



Can Be Demised
±8,000 - ±8,765 SF

FOR LEASE

±8,000 SF - ±16,765 SF Retail | Warehouse Building in Southeast Fresno now available for Lease

3515 E. Tulare Street
Fresno, California

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Property Summary

Location: 3515 E. Tulare Street
Fresno, CA

Total Available: ±8,000 - ±16,765 SF

Parcel Size: 0.75 acres (±32,500 SF)

Zoning: NMX

Year Built: 1960

APN: 460-275-12

Lease Rate: \$0.75 PSF, NNN

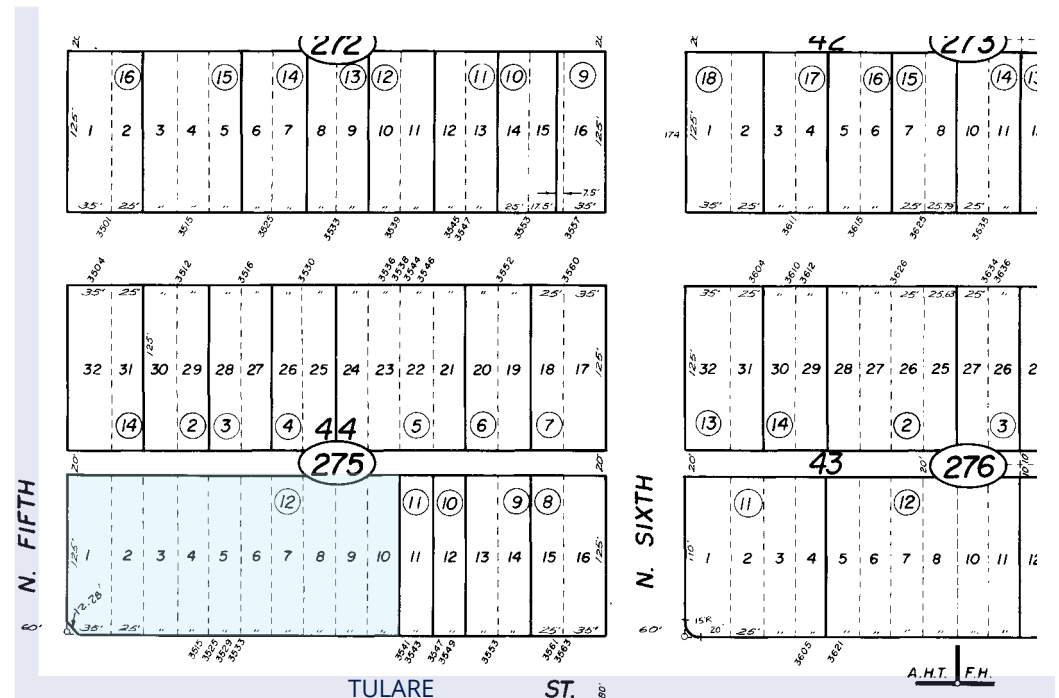
Ceiling Height: 11'9"

Nearest Intersection: Tulare and Fifth Street

Distance from Highway: 0.69 miles from Highway 41 and 1.4 miles from Highway 180

PROPERTY HIGHLIGHTS

- Established retail/warehouse property in southeast Fresno market
- In close proximity to Highways 41 and 180, which facilitate smooth logistics and easy access for clients and suppliers
- Surrounded by numerous amenities, including dining, retail, and professional services





FOR LEASE 3515 E. Tulare Street | Fresno, CA

Demographics Current Year Summary

	1 Mile	2 Miles	3 Miles
Population	25,045	84,948	178,802
Daytime Population	22,513	112,903	216,207
Employees	11,951	51,111	89,695
Total Households	7,033	24,200	53,396
Average Household Income	\$53,793	\$55,034	\$61,303
Median Household Income	\$37,843	\$35,504	\$40,413

Traffic Counts

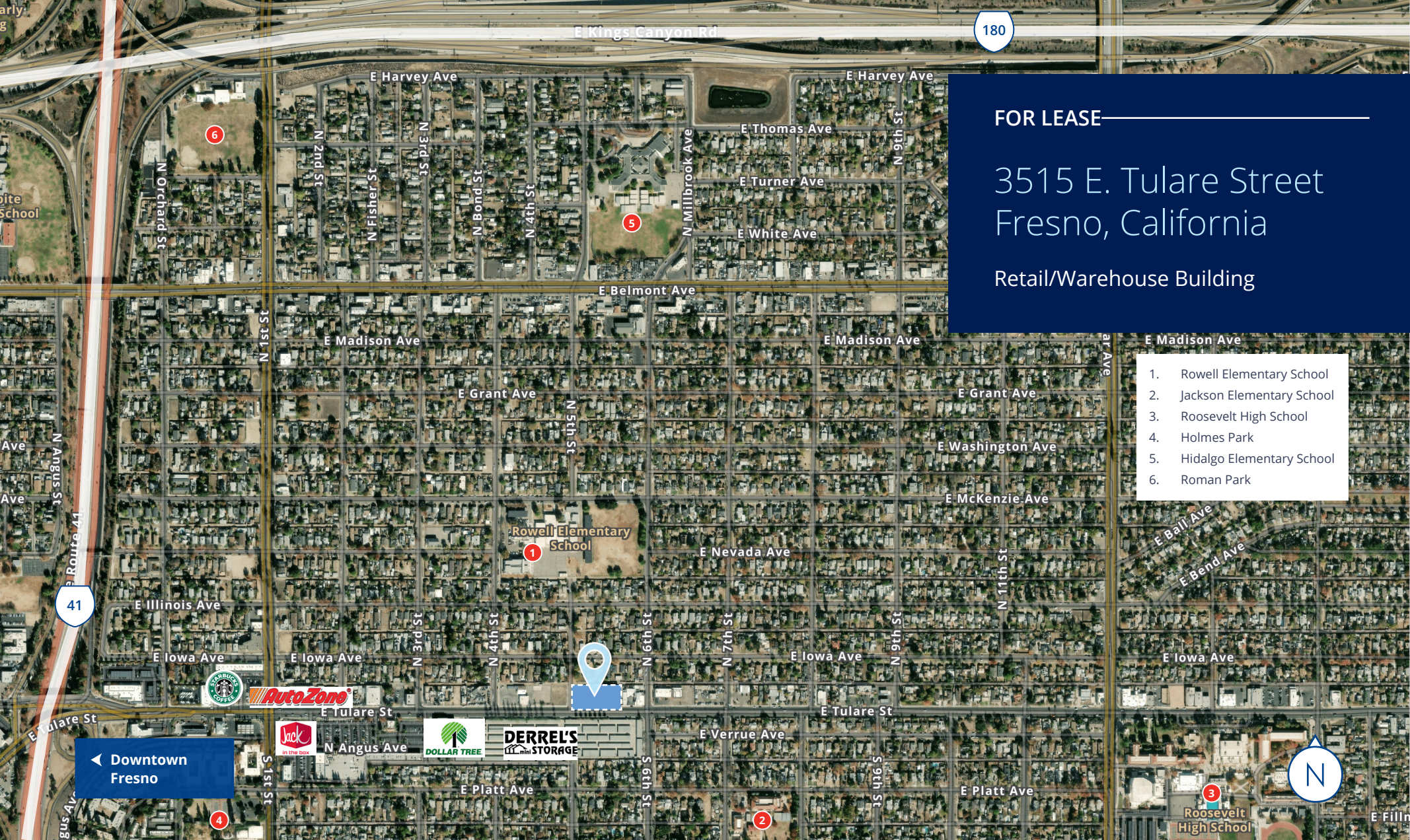
E. TULARE STREET

±36,734 ADT

E. DIVISADERO STREET

±32,603 ADT

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180

FOR LEASE
3515 E. Tulare Street
Fresno, California
Retail/Warehouse Building

1. Rowell Elementary School
2. Jackson Elementary School
3. Roosevelt High School
4. Holmes Park
5. Hidalgo Elementary School
6. Roman Park

← **Downtown Fresno**

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