OFFERING MEMORANDUM

OWNER CARRY -25,650 SF BUILDING WITH GATED PARKING

922 Van Ness Ave, Fresno, CA 93721

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OFFERING **SUMMARY**

PROPERTY SUMMARY

A rare opportunity in the heart of Fresno, this ±25,650 square foot freestanding building includes a secured, gated parking garage—an amenity that is extremely limited in the downtown market and a key driver of value. The property is currently occupied and operating as a retail pawn shop, providing immediate in-place income, while the building's high ceilings, open floor areas, and solid construction allow for a wide range of repositioning or redevelopment options. Passive income from the parking garage is expected to offset a significant portion of the monthly mortgage, with additional revenue generated from the ground-floor retail space and a well-appointed upstairs loft featuring two bedrooms, two baths, and in-unit laundry, creating a true income-producing asset from day one. The loft also offers flexibility for live-work use, executive office, creative studio, or on-site management. Seller financing is available with the owner carrying approximately $1.4 million at a fixed 5.2% interest rate through 2045, offering attractive leverage in today's market. This property is well suited for retail, office, showroom, entertainment, or mixed-use redevelopment.

Offering Summary

Sales Price:	$2,899,000
Lot Size:	26,250 SF
Building Size:	25,560 SF

Highlights

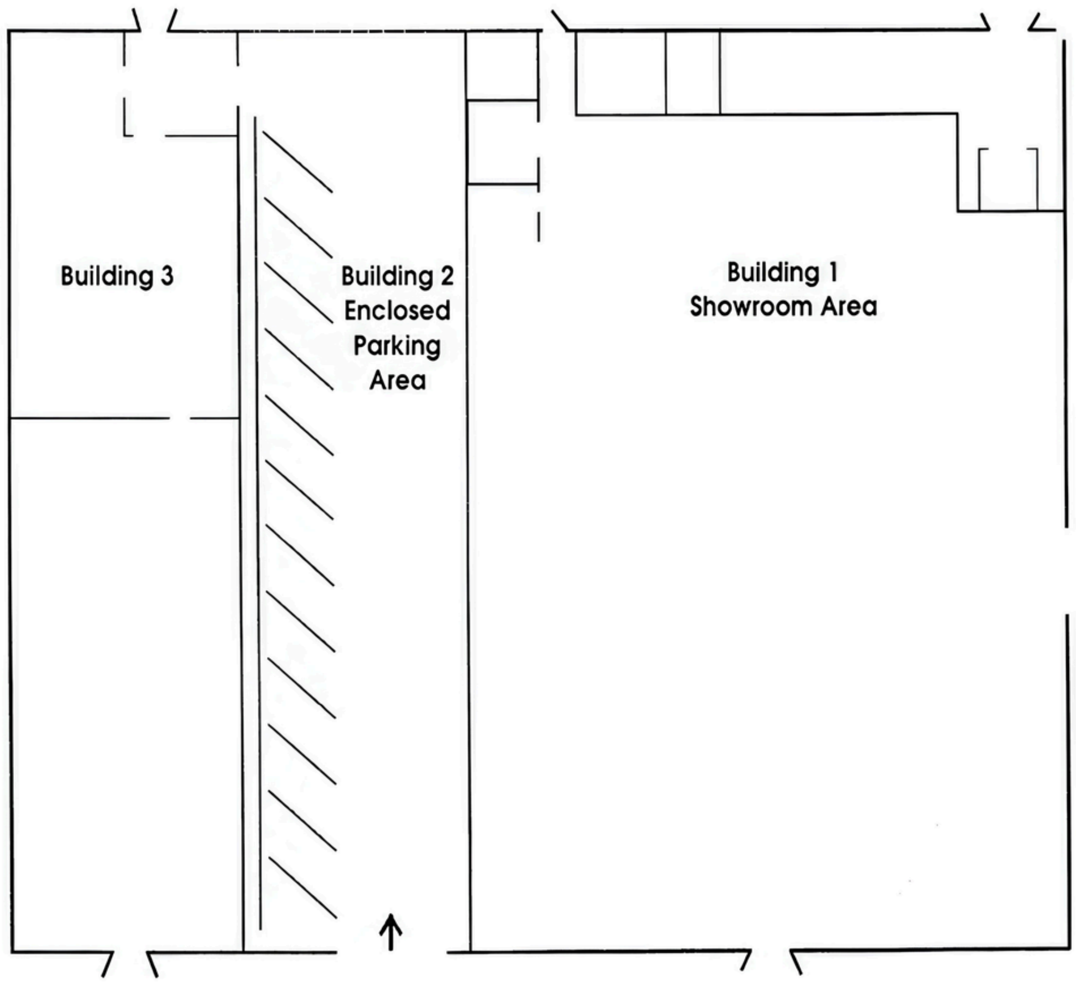
- ±25,650 SF total building size
- Owner carry(see description)
- Private, gated parking garage
- Upstairs loft with 2 bedrooms 2 baths and laundy
- Currently retail use – adaptable to multiple uses
- Exceptional long-term value and repositioning potential
- Rare parking control in the downtown core
- Zone:Downtown Core DTC
- Prime Downtown Fresno location

PROPERTY **FEATURES**

- **Prime Downtown Fresno Location:** Located in the heart of Downtown Fresno's business district, offering excellent access to government offices, professional services, entertainment venues, and major transportation corridors.
- **Rare Gated Parking Garage:** One of the property's most valuable features is its secure private parking garage, a highly sought-after amenity in the Downtown Fresno market that provides convenience, security, and additional income potential.
- **Flexible Mixed-Use Opportunity:** Currently operating as a retail business, the property's open floor plans, high ceilings, and substantial square footage provide flexibility for retail, office, showroom, entertainment, creative workspace, or mixed-use redevelopment.
- **Multiple Income Streams:** The property offers immediate revenue opportunities through the existing retail operation, passive parking income, and a well-appointed upstairs loft featuring two bedrooms, two bathrooms, and in-unit laundry.
- **Attractive Seller Financing Available:** Seller is offering approximately $1.4 million in owner carry financing at a fixed 5.2% interest rate through 2045, creating a unique opportunity for investors seeking favorable acquisition terms.
- **Long-Term Value-Add Potential:** Zoned Downtown Core (DTC), the property is well-positioned to benefit from continued investment and revitalization efforts throughout Downtown Fresno while offering significant repositioning and redevelopment upside.
- **Large Freestanding Asset:** Featuring approximately 25,650 square feet of building area on a 26,250 square foot lot, the property provides scale rarely available in Fresno's urban core.

PROPERTY **SNAPS**

FLOORPLAN



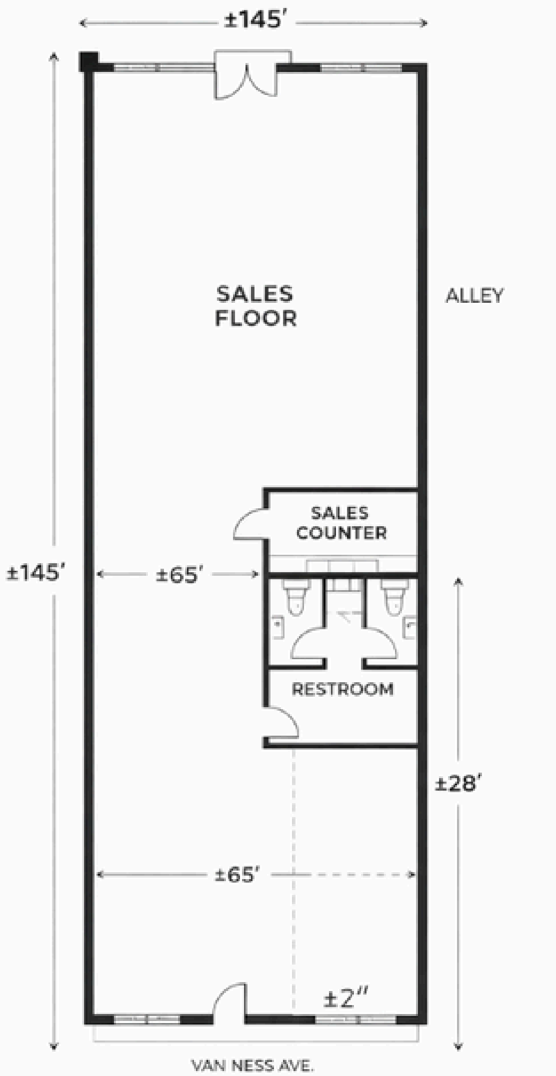
Building Square Footage Summary

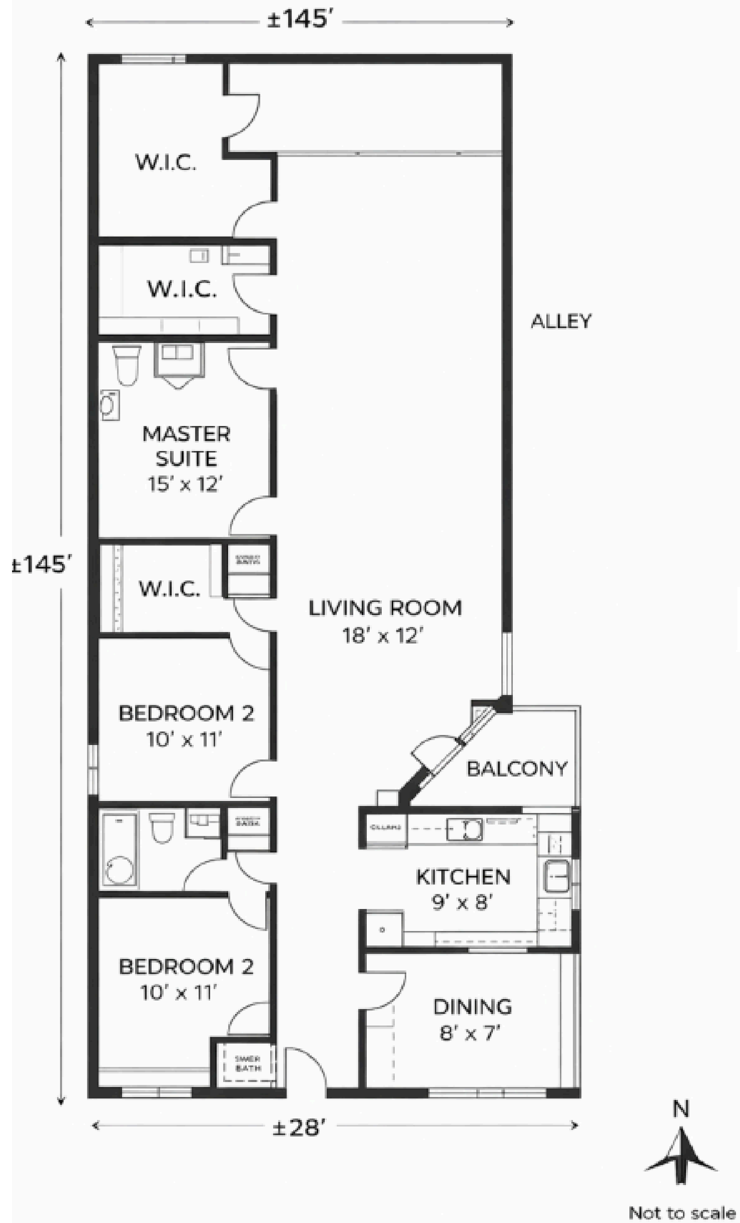
	Main Floor	Mezzanine	Basement	Total
Building #1	15,000 sf	3,500 sf	15,000 sf	33,500 sf
Building #2	5,625 sf			5,625 sf
Building #3	5,625 sf	1,500 sf	3,375 sf	10,500 sf
Combined	26,250 sf	5,000 sf	18,375 sf	49,625 sf

- Building #1 and #2 is used as a secure parking area.
- Building #3 Mezzanine is a 2-bedroom/2 bath loft.

Square footage is approximate.

FLOOR**PLAN**


±145′
SALES
FLOOR
ALLEY
SALES
COUNTER
±145′
±65′
RESTROOM
±28′
±65′
±2″
VAN NESS AVE.


±145′
W.I.C.
W.I.C.
MASTER
SUITE
15′ x 12′
ALLEY
±145′
W.I.C.
LIVING ROOM
18′ x 12′
BEDROOM 2
10′ x 11′
BALCONY
KITCHEN
9′ x 8′
BEDROOM 2
10′ x 11′
DINING
8′ x 7′
±28′
N
Not to scale

LOCATION **MAP**

MAJOR FREEWAY ACCESS

99	1.7 MILES
41	3.2 MILES
180	3.6 MILES

WALK SCORE®

88
Very Walkable

TRANSIT SCORE®

54
Good Transit

DRIVE TIMES

CA-99	5 MIN
CA-41	8 MIN
CA-180	7 MIN
FRESNO AIRPORT	12 MIN

MAJOR EMPLOYERS WITHIN 3-MILE RADIUS

COMMUNITY MEDICAL CENTERS
Fresno Unified School District
KAISER PERMANENTE
WELLS FARGO
FRESNO STATE

STREET **VIEW**

LOCATION **OVERVIEW**

Fresno County, established in 1856, is the largest agricultural county in the U.S., with a 2020 population of 1,008,654, and a key component of the Fresno Metropolitan Statistical Area (MSA), which includes Madera County and saw a 0.5% population increase in 2024. Renowned for producing grapes, almonds, pistachios, dairy, and livestock, the county's economy is diversifying into healthcare and manufacturing driving population growth and a strong rental market.

The 95-acre Fancher Creek Town Center, located at Clovis and Tulare Avenues, is a pivotal mixed-use development driving Southeast Fresno's economic resurgence featuring 1 million square feet of retail and 740 residences, with the first phase, The Marketplace at Fancher Creek, offering 250,000 square feet of retail anchored by a 147,000-square-foot Target (opening October 2025), Sprouts Farmers Market, In-N-Out Burger, PetSmart, Michaels, and potential tenants like Chipotle and HomeGoods.

The City of Fresno's Southeast Development Area Specific Plan outlines nearly 9,000 acres of future growth, targeting 45,000 new homes and 37,000 jobs by 2050. The plan emphasizes higher density, diverse housing options, and a multimodal transportation network, all framed around fiscal responsibility, social equity, and environmental sustainability. Anchored by mixed-use centers, employment districts, and open space, SEDA is designed to create vibrant, complete communities that support long-term economic and population growth in Fresno.

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