 SF  | NNN's: \$0.70 + Utilities: \$0.36 PSF | \$1.94 SF/month |

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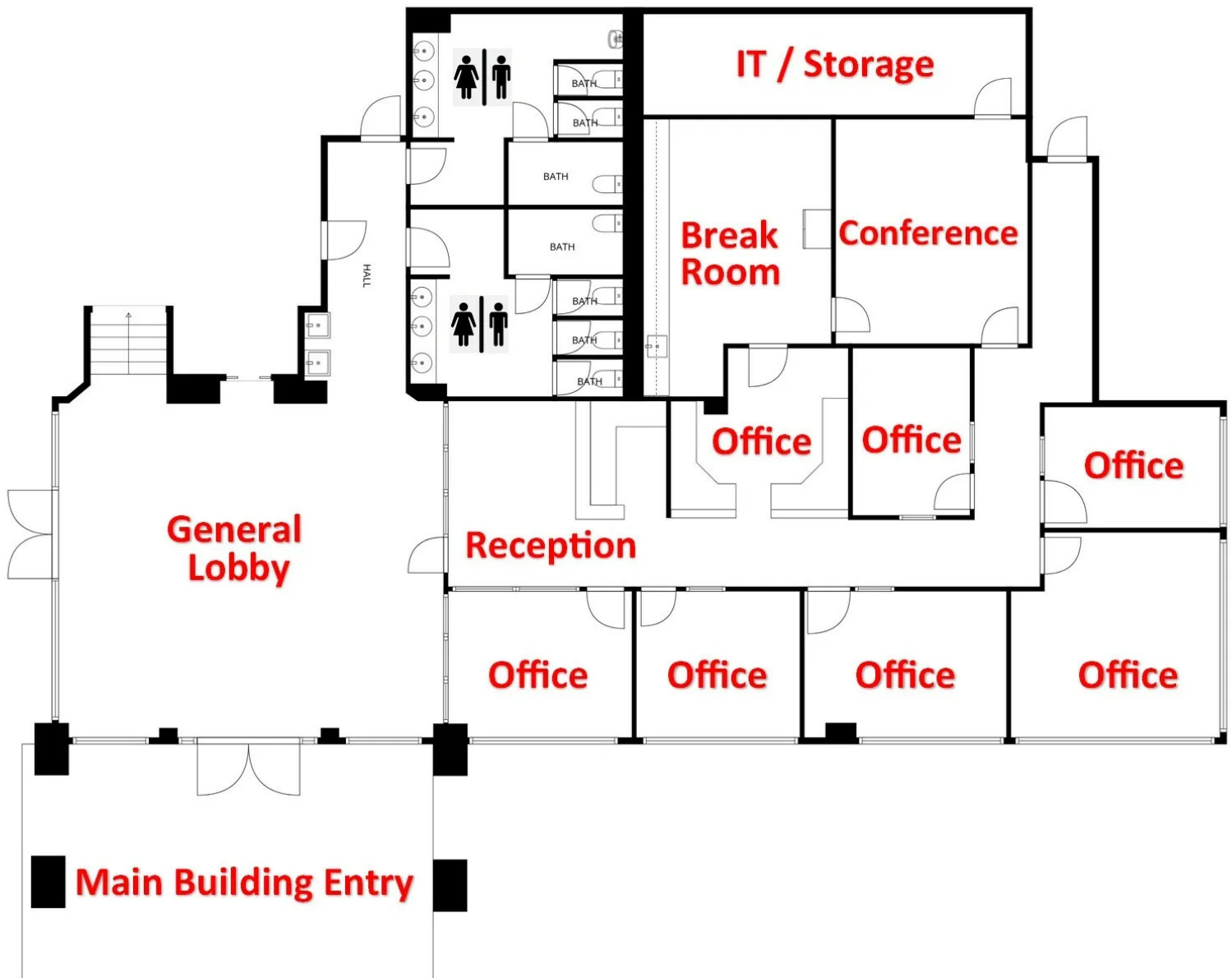
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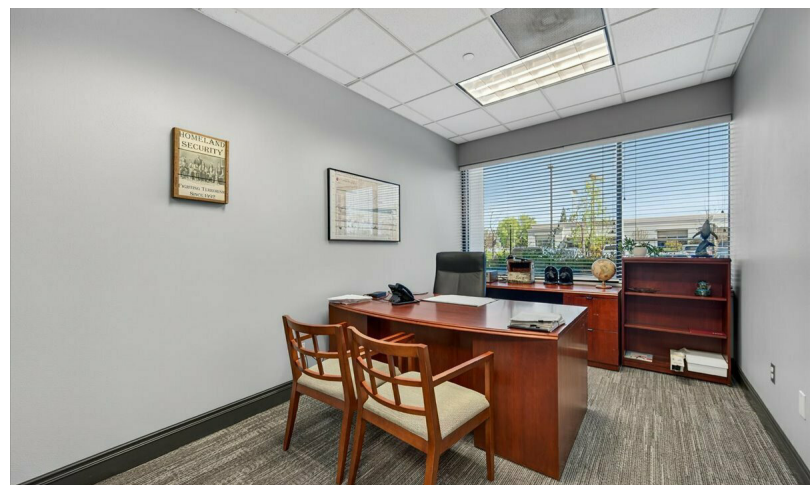
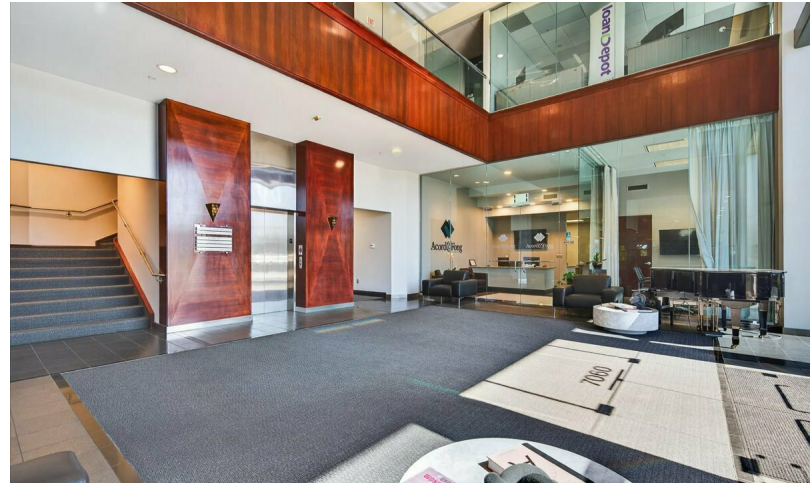
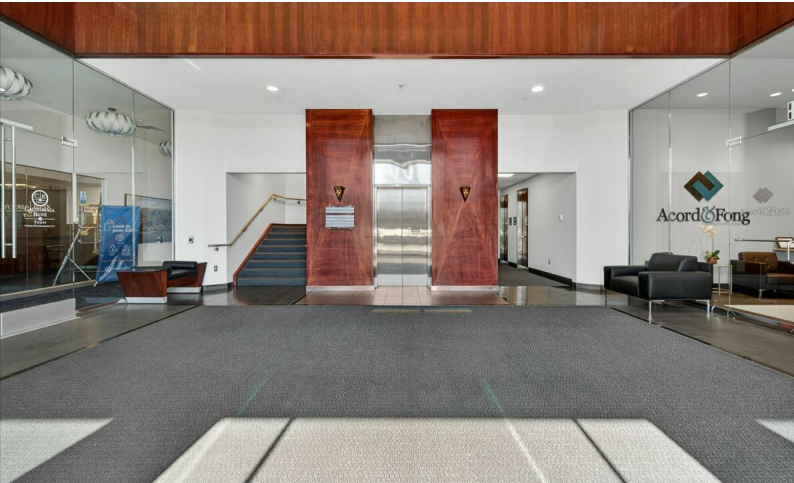


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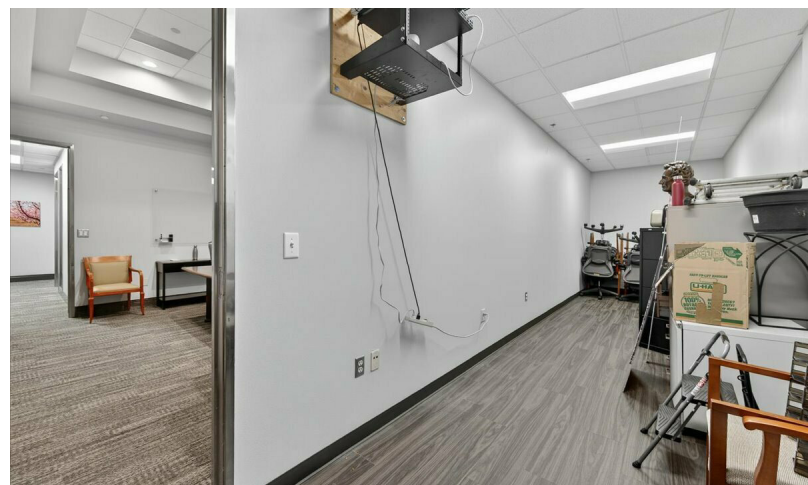
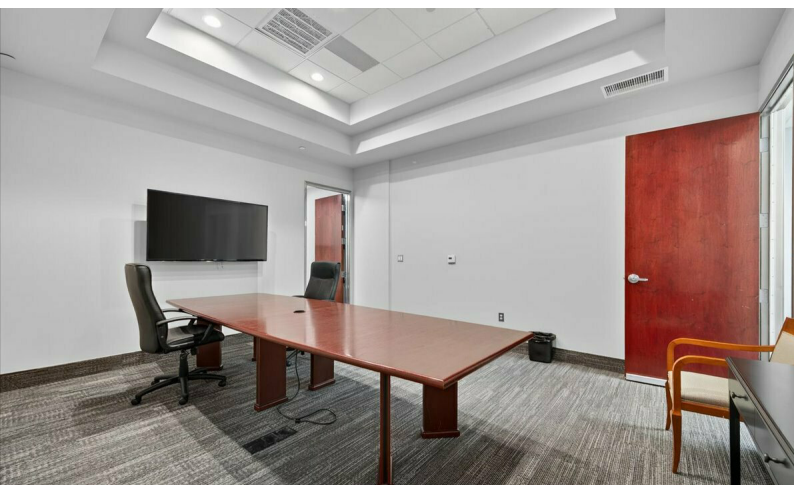


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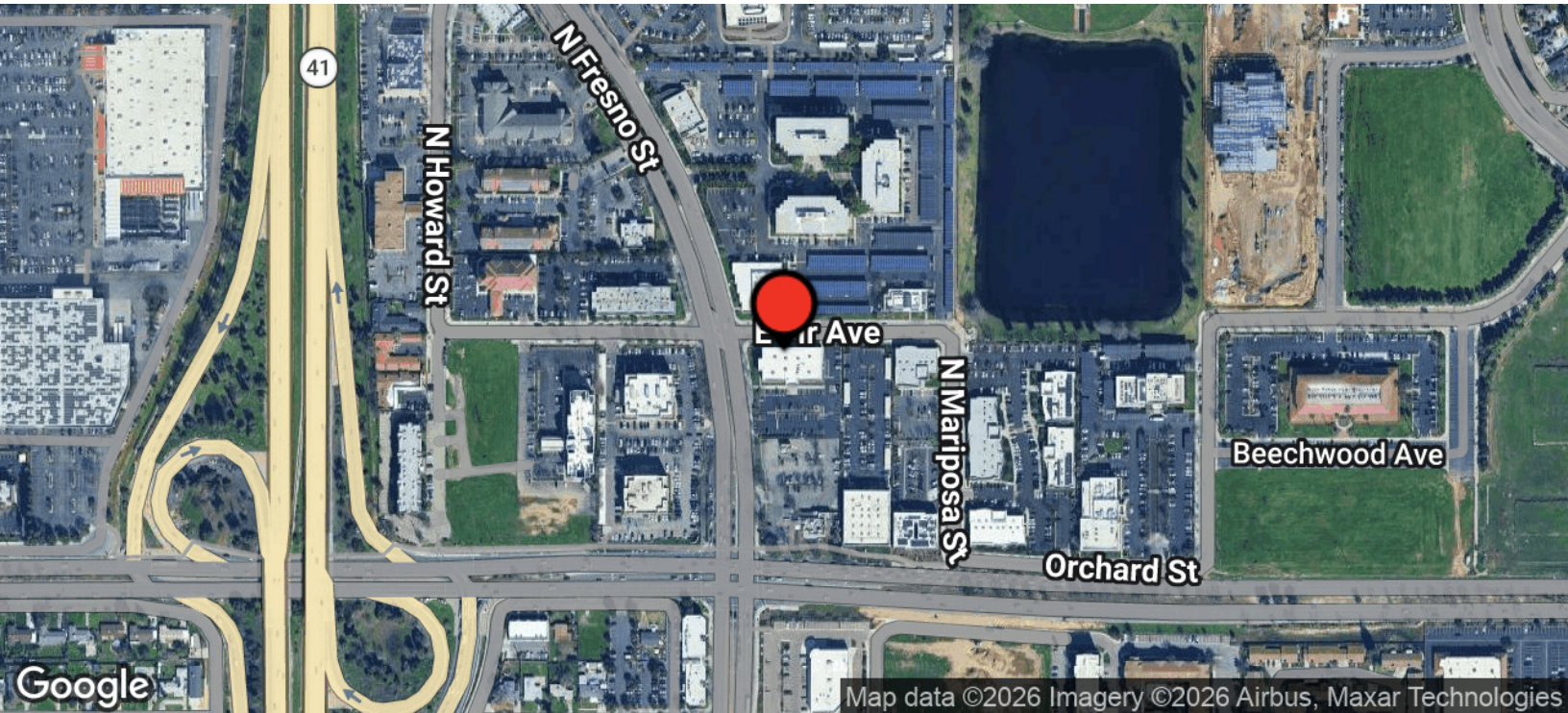


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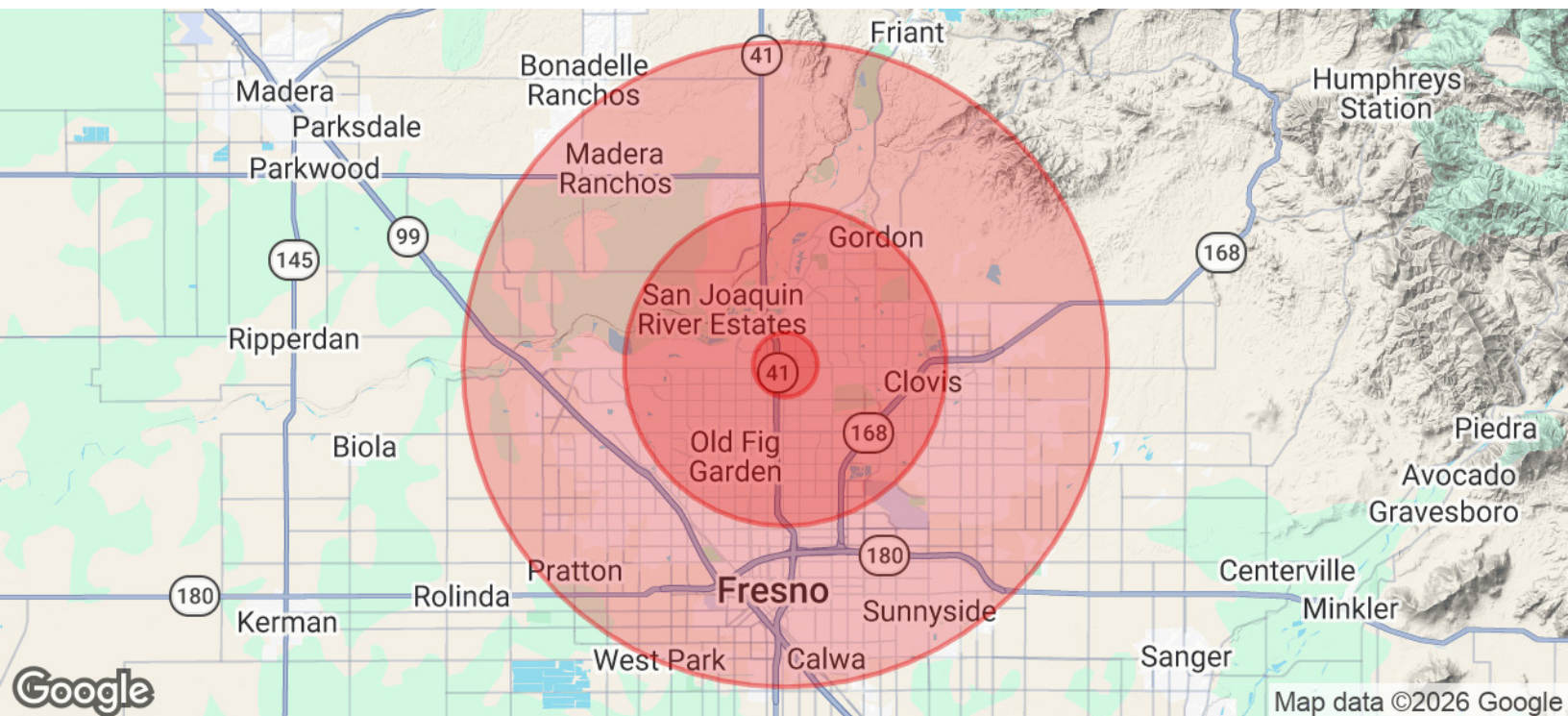


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| POPULATION           | 1 MILE | 5 MILES | 10 MILES |
|----------------------|--------|---------|----------|
| Total Population     | 16,646 | 311,964 | 728,247  |
| Average Age          | 35.7   | 36.0    | 34.2     |
| Average Age (Male)   | 35.0   | 35.0    | 33.2     |
| Average Age (Female) | 36.6   | 37.2    | 35.5     |

| HOUSEHOLDS & INCOME | 1 MILE    | 5 MILES   | 10 MILES  |
|---------------------|-----------|-----------|-----------|
| Total Households    | 6,244     | 113,836   | 240,838   |
| # of Persons per HH | 2.7       | 2.7       | 3.0       |
| Average HH Income   | \$91,308  | \$103,982 | \$100,681 |
| Average House Value | \$311,580 | \$435,159 | \$415,508 |

| ETHNICITY (%) | 1 MILE | 5 MILES | 10 MILES |
|---------------|--------|---------|----------|
| Hispanic      | 42.1%  | 41.2%   | 47.0%    |

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