

190 N
VAN NESS
OFFICES

Stabilized Downtown Office with Owned Solar **For Sale**

190 N. Van Ness Avenue, Fresno, CA 93701

Jeff Kim

559 212 4489 | jeff.j.kim@colliers.com

CA Lic #01456017



Property Summary

190 N Van Ness Avenue ("190 Van Ness Professional Office Suites") is a multi-tenant office building situated on the corner of Van Ness and Nevada Avenues in the heart of Downtown Fresno, in close proximity to Community Regional Medical Center. The asset is configured as twelve individual office suites ranging from 198 to 342 SF, ideally sized for small professional users across the legal, medical, beauty, education, and professional services sectors.

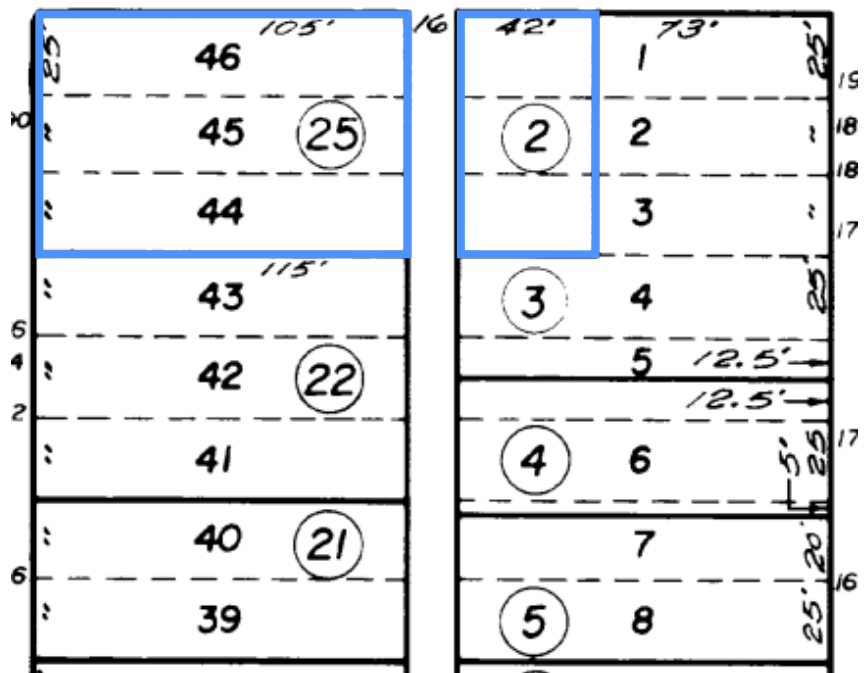
The building has been recently renovated (see exterior and interior photographs that follow) and features a fenced on-site parking lot and a fully owned rooftop solar system. The solar installation materially reduces utility expense under the building's gross-lease structure. This impact is clearly reflected in the 2025 financials, where utility costs declined approximately 36% year-over-year. Currently 92% leased (11 of 12 units occupied), 190 N Van Ness offers investors a turnkey, income-producing opportunity, while providing an owner-occupier with the added benefit of offsetting ownership costs with in-place rental income.

PROPERTY SUMMARY

Address:	190 N. Van Ness Avenue, Fresno, CA
Building Size:	Size - ±3,747 SF
Lot Size:	±3,150 SF (Land) & ±8,625 SF (Building)
APN:	459-311-02 (Land) & 459-311-25 (Building)
Zoning:	RS5
Price:	\$599,900
CAP Rate:	6.7%
Price PSF:	\$160.10
Occupancy:	92%

OVERVIEW HIGHLIGHTS

- Fenced on-site parking lot
- Turnkey investment opportunity
- Ideal for an owner-operator looking to offset office overhead with investment income
- Owned rooftop solar system, permanent reduction in operating costs
- Prime Downtown Fresno cornerlocation at Van Ness & Nevada Avenues.



Financial Summary

Unit	Tenant	Move In Date	Lease Expires	Monthly Rent	Square Feet
101	The Outreach Team LLC	2/16/2026	Month-to-Month	\$550.00	305
102	Church (Gonzales-Reed)	2/1/2025	Month-to-Month	\$376.00	198
103	The Outreach Team LLC	2/16/2026	Month-to-Month	\$700.00	342
104	Massage (Nauk)	12/1/2024	Month-to-Month	\$550.00	220
105	Medical Distribution (Asberry)	8/1/2025	7/31/2026	\$600.00	242
106	Vacant	N/A	N/A	N/A	208
107	Centro Gallego Naturists	10/2/2023	Month-to-Month	\$550.00	211
108	The Outreach Team LLC	2/16/2026	Month-to-Month	\$550.00	215
109	Printer Repair (Andrews)	8/1/2023	Month-to-Month	\$550.00	213
110	Music School (Bonstein)	7/26/2024	Month-to-Month	\$550.00	257
111	Attorney (Dayan)	1/22/2024	Month-to-Month	\$600.00	239
112	Beauty Salon (Sardina)	8/10/2024	Month-to-Month	\$600.00	266
Total				\$6,176.00	

All leases are gross lease - Landlord pays taxes, insurance, maintenacne & utilities.

PRICE	PRICE PSF
\$599,900	\$160.10
CAP Rate	
6.7%	

190 N. Van Ness **Fresno, CA**

Income & Expenses	
Gross Rental Income (Annual)	76,693.51
Expenses	
Cleaning & Maintenance	\$8,176.05
Insurance	\$3,211.82
Management Fees (8% Projected)	\$6,135.48
Repairs	\$1,389.91
Taxes (1.29% @ \$599.9K)	\$7,738.71
Internet	\$1,182.33
Trash	\$1,589.46
Utilities	\$5,852.25
Landscaping	\$1,440.00
Total Expenses	(\$36,716.01)
NOI	\$39,977.50
CAP Rate	6.7%



PROPERTY PHOTOS

190 N. Van Ness Fresno, CA

Copyright © 2026 Colliers. Information herein has been obtained from sources deemed reliable, however its accuracy cannot be guaranteed. The user is required to conduct their own due diligence and verification. Colliers Tingey International, Inc.



PROPERTY PHOTOS

190 N. Van Ness Fresno, CA



Tower District



City Hall

Fresno Courthouse



Downtown Office Building For Sale

190 N. Van Ness Avenue | Fresno, CA

Office Building For Sale

Jeff Kim
 Broker Associate
 559 212 4489
jeff.j.kim@colliers.com
 CA Lic #01456017

Colliers
 7485 N. Palm Avenue, #110
 Fresno, California 93711
 559 221 1271
colliers.com/fresno



This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2026 All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers Tingey International, Inc.