



Medical/General Office Building in Woodward Park/Northeast Fresno Submarket for Lease

7102 N. Fresno Street, #104 | Fresno, CA

- Prestigious North Fresno St. location in Class "A" Office Complex
- Easy access to Highway 41
- Walking distance to the premier retail, banking and eateries in North Fresno
- High Visibility along Fresno Street

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Property Summary

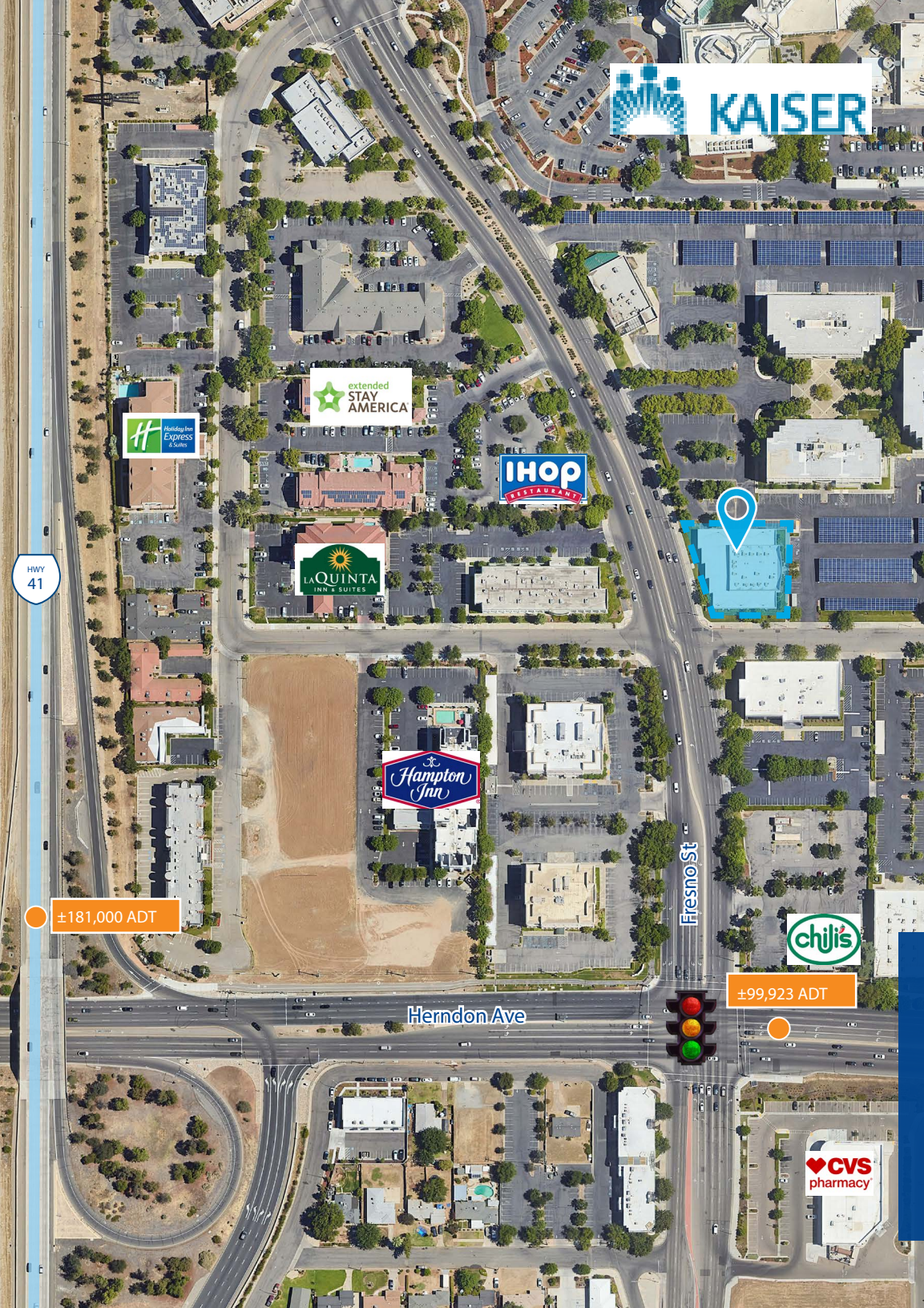
Location	7102 N. Fresno Street, #104, Fresno, CA
Available Space:	±4,443 RSF
Tenant Improvements:	Negotiable
Lease Rate:	\$2.00 PSF, NNN
Building Signage:	Building signage available

Demographics



	1 Mile	2 Miles	3 Miles
2022 Population	14,838	58,025	114,934
2027 Projected Population	15,149	58,533	115,382
Median Age	36.2	36.8	36.8
Daytime Population	33,387	89,340	154,695
Total Households	6,138	24,552	47,664
Owner Occupied Housing	48.3%	46.7%	50.1%
Renter Occupied Housing	46.8%	48.6%	45.1%
Average Household Income	\$82,495	\$96,643	\$104,443
Average Home Value	\$265,827	\$364,201	\$413,275

A freestanding, single-story medical/general office building on the corner of North Fresno Street and Fir Avenue. Located in the most prestigious submarket in Fresno, the property offers high visibility, Class A finishes and flexible uses. Ideal for medical, dental, general office, specialty and vocational uses. In close proximity to Freeway 41, and numerous amenities including restaurants, banking, entertainment and hotels.



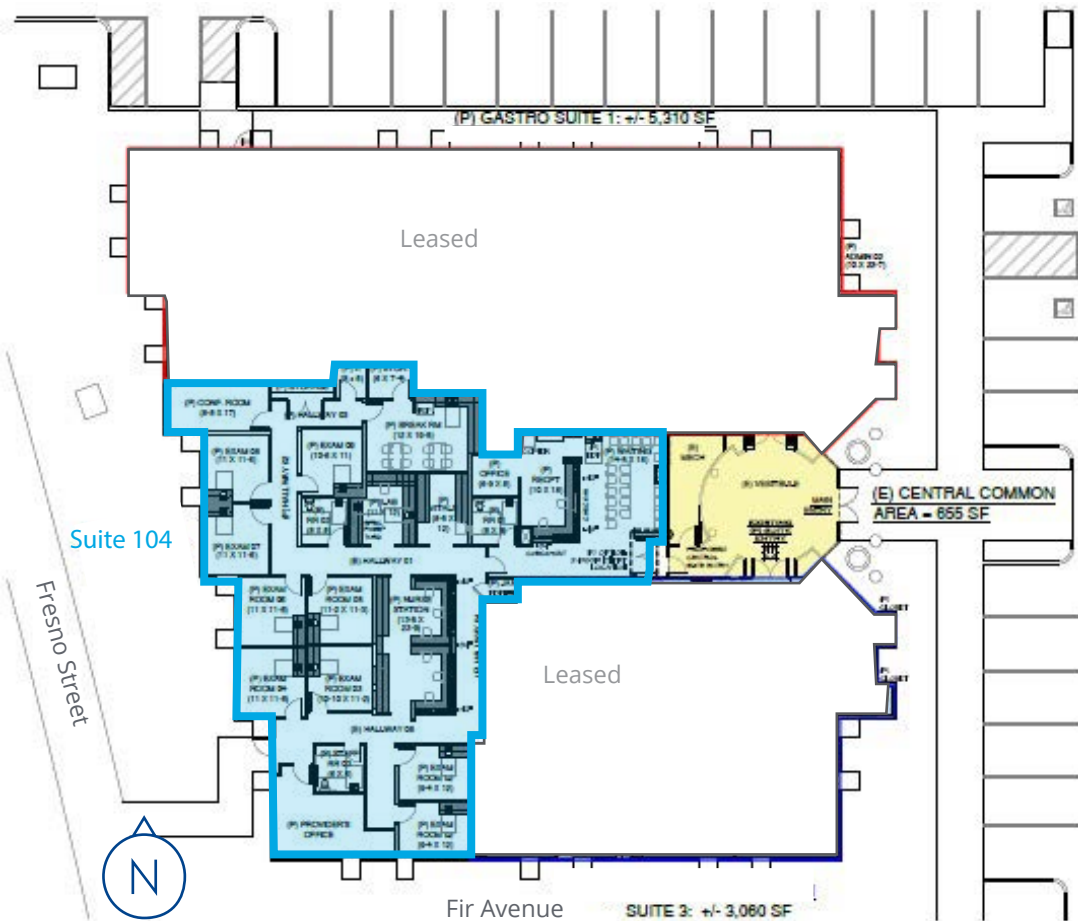


Floor Plan

7102 N. Fresno Street, Fresno, CA

Sample Plan

Lease Rate: Available:
 \$2.00 PSF, NNN ±4,443 RSF





Park Crossing Center
 Trader Joe's Petco
 Butterfish The Habit Burger
 Corner Bakery Little Fat Dumpling
 Menchie's Pieology
 Heirloom Raw Earth Juicery
 AAA Sportman's Warehouse
 Nami Japanese

Riverpark Shopping Center
 Target Dick's Sporting Goods
 Best Buy Ashley Furniture
 Petsmart Bob's Discount Furniture
 Michael's Old Navy
 Buybuy Baby Carl's Jr.
 Mimi's Cafe Yard House
 H&M REI
 Ruth's Chris Tilly's
 Macy's Regal Cinemas
 Victoria's Secret Me & Ed's Pizza

Universal Park Shopping Center
 Sam's Club Lowe's
 BevMo Famous Dave's
 Red Robin Panda Express
 Verizon MOD Pizza

Villaggio Shopping Center
 Barnes & Noble Nordstrom Rack
 Kirkland's Home Goods
 Ulta Beauty DSW
 Total Wine Pismo's
 Lazy Dog California Pizza Kitchen



Surrounding Amenities

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