

OFFICE FOR LEASE

OFFICE SPACE IN EXCELLENT CONDITION LOCATED IN TOWER DISTRICT

1220 E Olive Ave, Fresno, CA 93728



Lease Rate

**\$1.45
SF/MONTH
(MG)**

OFFERING SUMMARY

Available SF:	2,375 SF
Utilities:	\$0.40/SF
Lot Size:	0.32 Acres
Year Built:	1966
Zoning:	CMS (Commercial - Main Street)
Market:	Fresno
Submarket:	Midtown
Cross Streets:	E Olive Ave & N Poplar Ave
APN's:	452-044-11, -12

PROPERTY HIGHLIGHTS

- Class "A" Executive Office Space: ±2,375 SF Available
- Former Law Office w/ Large Private Parking Lot
- New Paint & Flooring | Move-in Ready | Corner Location
- Interior Remodel Complete w/ High-End Finishes
- Well-Known Freestanding Office Building + Parking
- Multiple Configurations Available In Both Buildings
- Parking On All Sides Of Building on ±0.32 Acres
- Excellent Presence Surrounded with Quality Tenants
- Energy Efficient Improvements - Low Cost Bulk Rate Utilities
- Densely Populated Trade Area Equidistant to S. Fresno & Clovis
- Prime Location w/ Olive Ave Signage & Ample Parking
- Convenient Location Between CA-41, and CA-180

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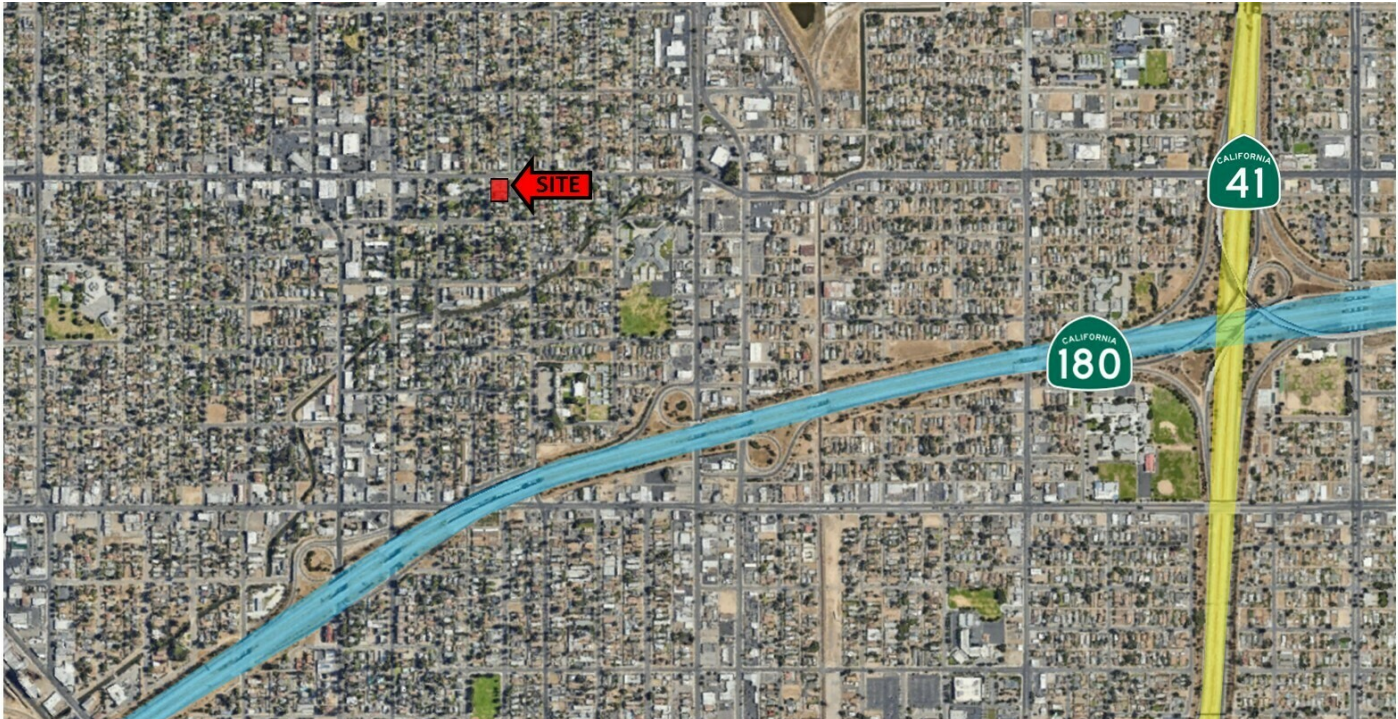
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PROPERTY DESCRIPTION

±2,375 SF of executive office space (former law office) available in a single story, class-A office building featuring tile, glass, and stucco finishes in Fresno, CA. Suite #1220 of ±2,375 SF offers (6) private offices, 8-person conference room, kitchenette, reception/waiting area & restroom. This suite feature high end finishes throughout, access to a private parking lot, & multiple access points. The property is situated in Tower District just minutes away from the County Courthouse & City Hall located in downtown Fresno, CA. Rear private parking lot (plus street) for various uses (ie. attorney practice, medical uses, professional office, and more). Located on the corner of Olive Ave and Poplar Ave with on/off ramps to HWY-99, 41, & 180 just minutes of the subject property.

LOCATION DESCRIPTION

Class A building located off Olive & Poplar Ave near Tower District in Fresno, CA. The Office Complex is just West of Blackstone Ave, south of E Olive Ave, East of N Van Ness Ave, and North of E Alhambra Ave. The Tower District business hub, centered on the intersection of Olive at Wishon, is immediately surrounded by an impressive daytime population of ±375,278 people within a 5-mile radius. Prime location down the street from an appealing mix of restaurants, national, regional and local retailers including: Starbucks, Dutch Bros, Burger King, Jack in the Box, Taco Bell, Grocery Outlet, Dollar General, Wendy's, Carl's Jr., Habit Burger Grill, Kuppa Joy & many others!

Fresno is a city in and the county seat of Fresno County, California, United States. It covers about 112 square miles in the center of the San Joaquin Valley, the southern portion of California's Central Valley. The population of Fresno grew from 134,000 in 1960 to 428,000 in 2000. With a population of 549,242 as of 2023, Fresno is the fifth-most populous city in California, the most populous inland city in California, and the 33rd-most populous city in the nation. Fresno is near the geographical center of California. It lies approximately 220 miles north of Los Angeles, 170 miles south of the state capital, Sacramento, and 185 miles southeast of San Francisco. Yosemite National Park is about 60 miles to the north, Kings Canyon National Park is 60 miles to the east, and Sequoia National Park is 75 miles to the southeast.

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AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
#1220 E Olive Ave	Available	2,375 SF	Utilities: \$0.40/SF	\$1.45 SF/month

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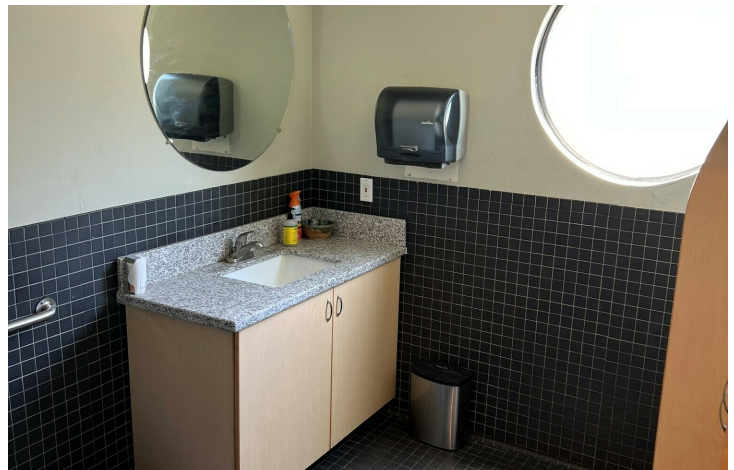
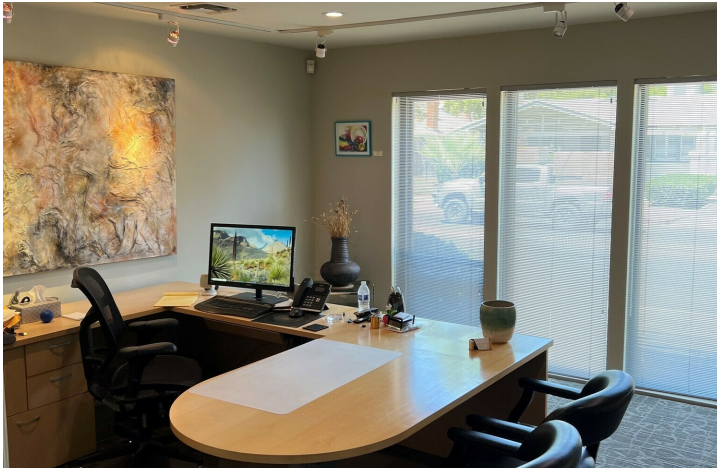
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1220 East Olive Avenue Fresno CA 93728: 1st floor



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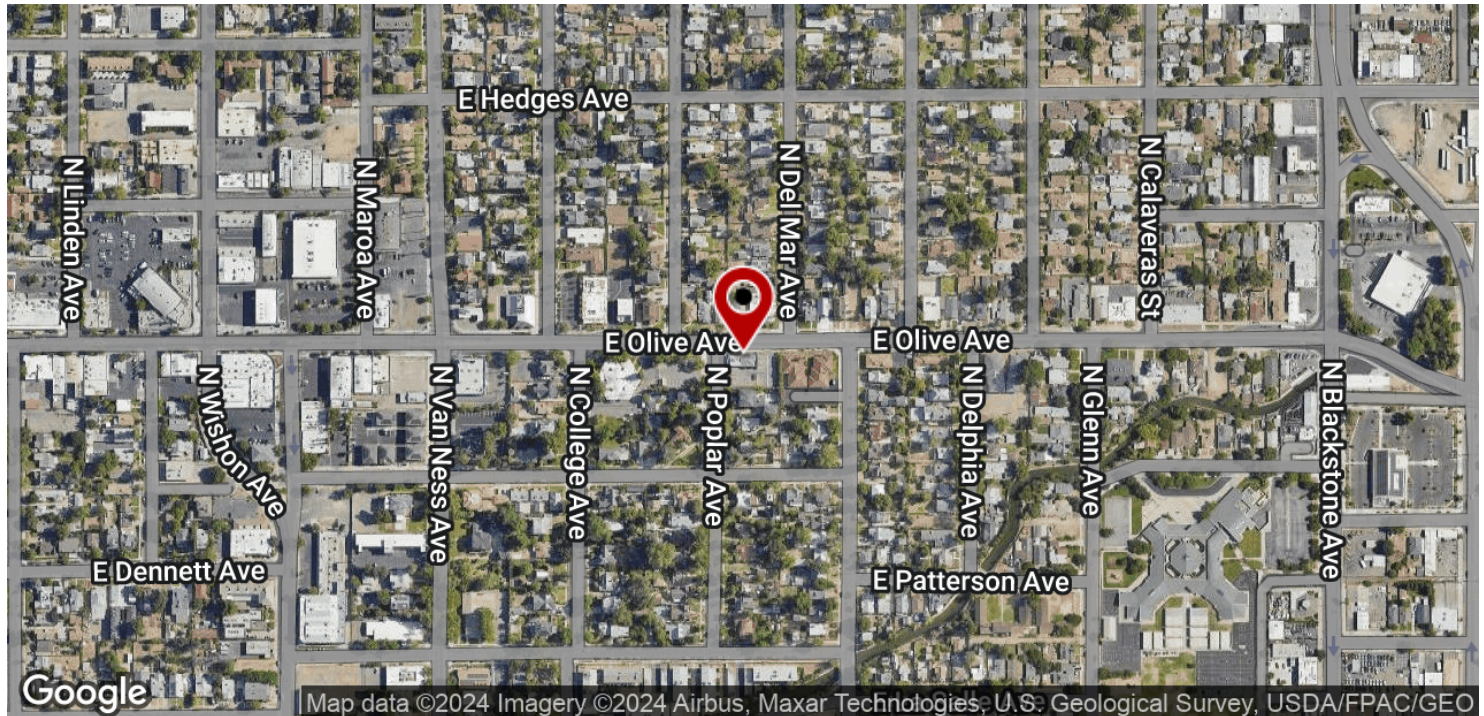
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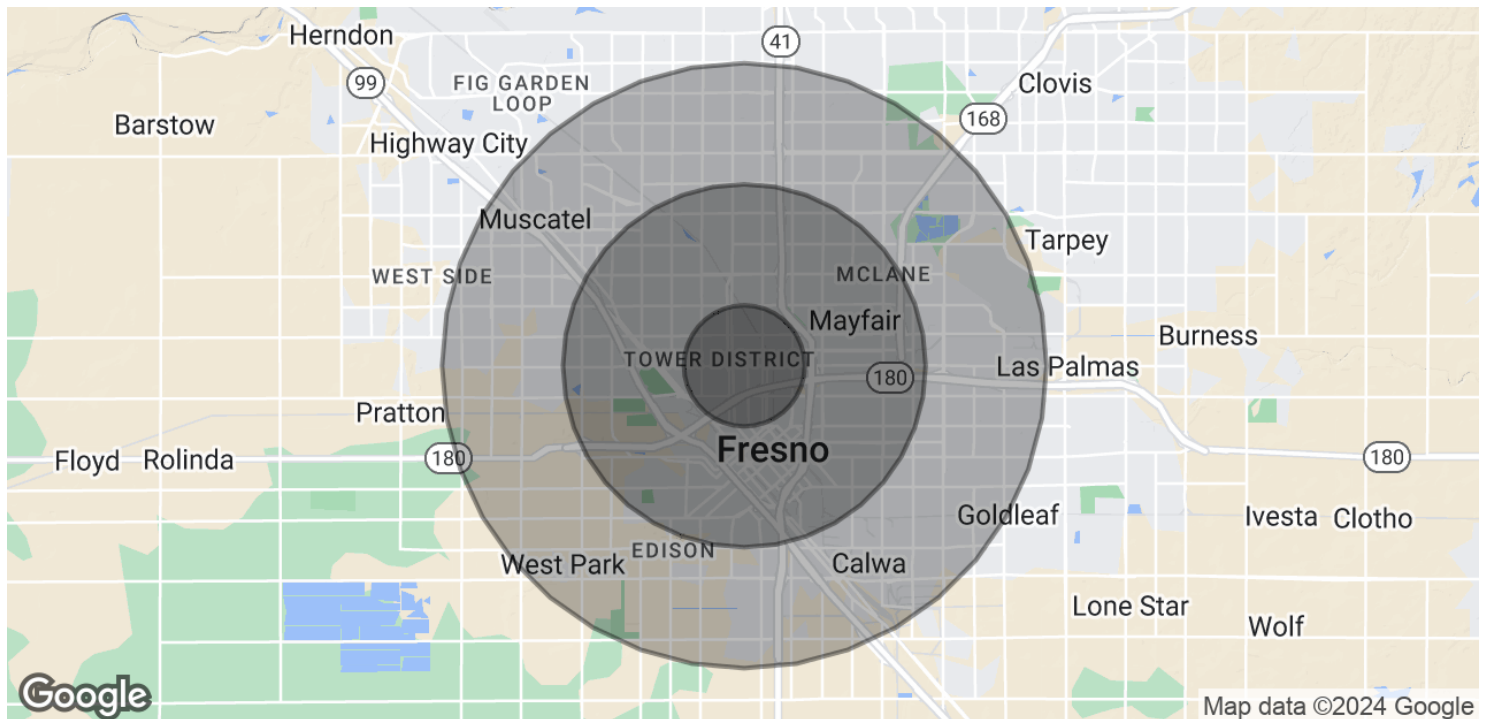
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	18,578	163,505	358,362
Average Age	32.5	31.4	31.3
Average Age (Male)	32.2	31.2	30.8
Average Age (Female)	34.3	32.2	32.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	7,717	56,676	122,198
# of Persons per HH	2.4	2.9	2.9
Average HH Income	\$45,813	\$47,279	\$52,933
Average House Value	\$149,386	\$154,524	\$172,298
ETHNICITY (%)	1 MILE	3 MILES	5 MILES
Hispanic	65.2%	64.6%	57.9%

* Demographic data derived from 2020 ACS - US Census

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