

OFFICE FOR LEASE

MOVE IN READY END CAP SPACE OFFICE/RETAIL

1597 N Van Ness Ave, Fresno, CA 93728



OFFERING SUMMARY

NUMBER OF UNITS:	1
AVAILABLE SF:	
LEASE RATE:	Negotiable
LOT SIZE:	0.157 Acres
BUILDING SIZE:	2,520 SF
ZONING:	CO - Office Commercial
MARKET:	Central Fresno

PROPERTY HIGHLIGHTS

- ±1,260 SF End Cap Space Available!
- Prime Office Space Centrally Located in Fresno
- Near Downtown & Tower District w/ N Van Ness Ave Frontage
- Walking Distance to all Downtown & Tower District Amenities
- Functional Floor Plan
- Located Across the Street From Fresno City College
- Freestanding Commercial Office Building

KW COMMERCIAL
7520 N. Palm Ave #102
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We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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PROPERTY OVERVIEW

±1,260 SF End Cap Space Available in a desirable area directly across the street from Fresno City College. Great location and within walking distance to all Downtown and Tower District amenities including banks, restaurants and shopping. 21 x 60 (1,260 SF) end-cap space - Former Book Store. Prime office space centrally located in Fresno, near Downtown & Tower District w/ N Van Ness Ave frontage. There is a functional floor plan with in the 1,260 SF.

LOCATION OVERVIEW

This property is located just west of the CA-41, south of McKinley Ave across the street (south) of Fresno City College, north of Olive Avenue, and east of Palm Avenue.



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POPULATION	1 MILE	2 MILES	3 MILES
Total population	18,456	74,850	164,380
Median age	33.0	30.7	29.6
Median age (male)	33.0	30.1	29.0
Median age (Female)	33.7	31.6	30.6
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total households	7,287	25,621	52,863
# of persons per HH	2.5	2.9	3.1
Average HH income	\$47,989	\$43,465	\$43,356
Average house value	\$245,511	\$227,912	\$236,489
ETHNICITY (%)	1 MILE	2 MILES	3 MILES
Hispanic	51.9%	56.0%	56.6%
RACE (%)	1 MILE	2 MILES	3 MILES
White	68.0%	56.8%	53.0%
Black	4.8%	5.5%	7.1%
Asian	4.9%	7.6%	9.4%
Hawaiian	0.0%	0.1%	0.0%
American Indian	0.8%	1.3%	1.2%
Other	17.1%	24.2%	25.3%

* Demographic data derived from 2020 ACS - US Census

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