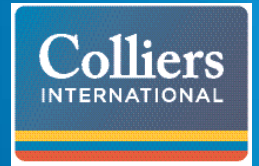


FOR LEASE > PRIME OFFICE SPACE AVAILABLE



# SWQ Herndon & Milburn Avenues

FRESNO, CALIFORNIA



**HIGH TRAFFIC INTERSECTION & HIGH DENSITY RESIDENTIAL AREA  
SHARED ACCESS WITH SAVE MART ANCHORED SHOPPING CENTER & GB3**

- Shell Space for Lease
- Potential Condo Sale
- Excellent Visibility with retail type exposure

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# PROPERTY SUMMARY

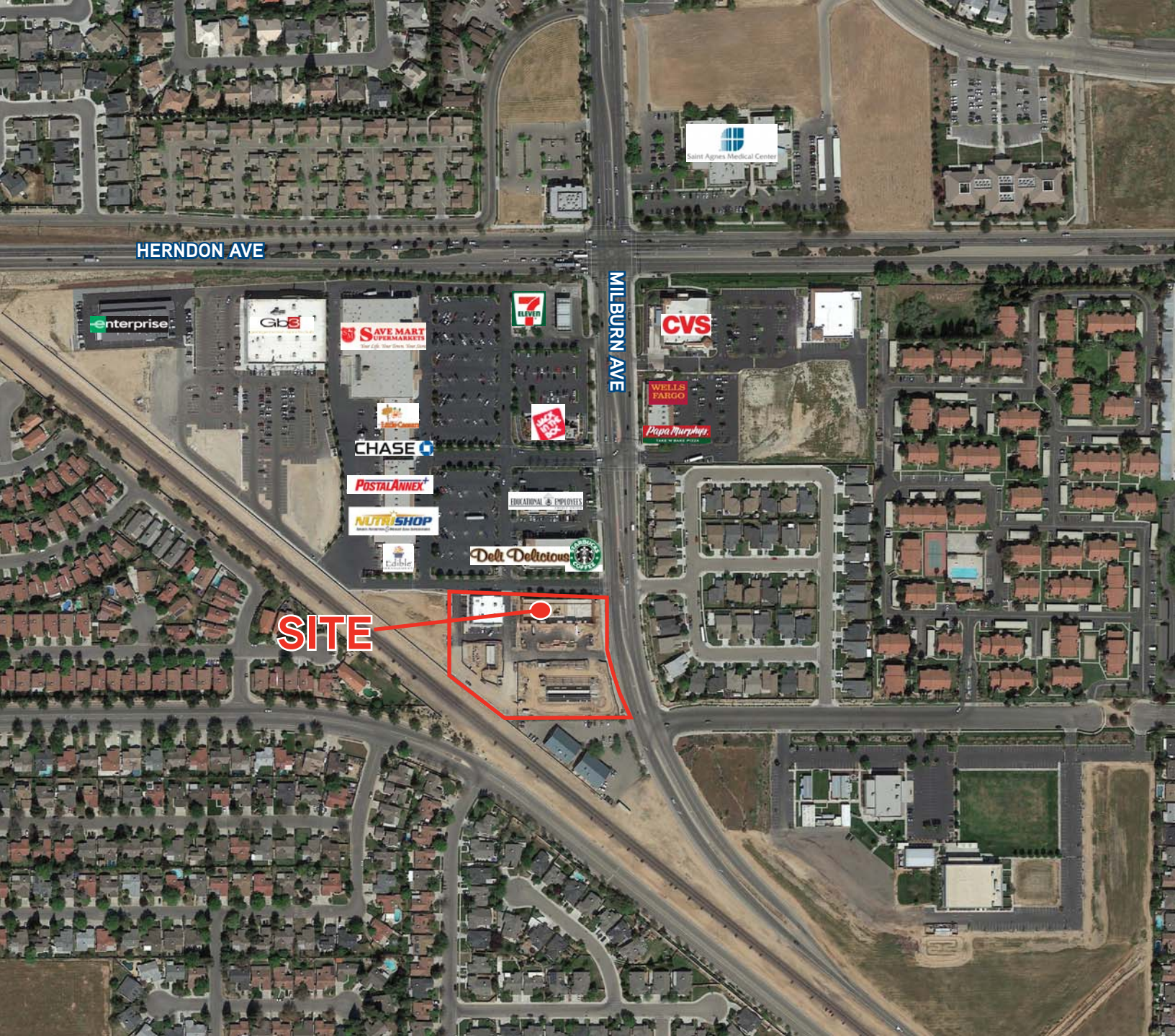
- **Space Available:** ±6,383 SF (divisible)
- **Building Size:** 12,096 SF
- **Lease Rate:** \$1.75 PSF, NNN
- **TI Allowance:** \$45.00 per useable square foot
- **Potential Condo Purchase:** Owner, if required by a qualified Buyer, will provide Condo Mapping on the subject building. The Purchase Price is \$235.00 per square foot for the 6,383 square foot area.
- **Traffic Counts:**
  - Milburn Avenue - ±12,709 ADT
  - Herndon Avenue - ±37,059 ADT
- **Demographics:**

	Population	Total Households	Avg. HH Income	Daytime Pop.
1 Mile	16,205	5,655	\$88,350	1,940
2 Miles:	44,587	15,772	\$89,168	7,458
3 Miles:	73,320	25,610	\$89,757	18,988



# Site Plan





## COLLIERS INTERNATIONAL

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FRESNO, CALIFORNIA 93711

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