

OFFICE FOR SALE

PROFESSIONAL/MEDICAL OFFICE SPACE AVAILABLE

5191 N 6th Street, Fresno, CA 93710



SALE PRICE:	\$825,000
LEASE RATE	Negotiable
LOT SIZE:	0.62 Acres
TOTAL BUILDING SIZE:	7,657 SF
EACH BUILDING SIZE	3,747 & 3,910 SF
BUILDING CLASS:	B
ZONING:	R-P
MARKET:	East Shaw Ave
SUB MARKET:	Shaw Ave Submarket
CROSS STREETS:	E Bulldog Lane
APN	418-401-09

PROPERTY FEATURES

- Centrally Located off Shaw Avenue
- Private Reception, Conference Area & Multiple Private Offices
- Easy Access ~ Ample Parking
- Mature Drought Resistant Low-Maintenance Landscaping
- Ethernet/Phone Cabling Throughout & Wireless Internet Ready
- Secure, Private, Established Location w/ 6th Street Signage Available
- For Sale ~ For Lease ~ Seller Financing Available ~ Lease w/ Option

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PROPERTY OVERVIEW

±7,657 SF single-story turn-key office building including a 3,747 SF and a 3,910 SF space separated by a middle courtyard. The north half is a former pharmacy that has 3 private offices, reception and waiting area, 2 restrooms, and a rear storage area. The south half has 1 private office, 2 large open rooms, rear conference room, and 2 restrooms. & multiple entrances/exits. High speed Comcast available. Can be used together or separate. In a private, secure, & established garden style office complex with private parking in a lush landscaped, park-like, quiet, professional office park.

LOCATION OVERVIEW

Well located within a private gated complex north of Shaw Avenue just east of CA-41, west of CA-168, and south of Barstow Avenue. Restaurants, Banks & Hotel Services Nearby. Easy access to Freeways and consumer traffic off Shaw Avenue.



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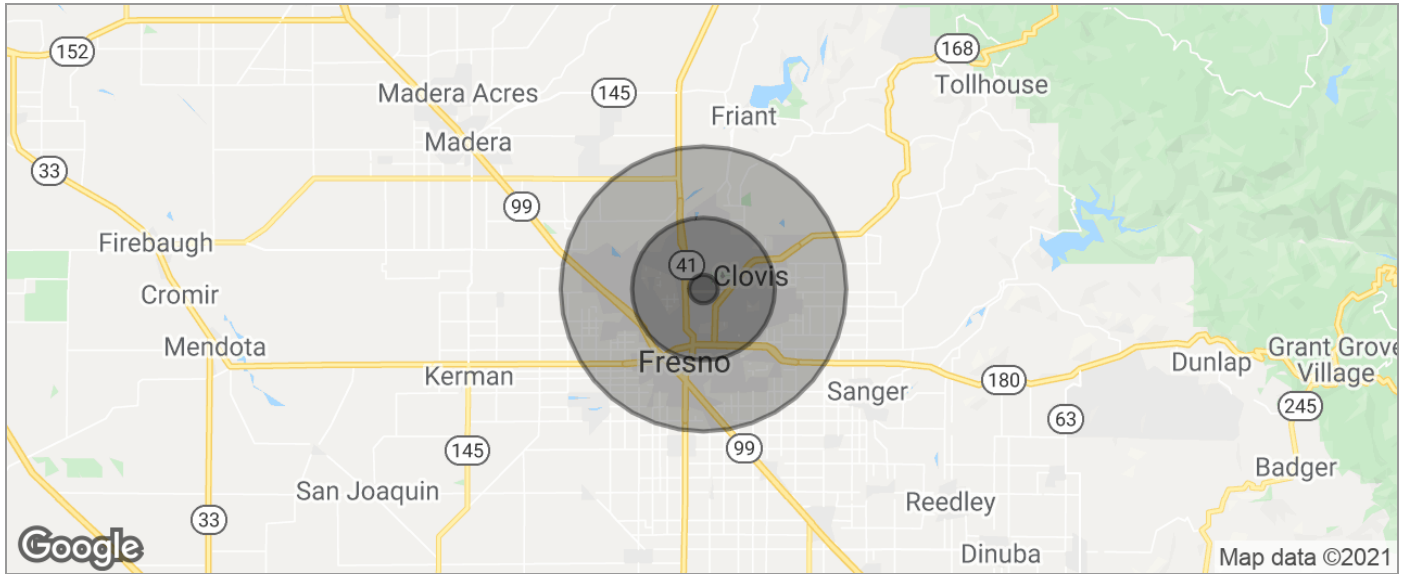


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POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	21,662	394,829	785,779
MEDIAN AGE	26.1	32.2	31.5
MEDIAN AGE (MALE)	25.3	30.8	30.4
MEDIAN AGE (FEMALE)	26.9	33.4	32.5
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	7,751	137,920	257,612
# OF PERSONS PER HH	2.8	2.9	3.1
AVERAGE HH INCOME	\$46,807	\$61,754	\$63,967
AVERAGE HOUSE VALUE	\$200,380	\$315,127	\$306,937
RACE	1 MILE	5 MILES	10 MILES
% WHITE	61.1%	61.9%	57.5%
% BLACK	11.7%	5.0%	6.4%
% ASIAN	11.5%	11.0%	11.7%
% HAWAIIAN	0.1%	0.1%	0.1%
% INDIAN	0.7%	1.1%	1.0%
% OTHER	7.6%	16.1%	18.9%
ETHNICITY	1 MILE	5 MILES	10 MILES
% HISPANIC	32.8%	38.5%	41.7%

* Demographic data derived from 2010 US Census

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