## 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 Fresno, CA 93711

### JARED ENNIS

Executive Vice President 0: 559.705.1000 C: 559.705.1000 jared@centralcacommercial.com CA #01945284

### **KEVIN LAND**

Executive Managing Director 0: 559.705.1000 kevin@centralcacommercial.com CA #01516541

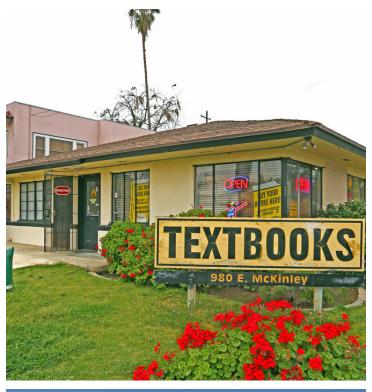
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of endors, omissions, change of price, rental or other conditions, prior sale, lease 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.

## OFFICE FOR LEASE

# MOVE IN READY END CAP SPACE OFFICE/RETAIL

1597 N Van Ness Ave, Fresno, CA 93728







#### KW COMMERCIAL 7520 N. Palm Ave #102 Fresno, CA 93711

## JARED ENNIS

Executive Vice President
0: 559.705.1000
C: 559.705.1000
jared@centralcacommercial.com
CA #01945284

## **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.

### **KEVIN LAND**

Executive Managing Director 0: 559.705.1000 kevin@centralcacommercial.com CA #01516541

## **OFFICE FOR LEASE**

# MOVE IN READY END CAP SPACE OFFICE/RETAIL

1597 N Van Ness Ave, Fresno, CA 93728





#### KW COMMERCIAL

7520 N. Palm Ave #102 Fresno, CA 93711

### JARED ENNIS

Executive Vice President 0: 559.705.1000 C: 559.705.1000 giared@centralcacommercial.com CA #01945284

### **KEVIN LAND**

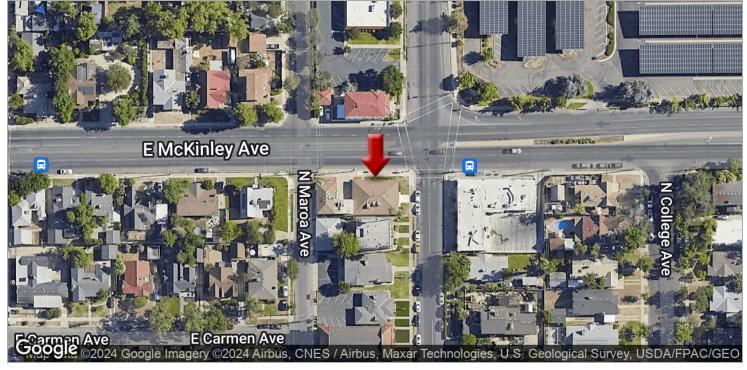
Executive Managing Director 0: 559.705.1000 kevin@centralcacommercial.com CA #01516541

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, ornissions, 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 you tax and legal advisors should conduct your own investigation of the property and transaction.

# MOVE IN READY END CAP SPACE OFFICE/RETAIL

1597 N Van Ness Ave, Fresno, CA 93728







#### KW COMMERCIAL

7520 N. Palm Ave #102 Fresno, CA 93711

### JARED ENNIS

Executive Vice President 0: 559.705.1000 C: 559.705.1000 jared@centralcacommercial.com CA #01945284

### **KEVIN LAND**

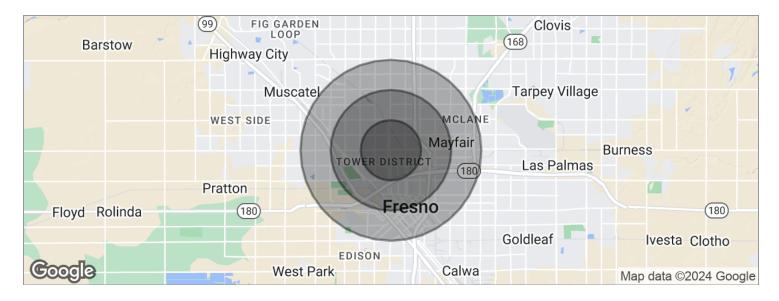
Executive Managing Director 0: 559.705.1000 kevin@centralcacommercial.com CA #01516541

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.

# MOVE IN READY END CAP SPACE OFFICE/RETAIL







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 (%)			
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%
* Domographia data dariyad from 2020 ACS - US Canaya			

<sup>\*</sup> Demographic data derived from 2020 ACS - US Census

#### KW COMMERCIAL

7520 N. Palm Ave #102 Fresno, CA 93711

### JARED ENNIS

Executive Vice President 0: 559.705.1000 C: 559.705.1000 giared@centralcacommercial.com CA #01945284

### **KEVIN LAND**

Executive Managing Director 0: 559.705.1000 kevin@centralcacommercial.com CA #01516541

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.