

# MODERN MEDICAL/DENTAL SUITES

3727 N First St, Fresno, CA 93726



## OFFERING SUMMARY

<b>AVAILABLE SF:</b>	1,200 - 4,800 SF
<b>LEASE RATE:</b>	\$1.30 SF/month (MG)
<b>LOT SIZE:</b>	28,755 SF
<b>YEAR BUILT:</b>	1971
<b>BUILDING SIZE:</b>	8,085 SF
<b>ZONING:</b>	CO - Office Commercial
<b>MARKET:</b>	Central Fresno
<b>SUBMARKET:</b>	Manchester

## PROPERTY HIGHLIGHTS

- ±1,200 - ±4,800 SF of Medical Office Suites
- Modern Layout
- Existing Long Term Tenants in 40% W/ Lease Through 2027
- Excellent SBA Loan Candidate to Occupy 60%
- Quality Tenant Guaranteed By The State of CA
- Separate Suites W/Multiple Configurations
- Private Offices, Open Rooms, Multiple Entrance Points
- Ample Parking and Mature Landscaping
- Corner Parcel Provides Excellent Visibility
- Ethernet/Phone Connections & High Speed Internet Ready

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## PROPERTY OVERVIEW

Suite #101 & #106 consists of Nice Medical Office Space that ranges from 1,500 to 3,033 SF. Very functional layout with reception, bull pen along with a number of private exam rooms. Suite #101 has ±1,233 rentable SF and features a waiting room, business office, four exam rooms, lab, dark room, and private restroom. Suite #103 has ±1,774 rentable SF and features a reception area, waiting room, two exam rooms, one private office, multiple chair othodonic area, lab, nurses station, work area, three private restrooms and storage area. Suite 105 is ±1,019 rentable SF and features a waiting room, reception area, three exam rooms, one private office, lab, dark room, storage area, and private restroom. There are 27 parking spaces (1 ADA), and 15 spaces in front of the building providing ample parking. This building is located on a corner parcel which, provides excellent visibility, and secured via Iron security gates/LED parking lights. New roof/insulation in 2018, all HVAC's less than 10 years old, and interior offers various configurations.



## LOCATION OVERVIEW

This free-standing medical/dental office building is prominently located on the northwest corner of North First Street and Garland Avenues. This prime location provides excellent First Avenue exposure and signage, easy accessibility to Freeway 41 on and off ramps, and close proximity to shopping, restaurants and banking.



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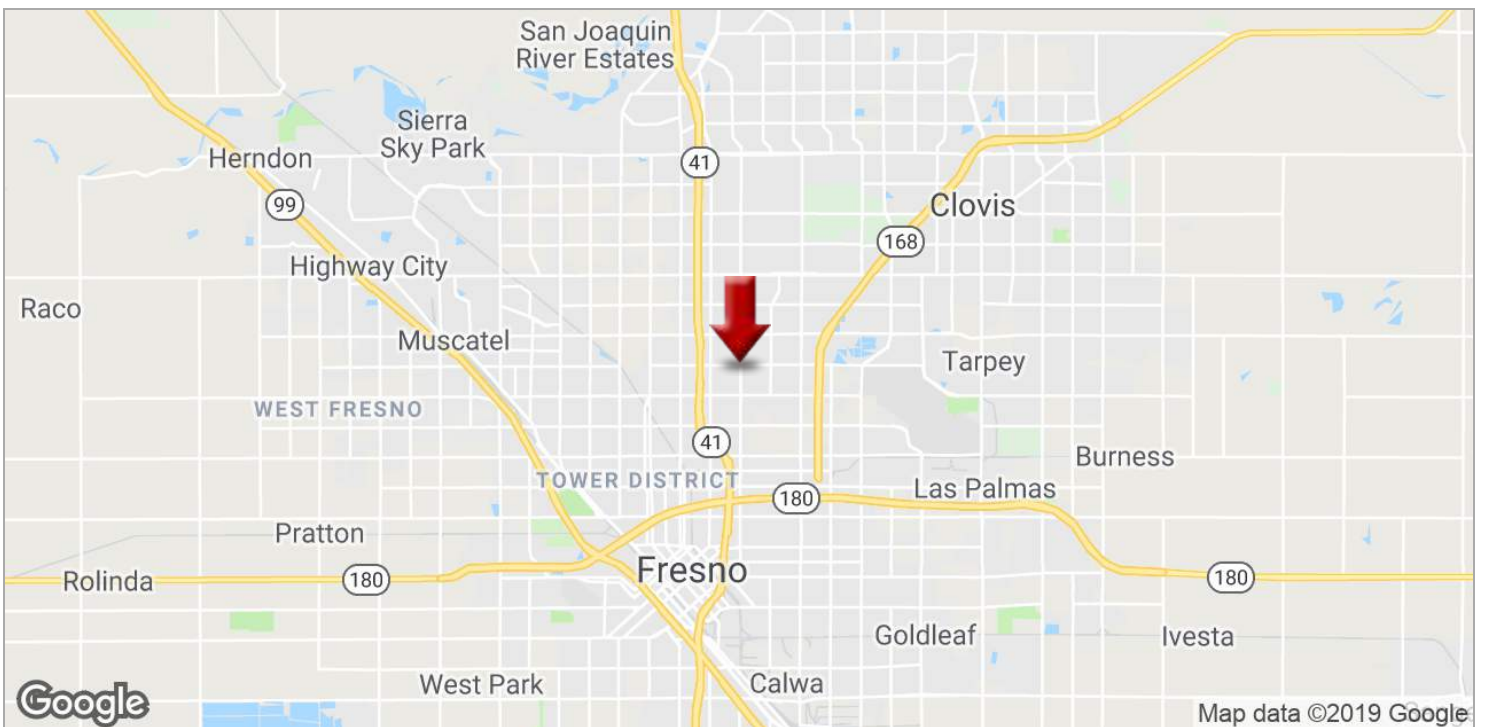
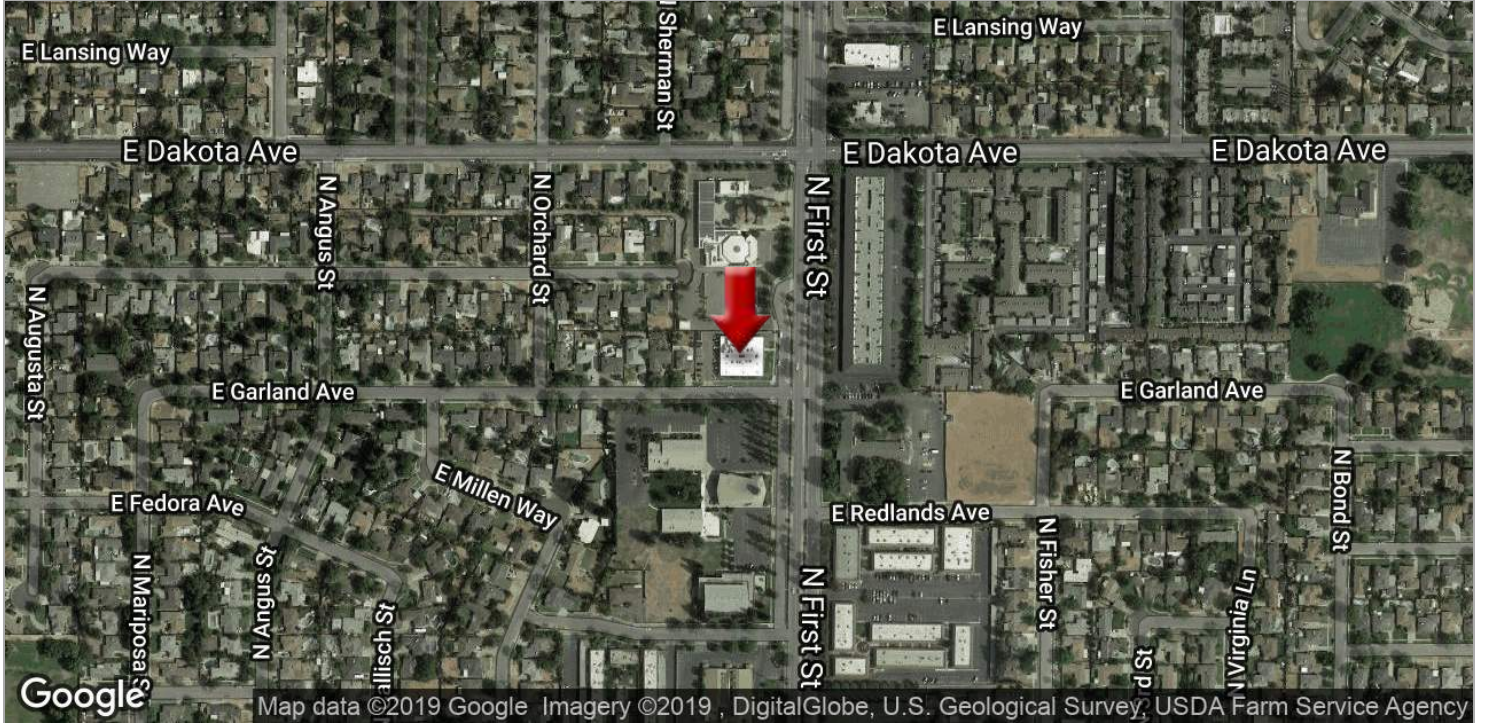


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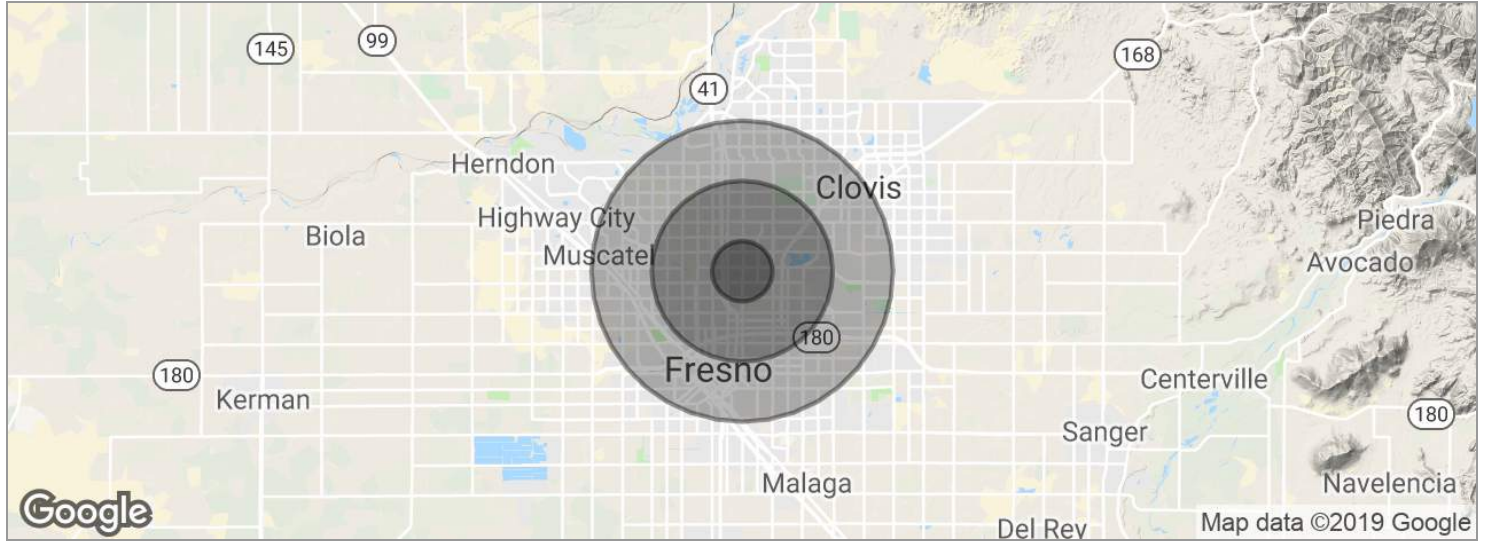


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<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total population	22,383	173,476	432,419
Median age	29.7	28.8	30.2
Median age (male)	30.4	28.1	29.1
Median age (Female)	29.7	29.8	31.4
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total households	7,377	57,660	142,478
# of persons per HH	3.0	3.0	3.0
Average HH income	\$41,846	\$47,297	\$49,646
Average house value	\$181,270	\$247,403	\$260,399
<b>ETHNICITY (%)</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Hispanic	49.4%	48.8%	48.4%
<b>RACE (%)</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
White	52.5%	54.5%	55.3%
Black	6.3%	6.2%	6.7%
Asian	12.3%	12.5%	10.6%
Hawaiian	0.0%	0.1%	0.1%
American Indian	0.7%	1.0%	1.2%
Other	22.0%	21.0%	21.8%

\* Demographic data derived from 2010 US Census

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