

SPECIAL PURPOSE FOR SALE

±4,150 SF BUILDING IN DOWNTOWN FRESNO - OWNER/USER OR INVESTMENT

1741 Van Ness Ave, Fresno, CA 93721



OFFERING SUMMARY

SALE PRICE:	\$600,000
MONTHLY RENT:	\$2,800 Per Month
ANNUAL RENT:	\$33,600
LOT SIZE:	0.17 Acres
BUILDING SIZE:	4,150 SF
ZONING:	DTN
MARKET:	Downtown Fresno
SUBMARKET:	Mural District

PROPERTY HIGHLIGHTS

- 2 Freestanding Buildings Totaling ±4,150 SF
- Located In a Densely Populated Trade Area
- Excellent Existing Signage | Requires Little Management
- Secure, Private, Established Location w/ Quality Tenant Mix
- Convenient Location In Central Area of Downtown Fresno
- Busy West Retail Growth Corridor | Walk-able Location
- ±326,107 Residents Within 5-Mile Radius
- Easy Access from Surrounding Major Corridors
- Excellent Owner/User with Passive Income, or Investment
- SBA Loan Candidate w/ Only 10% Down!
- Upside in Leasing Potential or Owner/User
- Close Proximity to Major Traffic Generators & Fwy Ramps
- Great Access & Visibility w/ Unmatched Level of Consumer Traffic

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PROPERTY OVERVIEW

2 Freestanding Building's totaling ±4,150 SF Located in Downtown Fresno. The tenant has operated thru their initial term and recently extended the lease until March 31, 2023, demonstrating their commitment to the site. ±3,100 SF Church Building producing a current rate of \$2,800/month (Triple Net) until March 31, 2023, allowing an investor to extend with the existing tenant or an owner/user to occupy in April 2023.

Building Description:

Two Freestanding buildings with a private parking lot. The building located directly on Van Ness is ±3,100 SF and features a wide open sanctuary with a large stage and (2) private offices. The building located in the back is ±1,050 SF and consist of (2) vacant wide open retail space that are currently being remodeled. The back building is positioned on the side to offer multiple parking spaces including street parking.

The adjacent properties are for sale

LOCATION OVERVIEW

The property is located of the corner of Van Ness Ave & Amador St in Fresno, CA. The property in North of San Joaquin St, South of Divisadero St, West of M St and East of Fulton St. Benefits from its infill location in a strong retail node; over ±326,107 residents within a 5-mile radius. CA-180 is just 0.52 miles & centrally located near national retailers including McDonald's, Denny's, Carl's Jr, United States Postal Office & more!



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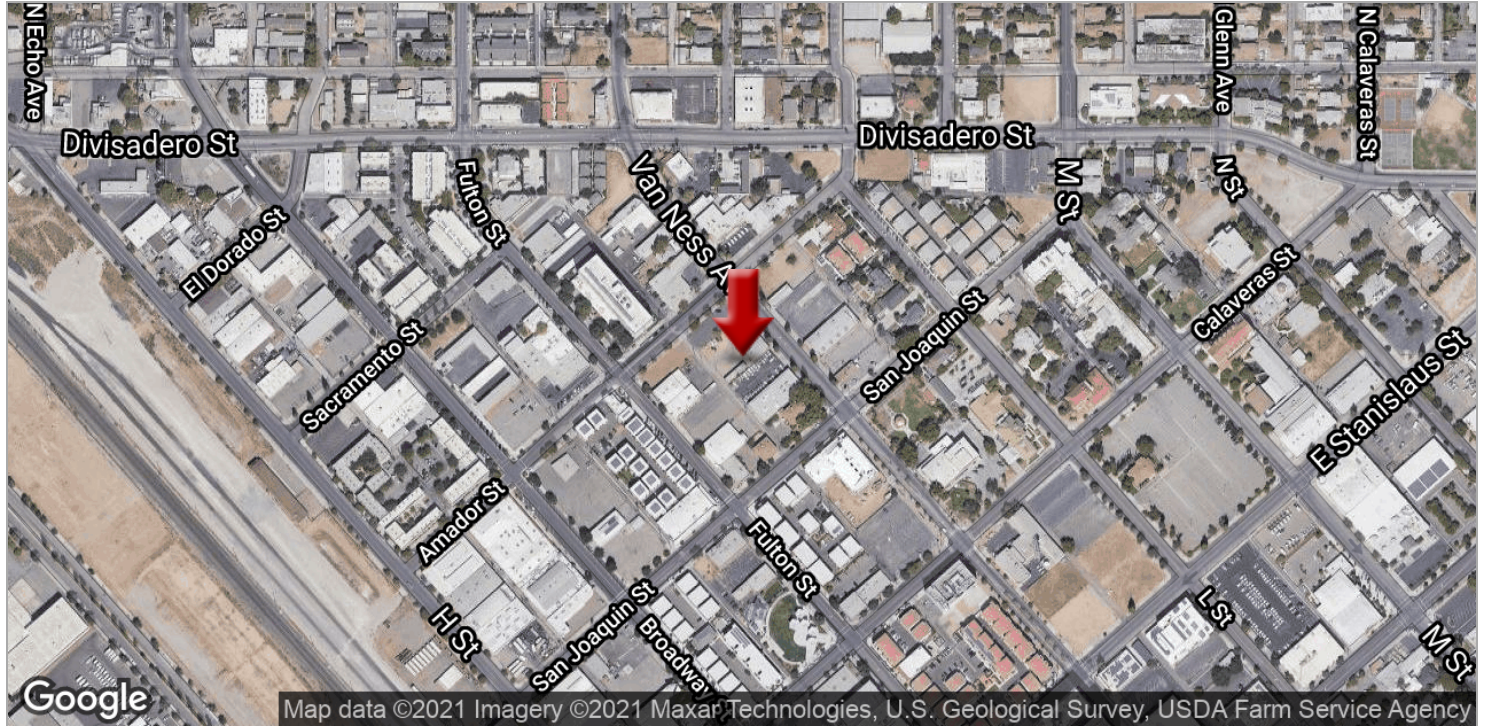
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	18,572	138,054	326,107
Median age	28.2	27.6	28.4
Median age (male)	27.5	27.1	27.6
Median age (Female)	30.5	28.7	29.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	4,959	40,921	99,105
# of persons per HH	3.7	3.4	3.3
Average HH income	\$29,992	\$39,305	\$42,906
Average house value	\$253,122	\$216,737	\$220,751
ETHNICITY (%)	1 MILE	3 MILES	5 MILES
Hispanic	65.6%	61.6%	57.6%
RACE (%)	1 MILE	3 MILES	5 MILES
White	39.0%	46.5%	48.7%
Black	10.1%	9.2%	8.3%
Asian	5.7%	10.6%	10.9%
Hawaiian	0.0%	0.0%	0.1%
American Indian	2.1%	1.1%	1.1%
Other	39.7%	29.0%	27.1%

* Demographic data derived from 2010 US Census

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