



For Lease



66 & 90 E. Escalon Avenue Fresno, California

Office, Light Industrial
or Retail Space

Flex Space

Escalon Business Center

- Flexible Floor Plans
- Good Freeway 41 Access
- Many Nearby Amenities
- Many Allowable Uses

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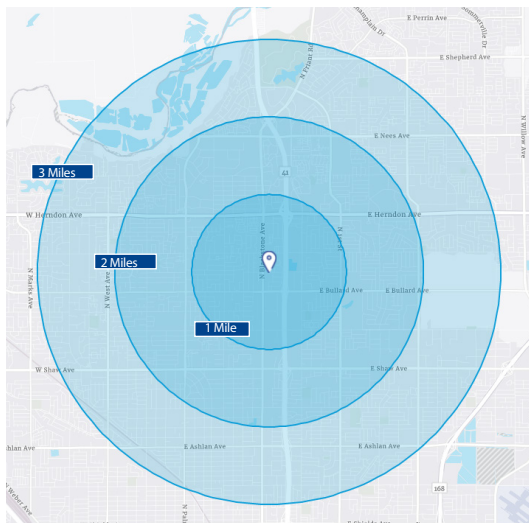
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Accelerating success.

Available Space

Property Highlights

- CAM Charges: Currently \$0.16 per square foot, per month
- CAM Charges include: Security, pest control, landscaping, water/sewer & garbage, parking lot and common area lighting among others.
- Zoning: CMX (Corridor/Center Mixed Use)
- Tenants responsible for their own utilities and janitorial

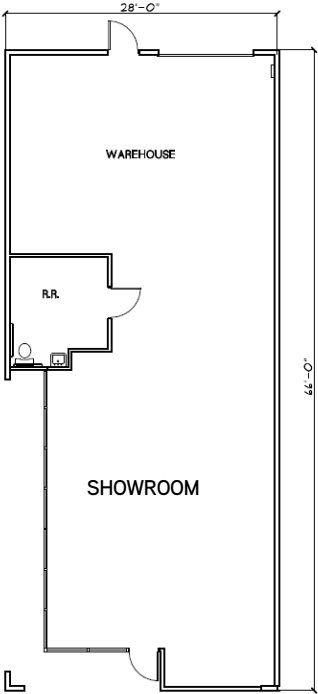


Area Demographics

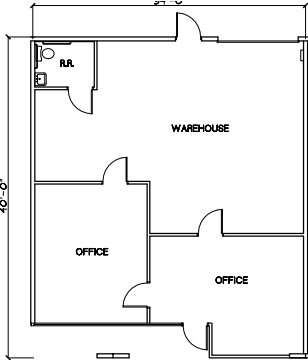
	1 Mile	2 Miles	3 Miles
2023 Population	15,752	59,778	122,306
2028 Projected Population	15,913	59,995	122,636
Daytime Population	20,223	105,225	168,426
Total Households	6,435	23,981	47,152
Average Household Income	\$83,405	\$89,318	\$99,055

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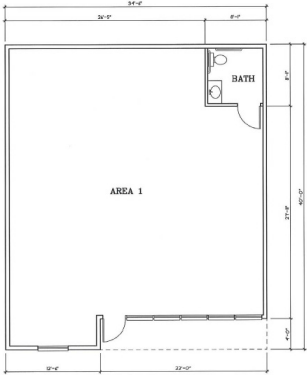
▼ 66 E. Escalon
Suite 101 | 1,848 SF



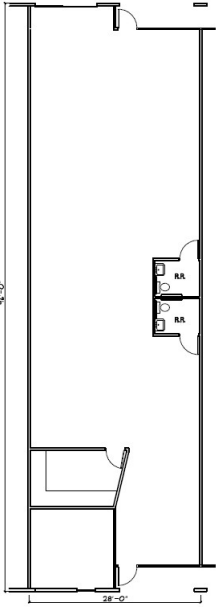
▼ 66 E. Escalon
Suite 109 | 1,360 SF



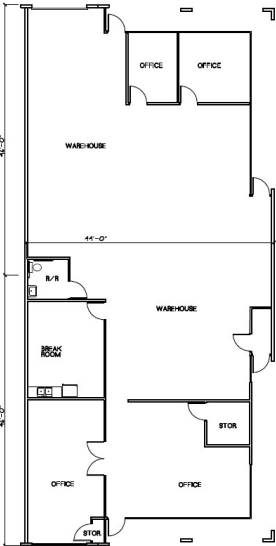
▼ 66 E. Escalon
Suite 116 | 1,380 SF



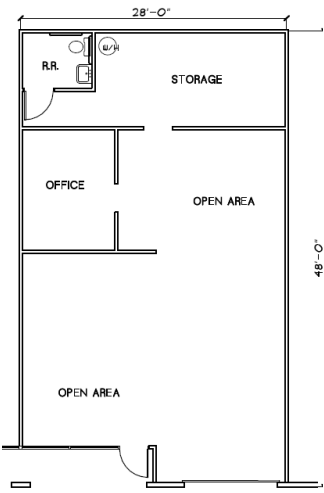
▼ 90 E. Escalon
Suite 10/128 | 2,688 SF



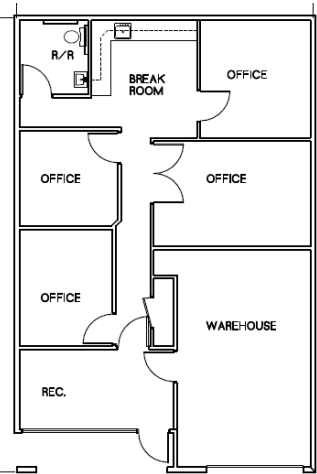
90 E. Escalon
Suite 101/130 | 1,848 SF ▼



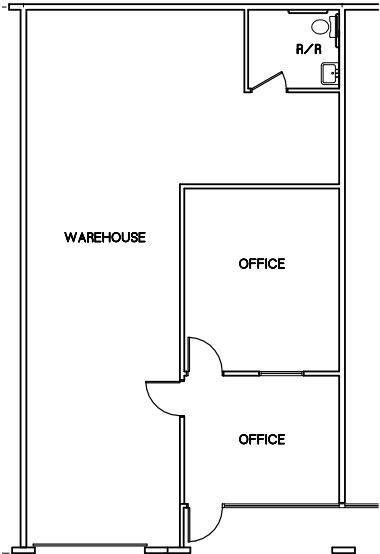
90 E. Escalon
Suite 106 | 1,344 SF ▼

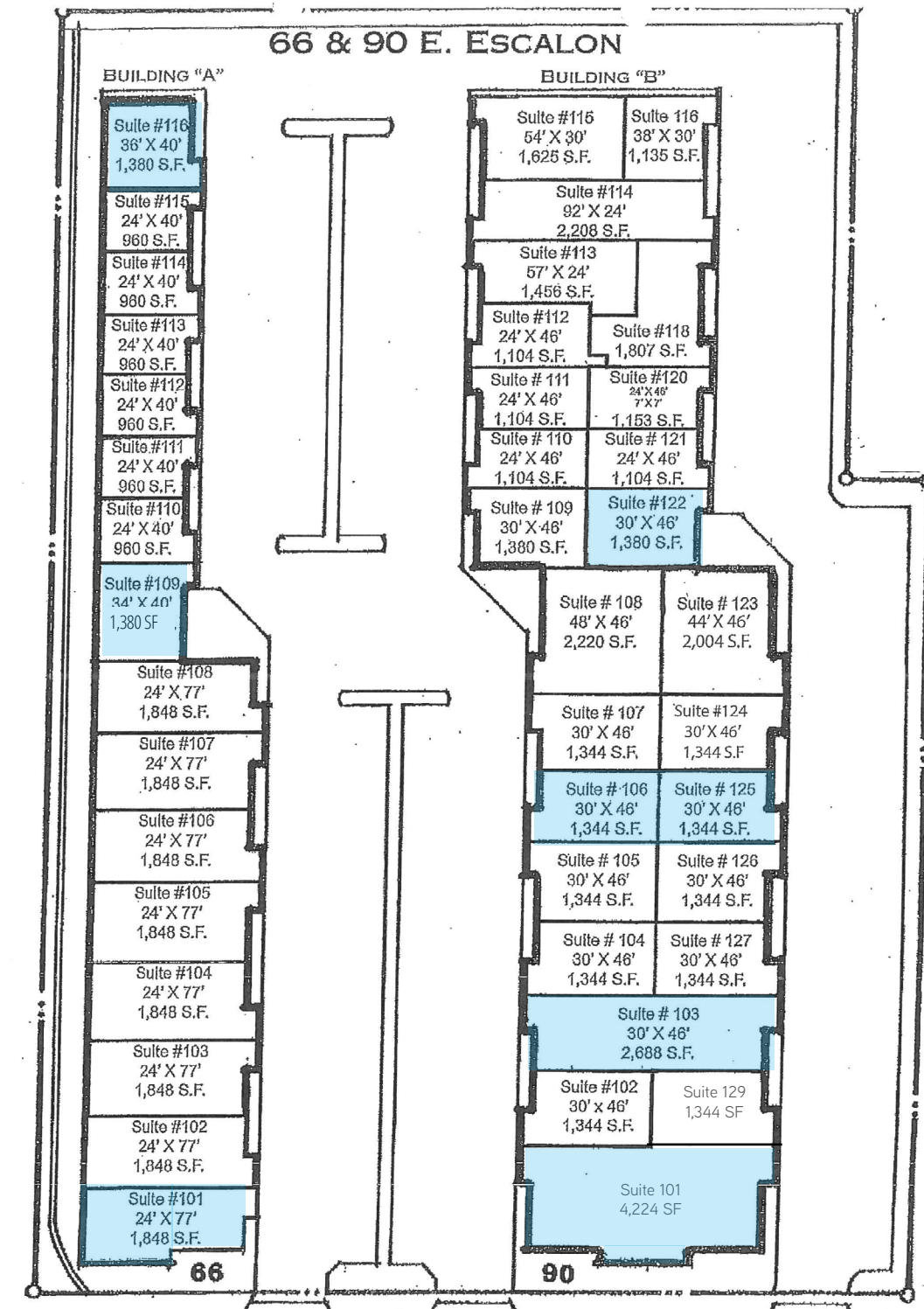


▼ 90 E. Escalon
Suite 122 | 1,380 SF



▼ 90 E. Escalon
Suite 125 | 1,344 SF





For Lease
Escalon Business Center

Sierra Ave

Blackstone Ave

Escalon Ave

HWY
41

Contact

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