

SAITO COMPANY

Professional Offices on
highly visible corner lot

3710 N. First St. Fresno, CA 93726



CONCEPTUAL PHOTO*

Kevin Wiebe

Executive Sales Agent
+1 559 243 6462
kevin@saitocompany.com
DRE 02223192

Pavady Senechaleunsouk

Executive Sales Agent
+1 559 697 8626
pavady@saitocompany.com
DRE 01993500

Patrick Monreal

President | Sales and Leasing
+1 559 284 9028
patrick@saitocompany.com
DRE 02007579

For Lease

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PROPERTY OVERVIEW

3710 N. 1st St.

Property Overview

3710 N. 1st St. is positioned at the highly visible hard corner of First Street and Dakota Avenue, offering strong exposure and convenient access. Recent property upgrades include fresh interior and exterior paint, a newly installed secure gate, and updated landscaping, enhancing both curb appeal and functionality. Each suite features a private entrance and flexible layout, making the offices well suited for a wide range of medical, professional, and service-oriented uses.

The building is designed with accessibility in mind, featuring a clear directory system, efficient walkways, and abundant natural light throughout. Ample on-site parking supports a smooth and convenient experience for both staff and visitors. Suite sizes range from approximately 400 to 3,372± square feet, allowing tenants to scale their space when needed.

Highlights

- Positioned in high-traffic neighborhoods with strong demand for Healthcare and Social services.
- Surrounded by a network of high-performing Medical Practice and Professional Offices.
- Easy access to Highway 41 and Highway 168—ensuring easy commute for staff and clients.
- ±33 highly flexible suites with potential for Positive Synergy and dynamic business types.

Offering Details

LEASE RATE: \$1.00 Modified Gross

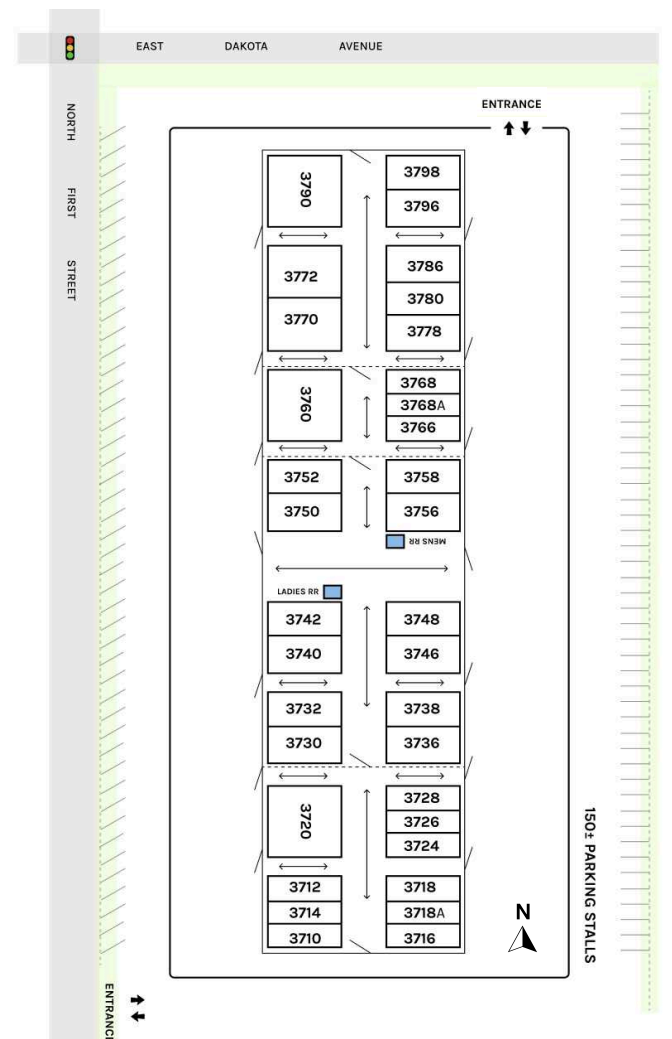
SIZE: 400-3,616± sq. ft.

TYPE: Office

ZONING: ○

PARKING: 150± Parking Stalls

COUNTY: Fresno County



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LOCATION OVERVIEW

Fresno, CA.

SAITO
COMPANY

Property Overview

Map

Fresno, CA.

As the 6th largest city in California, Fresno is a major player in the commercial sector. Its central location ensures connectivity to major cities like Los Angeles and San Francisco, making it an ideal hub for businesses targeting the Central Valley market.

Fresno's growing population and economic activity drive a thriving market. The attraction to Downtown Fresno highlights the city's retail appeal. With The Downtown Fresno Partnership's continuous efforts with private and public sectors to revitalize physical improvements and development. This hotspot currently draw significant foot traffic through events that attract thousands of residents, continuing to underscore Fresno's reputation as a retail destination.

Situated at the center of this transformation, the property presents investors with a compelling combination of visibility, accessibility, and long-term value. Its strategic proximity to Fresno City College, Community Regional Medical Center, the Fulton District, and a broad network of civic, cultural, and nonprofit organizations fosters strong professional synergies and sustained tenant demand. With it's strong location on a premier corner-lot, high-quality infrastructure, and direct alignment with Fresno's ongoing revitalization, this building represents not only a best-in-class workplace but also a secure, high-upside investment in the future of Downtown Fresno.



Additional Photos



Location, demographics and plan information is supplied by sources believed to be reliable. However, the Mark Saito Company cannot guarantee its accuracy and make no warranty or representations as to its veracity. It is presented here with the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only and these may not represent current or future performance of the property. All inquiries about content should be directed to the broker (BRE LIC# 00701227) Mark Saito and the Mark Saito Company. All rights reserved.