

FOR SALE OR LEASE > AT SUNNYSIDE CENTER



# Medical Office Building

NEC KINGS CANYON RD. AND PEACH AVE., FRESNO, CALIFORNIA

**For Sale or Lease  
Up to 6,480 SF**



## TURN-KEY MEDICAL BUILDING!

- > Across the Street from Sunnyside High School.
- > Regional Southeast Fresno Intersection.
- > High Traffic, Easy Access.
- > Street Signage.
- > Newer Construction.
- > Excellent Visibility.
- > Sunnyside Housing Growth Area.
- > Lease, or Buy for \$1,395,000

**MEDICAL  
DENTAL  
VETERINARY  
CHIROPRACTIC  
MEDICAL SPA  
PHYSICAL THERAPY**



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# Property Summary

**Location:** East of the northeast corner of Kings Canyon Rd. and Peach Ave., Fresno, CA

**Size:** 4,680 SF Medical Space (Can increase to 6,480 SF)

**Zoning:** CMX, City of Fresno

**Co-Tenants:** Peachy King Frozen Yogurt, Checks Into Cash, Acceptance Auto Insurance, Sunnyside Diner, Golden Dragon Restaurant, Popeye's Chicken (NAP)

**Customer Traffic:** Approximately 40,000 cars per day in intersection

Customer Demographics:	Population	Avg. HH Income
1 Mile:	18,763	\$43,628
2 Miles:	75,772	\$46,660
3 Miles:	133,788	\$47,341
4 Miles:	185,396	\$46,321
5 Miles:	267,644	\$46,457

**Sunnyside High School:** Approx. 3,500 Students

**Asking Rent:** \$1.45 NNN (NNN approx. \$ 0.54 psf)  
Lease All or Part!

**Asking Price:** \$1,395,000 for entire 6,480 SF medical building!





