

Professional Medical Building on Highly Visible Corner Lot

FOR SALE
\$ 2,500,000.00



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Vicinity Map

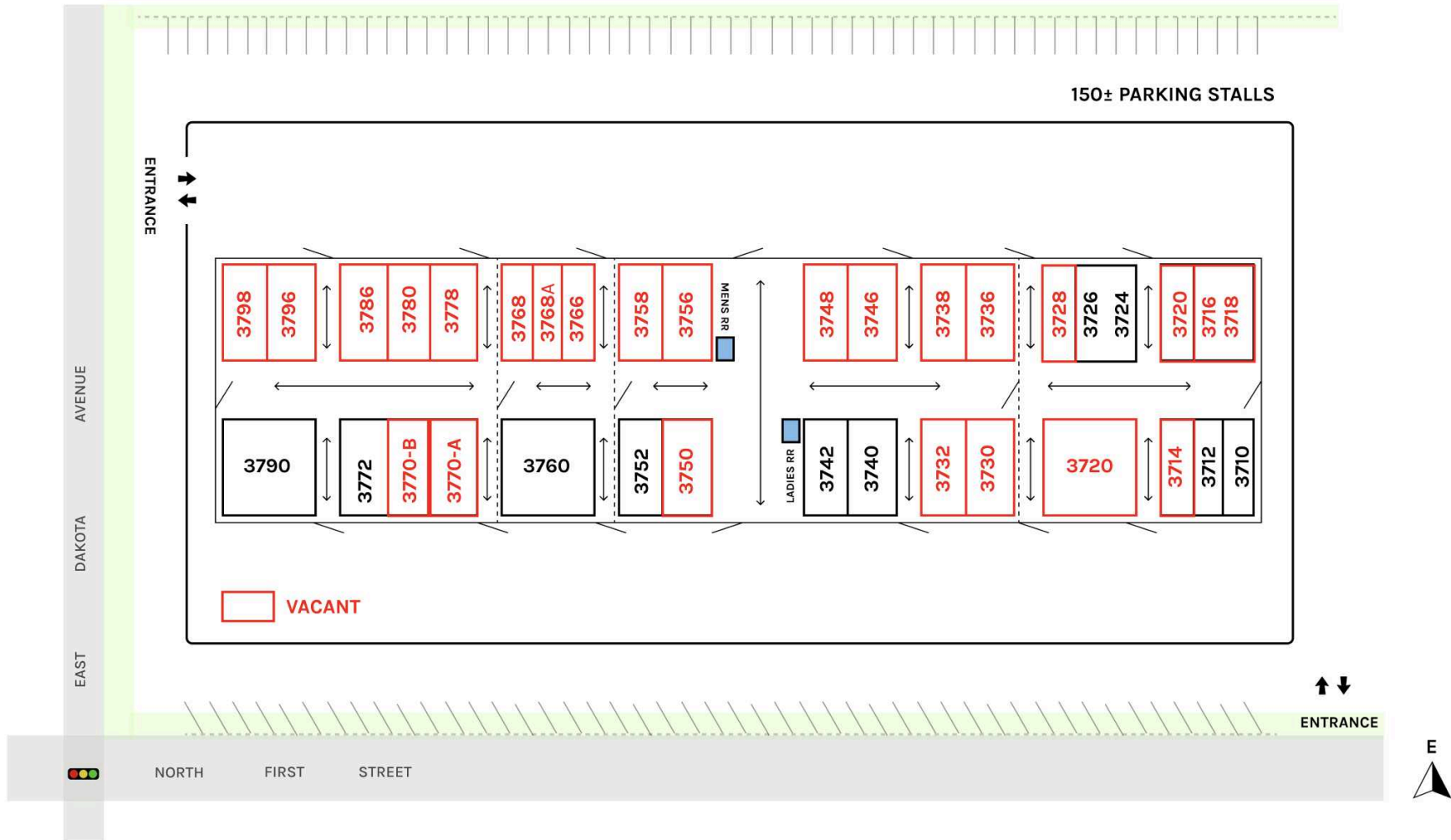


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Site Plan



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Executive Summary

This centrally located medical and professional office building offers 48,688± square feet of 33 adaptable suites. Situated at the highly visible hard corners of First and Dakota Avenues. Tenants benefit from private office frontage and highly flexible suites, catering to a diverse range of business types. Established tenants and stable occupancy, paired with upside leasing potential, makes this a strong investment opportunity.

The property is thoughtfully designed for both efficiency and accessibility, featuring an open layout and clear directory for seamless navigation. With 150± parking stalls and natural daylighting throughout, the building promotes a bright and welcoming environment. Suite sizes range from 400 to 3,372 square feet to accommodate flexible operations. Economical building features, including mature and economical landscaping allow for convenient, hands-off management.

Centrally positioned with direct access to major highways, the property offers convenient connectivity for both local and regional travel. Located just 10 minutes from Fresno Yosemite International Airport and Downtown Fresno, and near key amenities including popular shopping centers and restaurants along Shaw and Blackstone Avenues.



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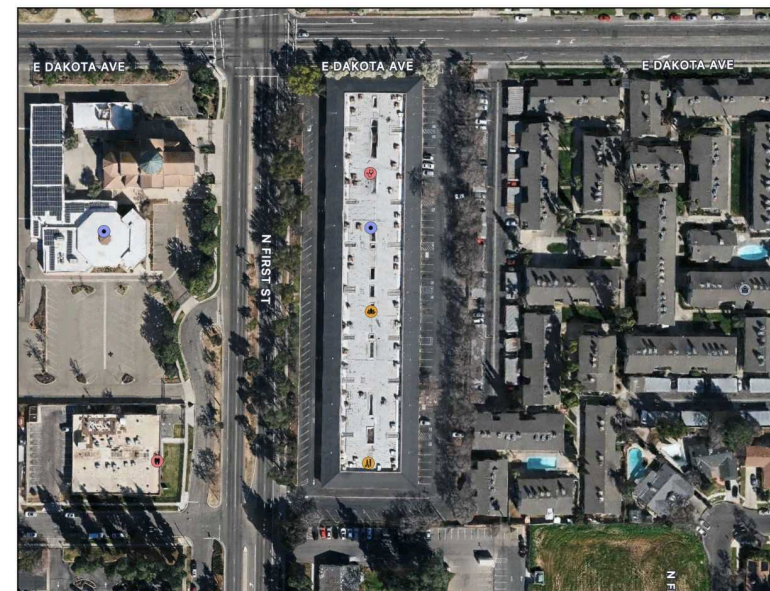
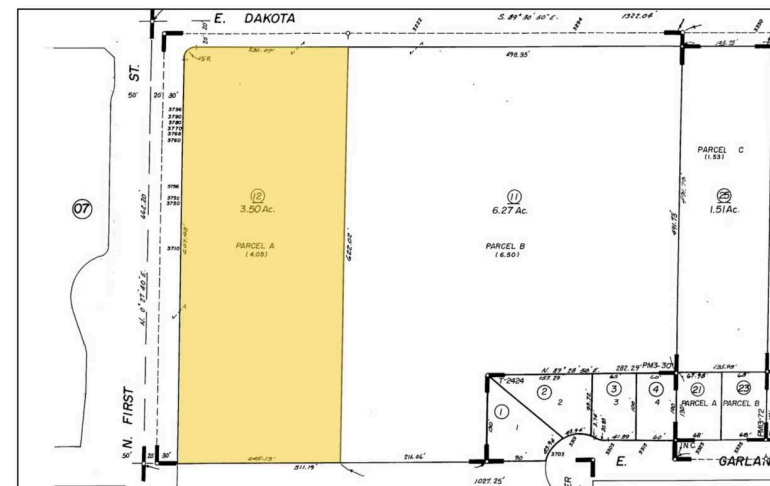
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Property Summary

Address	3710 N. 1st St., Fresno, California 93726
APN	437-330-12
Price	\$2,500,000.00
Building Size	48,688 SF
Lot Size	3.5 AC
Renovated	2025
Zoning	O
Number of Suites	33
Parking	150±
Site Access	Call Broker for Details

PLEASE DO NOT DISTURB TENANTS *



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California State University, Fresno

California State University, Fresno (Fresno State) is a prominent institution that welcomes over 23,000 students annually. The university offers a diverse array of academic programs, including more than 60 bachelor's degree programs, 45 master's degree programs (including those within the prestigious Craig School of Business), 3 doctoral programs, 12 certificates of advanced study, and 2 teaching credentials. It is classified as an R2: Doctoral University – High Research Activity, reflecting its commitment to research and scholarly pursuits.

Located in the heart of Fresno, California, Fresno State's campus is easily accessible from various regions of the city. The university is situated approximately 5.5 miles north of downtown Fresno and can be reached via Highway 41 and Highway 168, providing convenient access for students commuting from the north and south.

Distance and Access:

- *From North Fresno: The university is about 10 miles (15-20 minutes) from areas like North Fresno, accessible from Shaw Avenue or Herndon Avenue, connecting to Highway 41.*
- *From South Fresno: Students can reach the campus in approximately 15 miles (20-25 minutes), primarily using Highway 99 or Highway 41.*

Fresno State boasts impressive facilities, including an on-campus planetarium and its own raisin and grape wine vineyards, reflecting the region's agricultural heritage. Notably, members of the university's nationally ranked equestrian team have the option to house their horses on campus, taking advantage of the adjacent indoor and outdoor areas. The campus also features a 50,000-square-foot Student Recreation Center and houses the third-largest library (by square footage) in the California State University system, providing students with ample resources for study and leisure. At Fresno State, students can engage in over 200 organizations and participate in athletics as part of the Fresno State Bulldogs varsity sports teams, which compete in the NCAA Division I Mountain West Conference.



FRESNO
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Revitalization Project, Downtown Fresno

Downtown Fresno is undergoing a major revitalization aimed at transforming the city's core into a thriving urban center. Key initiatives include infrastructure upgrades, expanded residential options, and the growth of business-friendly spaces to support long-term economic and community development. The expansion of the Mural District, enhancements to Fulton Street's pedestrian-friendly corridor, and the arrival of new restaurants and storefronts are creating a more dynamic and engaging downtown experience. As part of this vision, over 600 new apartments have been added, with a long-term goal of increasing the neighborhood's population from 3,000 to 10,000 residents.

As the Central Valley's commercial and cultural hub, Downtown Fresno offers seamless connectivity to major California cities like Los Angeles and San Francisco, making it an attractive location for businesses targeting both regional and statewide markets. Key destinations—including Chukchansi Park, the Brewery District, the Fresno Convention Center, and the Saroyan Theater—draw consistent foot traffic, reinforcing the district's appeal as a retail and entertainment hotspot. Additionally, the area's rich history adds to its unique character. With ongoing development and infrastructure improvements, Downtown Fresno is poised to become a premier destination for commerce, culture, and innovation, providing businesses and entrepreneurs with an ideal environment to grow and succeed.



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Demographics



Location Overview: Fresno, CA, is a dynamic retail hub in the heart of the Central Valley, benefiting from a growing population and diverse businesses, including national and local chains. The city's strategic location along major highways like Highway 99 and Interstate 5 enhances accessibility for customers and logistics for retailers. Additionally, Fresno's proximity to San Francisco and Los Angeles allows for efficient supply chain, making it an attractive location for businesses all across the state. Downtown Fresno serves as a vibrant commercial and cultural hub in the heart of the Central Valley, attracting a mix of local and national businesses. Its strategic location along major highways, including Highway 99 and State Route 41, ensures strong accessibility for customers and businesses alike. With a growing population and a diverse economy supported by sectors such as government, healthcare, and education, Downtown Fresno presents strong opportunities for retailers and businesses looking to establish a presence in a dynamic urban setting.

source: visitfresno.com

TOP EMPLOYMENT IN 93721

5965	Management Business and Arts		
5408	Educational Services and Health		
2588	Retail Trade		
2568	Professional and Scientific		
2451	Arts and Entertainment		
			TOTAL EMPLOYEES ± 31,300
source: crexi.com			

HH INCOME

👤	1MI	\$51,300.00		
👥	3MI	\$52,600.00		
👨👩👦	5MI	\$519,400.00	GROWTH RATE	± 4.0%

POPULATION

👤	1MI	±43,000PP		
👥	3MI	±259,500PP		
👨👩👦	5MI	±519,400PP	GROWTH RATE	± 3.0%

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For over 30 years, we have established ourselves as a reliable participant in California's commercial real estate industry, with an emphasis on the Central Valley and its neighboring regions. The wealth of our expertise has resulted in the successful completion of over \$1 Billion in Transactional Sales.

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