

OFFICE FOR SALE

FREESTANDING FLEXIBLE-USE BUILDING IN EXCELLENT CONDITION + EXCESS LAND



1631 N Van Ness Ave, Fresno, CA 93704



Sale Price

\$559,000

OFFERING SUMMARY

Building Size:	4,617 SF
Available SF:	4,617 SF
Lot Size:	0.86 Acres
Number of Units:	1
Year Built:	1974
Zoning:	RS-5 (Office Use Allowed)
Market:	Fresno
Submarket:	Midtown
Cross Streets:	McKinley Ave & Van Ness Ave
APN:	444-301-11

PROPERTY HIGHLIGHTS

- High Exposure Building Across From Fresno City College
- 2 Separate APN's | Additional Expansion Land Included
- ±4,617 SF of 1st Class Office Space Available in Fresno
- Large Open Rooms w/ Potential To Add Offices
- Economical Space | Move-In Ready | Newer Finishes
- Abundant On-Site Parking and Street Parking
- CA-41 On/Off-Ramps Located 1 Mile East Of Property
- CA-99 On/Off-Ramps Located 2 Miles West Of Property
- Huge Daytime Population Base (±396,425 within 5 Miles)
- Well-Known Freestanding Office Building + Private Parking
- Private Offices, Open Rooms, Multiple Entrance Points
- Parking On All Sides Of Building | Easy Access | Newer HVAC's
- Convenient Location Between CA-41, CA-99, & CA-180
- Excellent Presence Surrounded with Quality Tenants

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PROPERTY DESCRIPTION

±4,617 SF well-maintained "First Class" freestanding building with 2 lots totaling ±37,290 SF (±0.856 acres). Quality brick facade with a tile roof mansard and a recently coated roof. Consists of a front reception area, waiting room, 3 offices (12' x 13' office, library room, oversized storage), 13' x 15' conference room, 2 large open rooms (30' x 40' & 30' x 30'), kitchen, and 2 restrooms. The large rooms have potential to develop 8-10 offices. High-traffic intersection near Blackstone Ave retail corridor with many national and local retailers in close proximity. The first-class recent remodel includes flooring in great condition throughout, newer HVAC's, updated energy efficient features, newer lighting, recent interior/exterior paint, quality ADA restrooms, 20+ outdoor lights during the night hours, newer parking lot slurry and lush landscaping. On site private parking lot (plus street) for various uses (ie. attorney practice, medical uses, professional office, and more). Easy access, abundant parking, spacious common restrooms, and direct signage/exposure to the newly upgraded Van Ness Ave.



LOCATION DESCRIPTION

Attractive building perfectly positioned to offer easy access, strong demographics and traffic generators. Located off Van Ness & McKinley Ave just west of CA-41, east of Fresno High School, North of McKinley Ave and South of Clinton Ave. Nearby CA-41 Freeway, State Highway 99, 168 and 180 connect to all parts of central California. Surrounded by many national and regional retailers, a multitude of eateries, and boast high traffic counts on nearby Blackstone Avenue with great population density. Professional manicured grounds and



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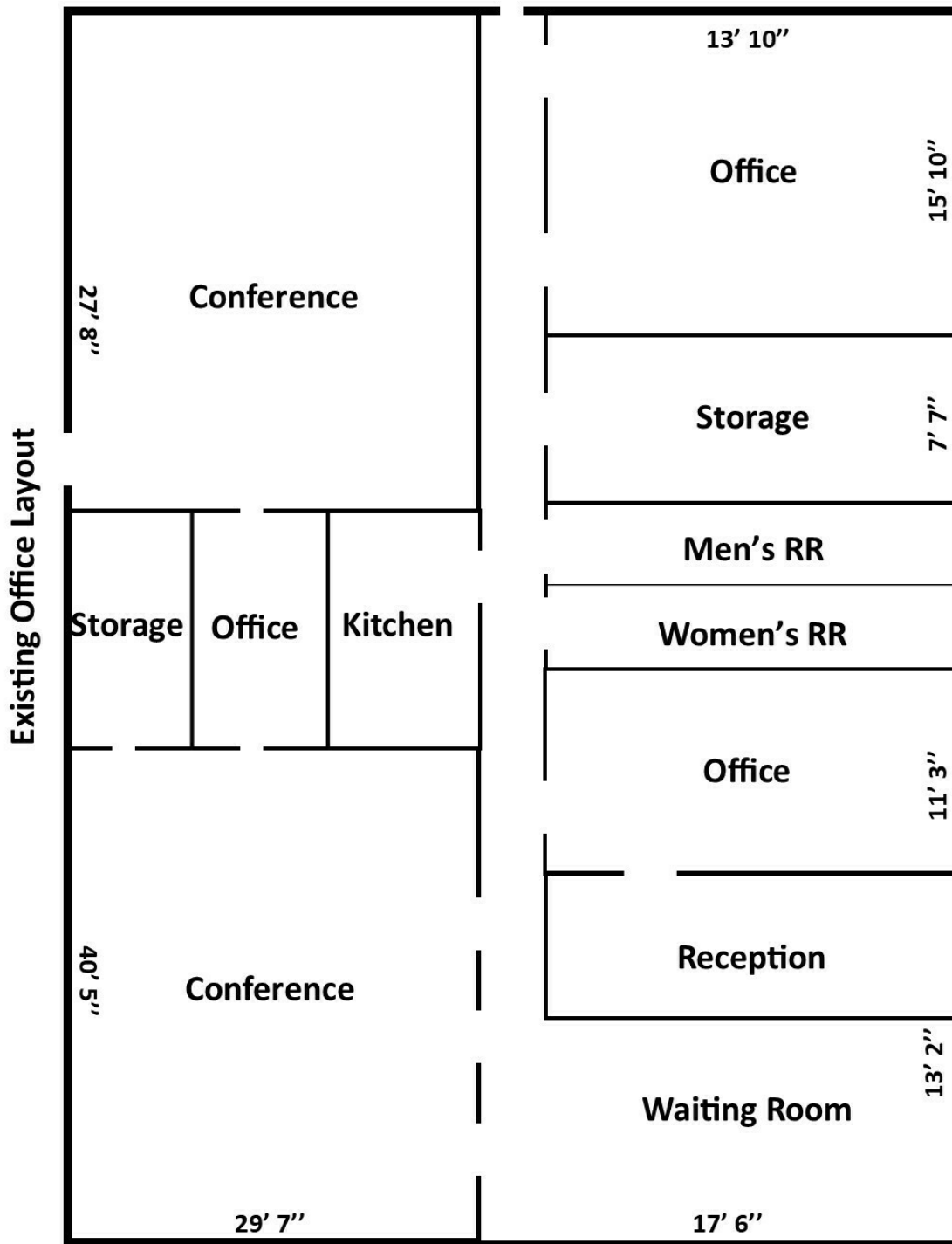
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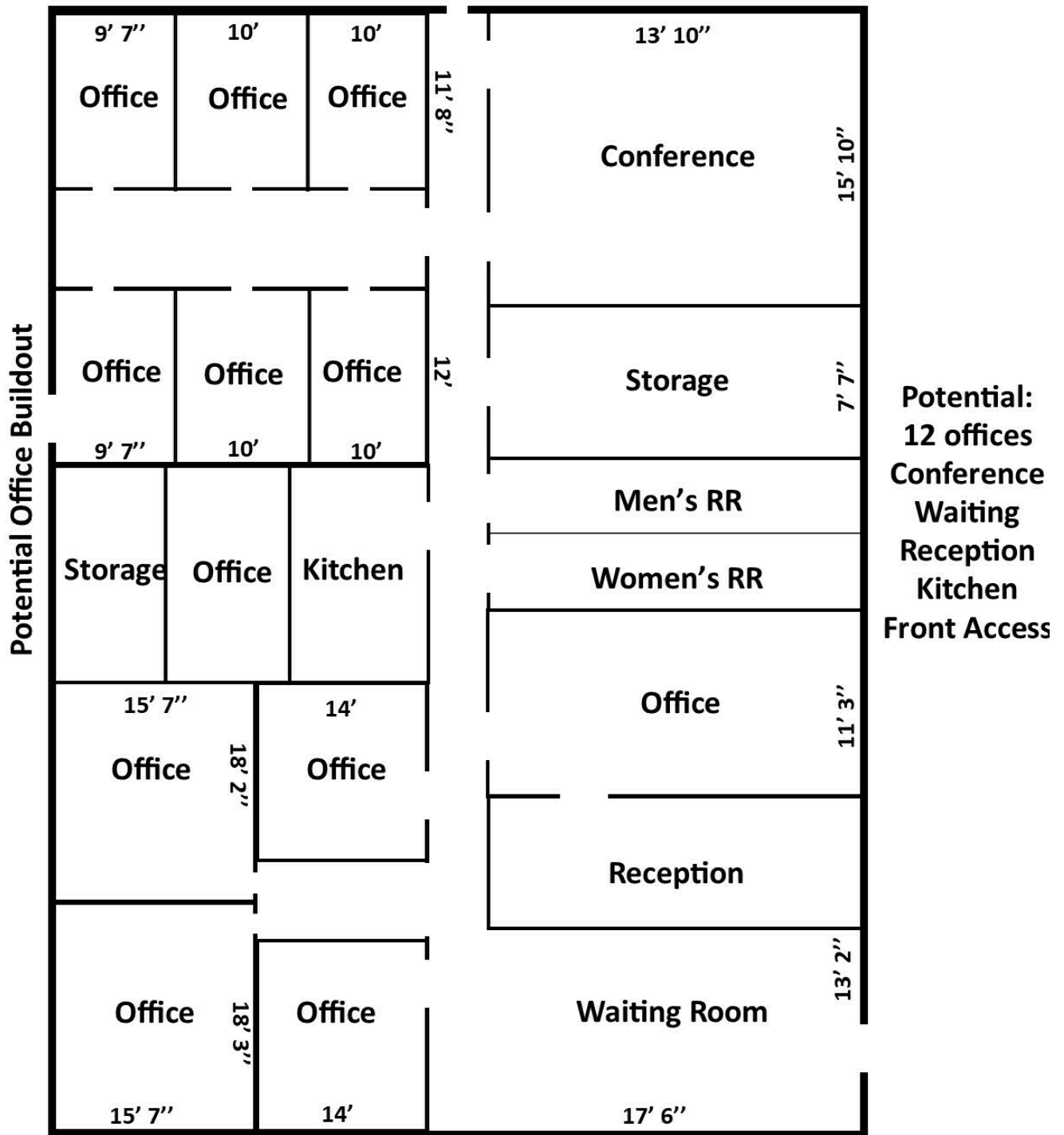
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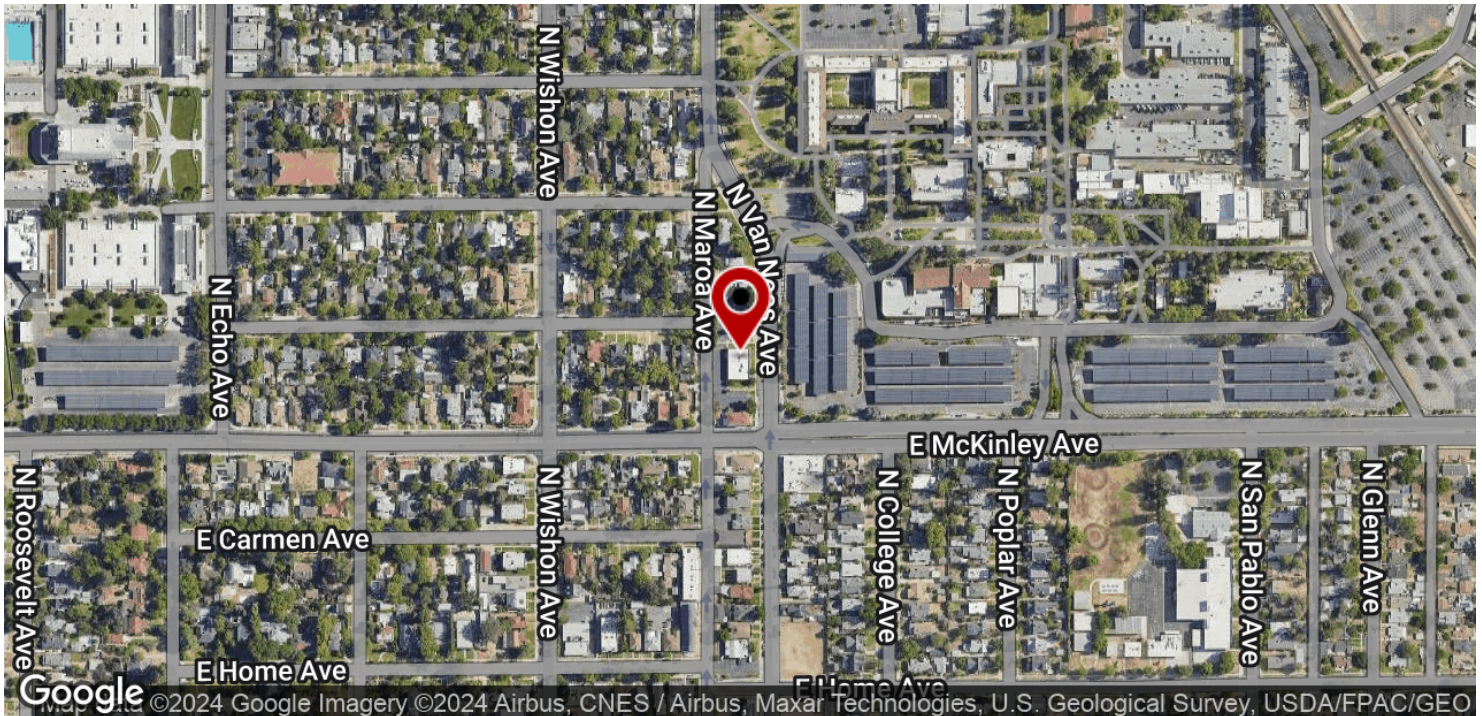
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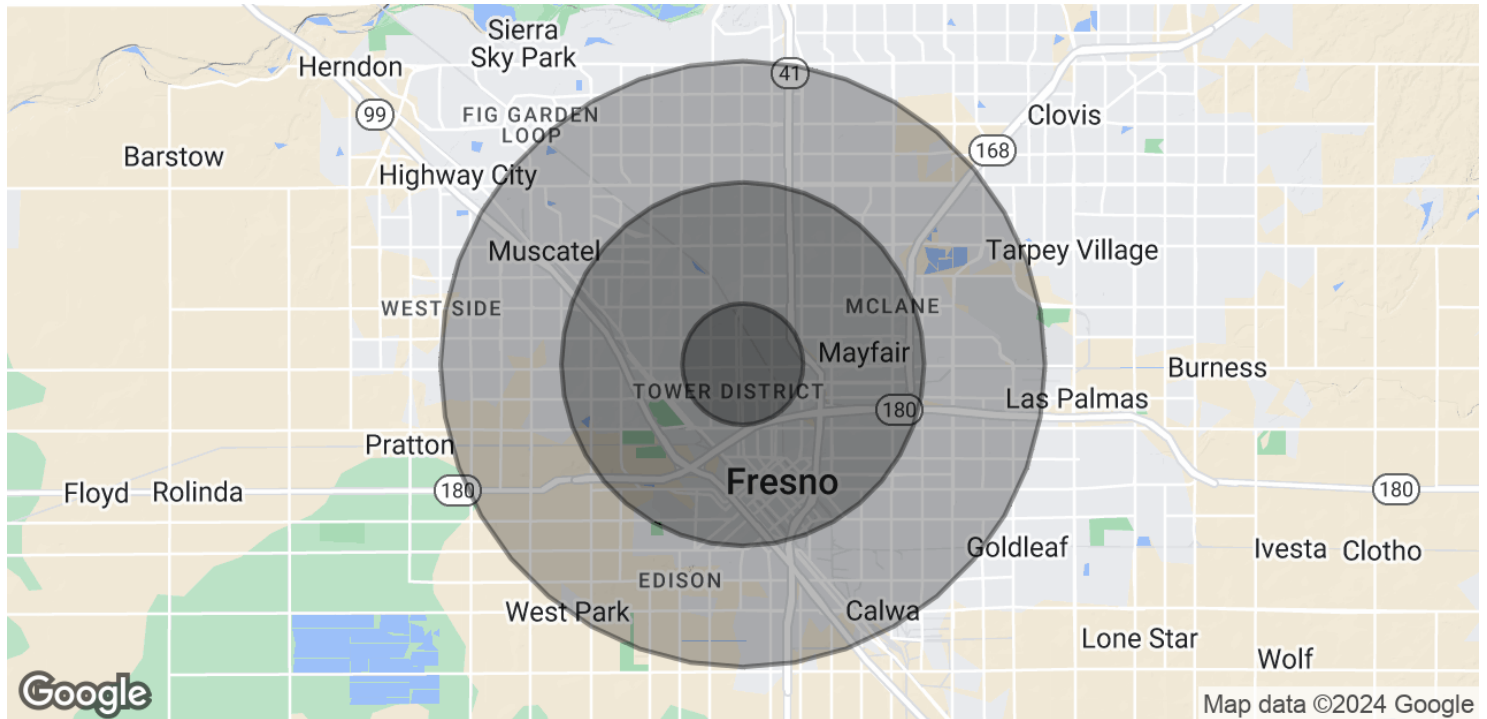
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	17,795	164,521	374,439
Average Age	36.3	31.7	31.8
Average Age (Male)	36.2	31.3	31.2
Average Age (Female)	36.2	32.9	32.8
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	7,759	57,931	129,083
# of Persons per HH	2.3	2.8	2.9
Average HH Income	\$60,051	\$50,036	\$54,453
Average House Value	\$211,738	\$162,444	\$177,038
ETHNICITY (%)	1 MILE	3 MILES	5 MILES
Hispanic	54.0%	62.1%	56.3%

2020 American Community Survey (ACS)

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