



**LEASE**

# Coventry Square

**6255 N FRESNO ST**

Fresno, CA 93710

**PRESENTED BY:**

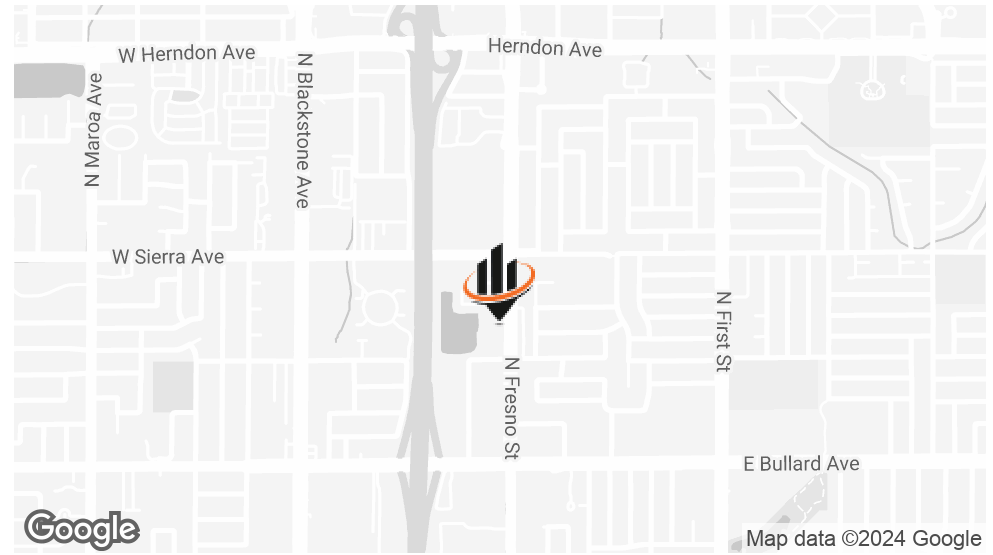
**CAMERON GRAHAM**

O: 559.400.0830

[cameron.graham@svn.com](mailto:cameron.graham@svn.com)

CalDRE #01970844

# PROPERTY SUMMARY



## OFFERING SUMMARY

<b>LEASE RATE:</b>	\$1.85 SF/yr (MG)
<b>BUILDING SIZE:</b>	6,470 SF
<b>AVAILABLE SF:</b>	1,701 SF
<b>YEAR BUILT:</b>	1982
<b>ZONING:</b>	O
<b>APN:</b>	409-160-20

## PROPERTY OVERVIEW

6255 N Fresno St Suite 104 is located on the corner of N Fresno St and E Escalon Ave in Coventry Square. Coventry Square is comprised of five buildings with medical and general office use. The suite is built out with three offices, two restrooms, one conference room, a kitchen/break room, and an open area. Features include ample parking, two entrances, and a customizable layout. The property ensures a secure environment and is located in close proximity to Highway 41.

### SPACES

### LEASE RATE

### SPACE SIZE

**6255 N FRESNO ST SUITE 104**

\$1.85 SF/yr

1,701 SF

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## ADDITIONAL PHOTOS



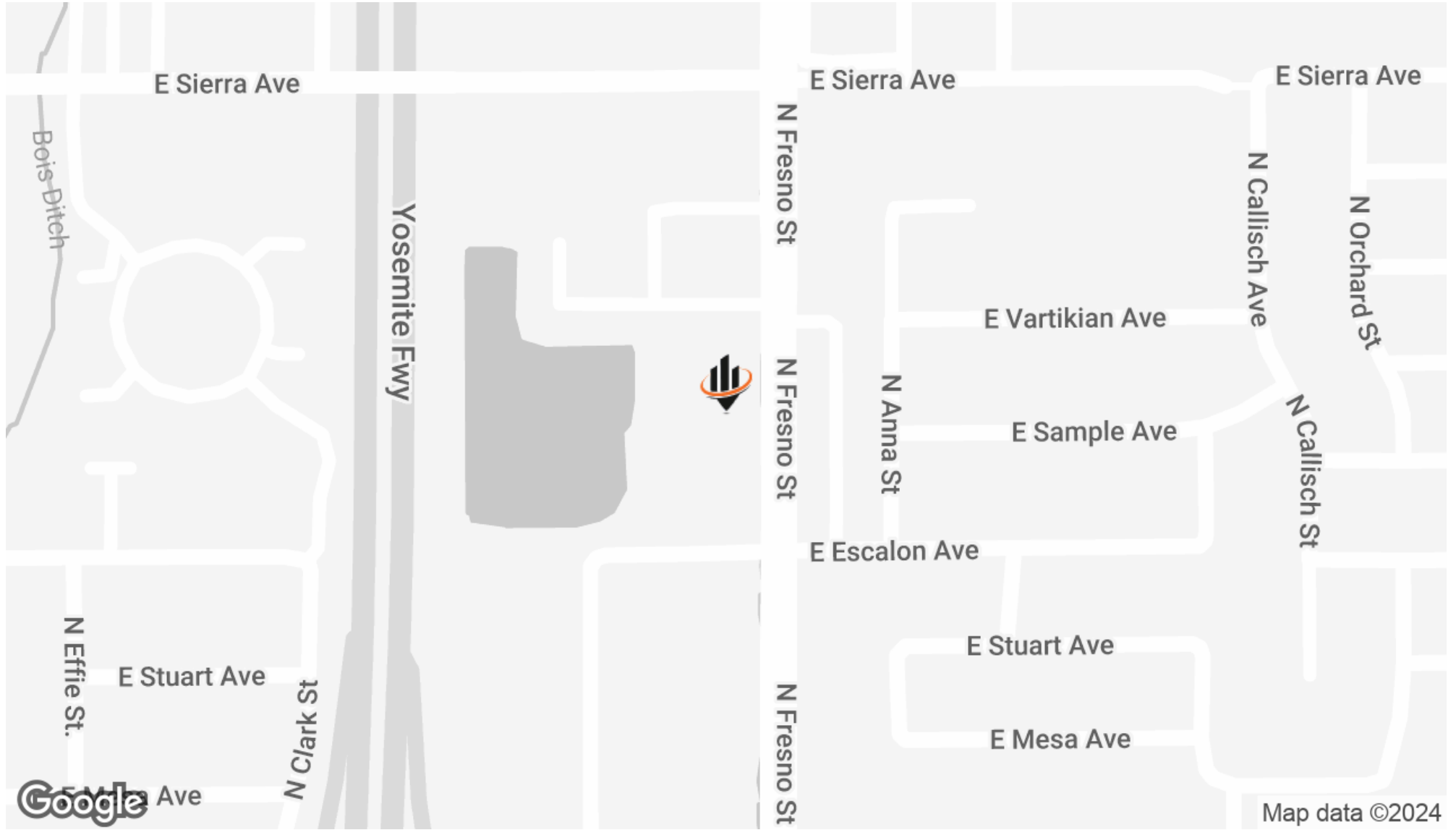
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# LOCATION MAP



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# DEMOGRAPHICS MAP & REPORT

## POPULATION

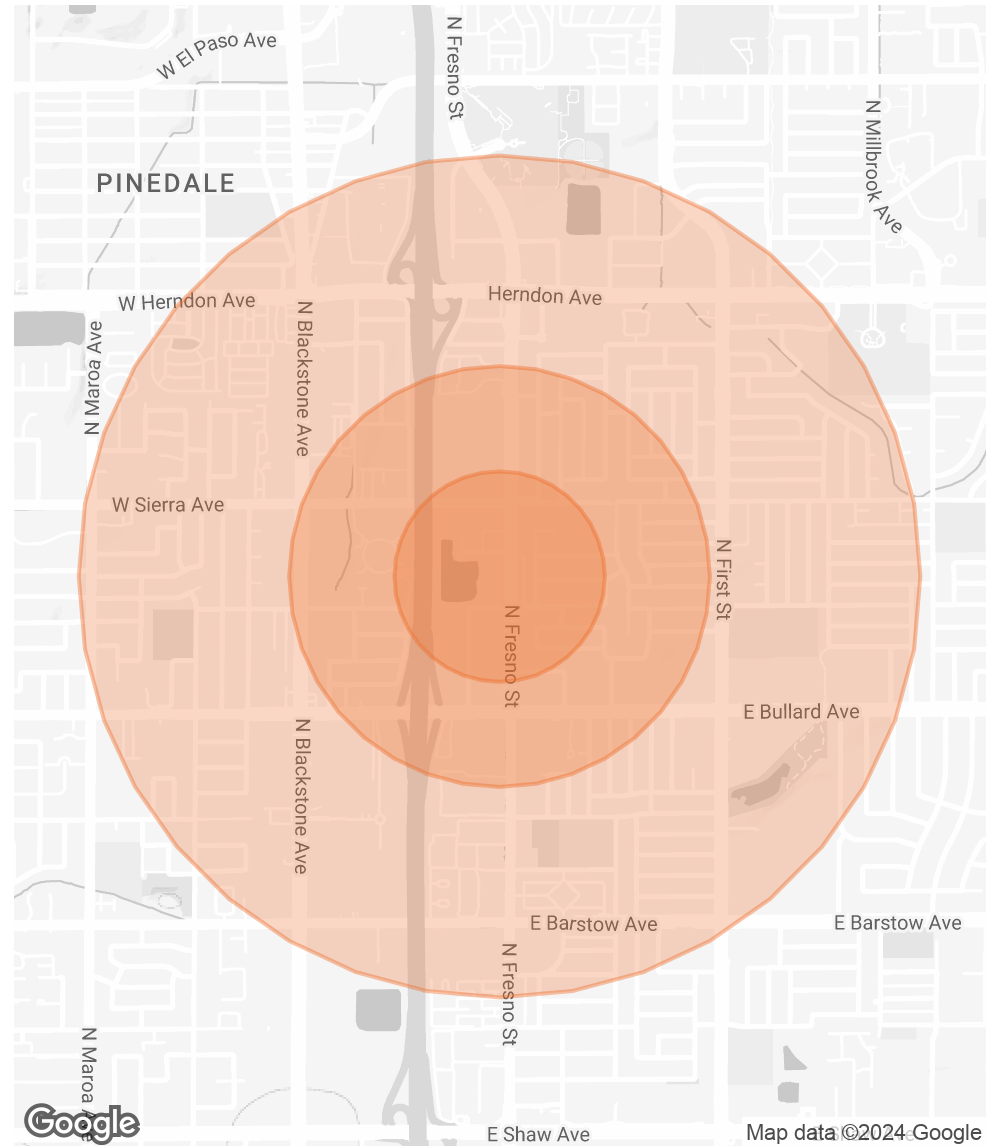
0.25 MILES 0.5 MILES 1 MIL

	0.25 MILES	0.5 MILES	1 MIL
TOTAL POPULATION	1,232	4,709	17,000
AVERAGE AGE	33.8	35.7	37.5
AVERAGE AGE (MALE)	34.2	35.7	37.5
AVERAGE AGE (FEMALE)	32.9	36.0	37.5

## HOUSEHOLDS & INCOME 0.25 MILES 0.5 MILES 1 MIL

	0.25 MILES	0.5 MILES	1 MIL
TOTAL HOUSEHOLDS	478	1,853	6,000
# OF PERSONS PER HH	2.6	2.5	2.5
AVERAGE HH INCOME	\$74,224	\$73,167	\$68,000
AVERAGE HOUSE VALUE	\$164,626	\$172,332	\$194,000

\* Demographic data derived from 2020 ACS - US Census



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