

FOR SALE



**555 Broadway
Fresno, CA 93724**

**Prime Downtown Fresno
Office/Warehouse Building
And Land**

**+/- 24,908 SF of buildings
+/- 30,000 SF Vacant Land
Total Land +/- 71,250 SF**

Contact for more information

559-448-1500

Derek Feramisco
derek@rccommercial.net
DRE# 01427540

John Shamshoian
john@realtyconcepts.com
DRE# 0066804



575 E. Alluvial | Fresno, CA 93720 or 565 Pollasky Ave | Clovis, CA 93612

CONFIDENTIALITY AGREEMENT

Proprietary and Confidential Information

The information presented in the accompanying offering memorandum is proprietary and strictly confidential. It is intended solely for the review of the recipient as designated by RC Commercial. Disclosure to any other individual or entity requires prior written consent from RC Commercial.

Recipient Obligations

By accepting and reviewing this offering memorandum, the recipient agrees to maintain all information in the strictest confidence. The recipient shall not photocopy, duplicate, or distribute any portion of the memorandum without authorization. If the recipient determines they have no interest in the property at this time, the offering memorandum must be returned to RC Commercial.

Purpose and Limitations

This offering memorandum provides summary, unverified financial and physical details about the property to gauge preliminary interest. It is not a substitute for comprehensive due diligence. RC Commercial has not conducted an investigation and makes no warranty or representation regarding:

- The property's income, expenses, or projected financial performance;
- The size or square footage of the property and its improvements;
- The presence or absence of contaminants, including PCBs or asbestos;
- Compliance with local, state, or federal regulations;
- The physical condition of the improvements;
- The financial condition or business prospects of any tenant, or their intent to continue occupancy.

Information Reliability

The information in this offering memorandum is sourced from entities believed to be reliable. However, RC Commercial has not verified, nor will verify, the accuracy or completeness of this information and provides no warranty or representation thereof. Prospective buyers are responsible for conducting their own due diligence to verify all details presented.

Buyer Responsibilities

All potential buyers shall bear the costs and expenses associated with their investigation of the property.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONTACT DEREK FERAMISCO FOR MORE DETAILS.

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Property Description:

Premier Downtown Fresno Commercial & Development Opportunity

Discover a rare dual-property offering in the heart of Fresno's dynamic urban core, featuring a substantial existing facility at 555 Broadway Street and a high-potential vacant parcel at 550 H Street. Positioned within a rapidly revitalizing district, this portfolio offers unparalleled versatility for owner-users, investors, or developers looking to capitalize on Fresno's growth.

Property 1: 555 Broadway Street – Versatile Commercial Facility

Maximize your operational footprint with this expansive, highly adaptable commercial building.

Building Size: 24,908 SF of flexible interior space.

Layout: Generous footprint adaptable for warehousing, clear-span showroom, creative office space, or fulfillment operations.

Access: Excellent street-front visibility with convenient loading capabilities and convenient ingress/egress.

Location: Situated in a high-traffic commercial corridor, ensuring top-tier brand exposure and effortless connectivity for clients and logistics.

Property 2: 550 H Street – Prime Development Lot

Build your vision from the ground up on this expansive parcel of unimproved land, offering a blank canvas in an area hungry for new development.

Lot Size: 30,000 SF of flat, highly usable land.

Zoning: DTN Flexible urban zoning ideal for mixed-use, multi-family residential, modern industrial, or commercial storefronts (subject to City approval).

Strategic Position: Situated directly along a key transit artery, offering excellent logistical advantages and high daily drive-by counts.

Value Add: Perfect as a standalone development or utilized as a massive secure parking lot/fleet storage facility to support 555 Broadway.

Purchase Price - \$1,550,000

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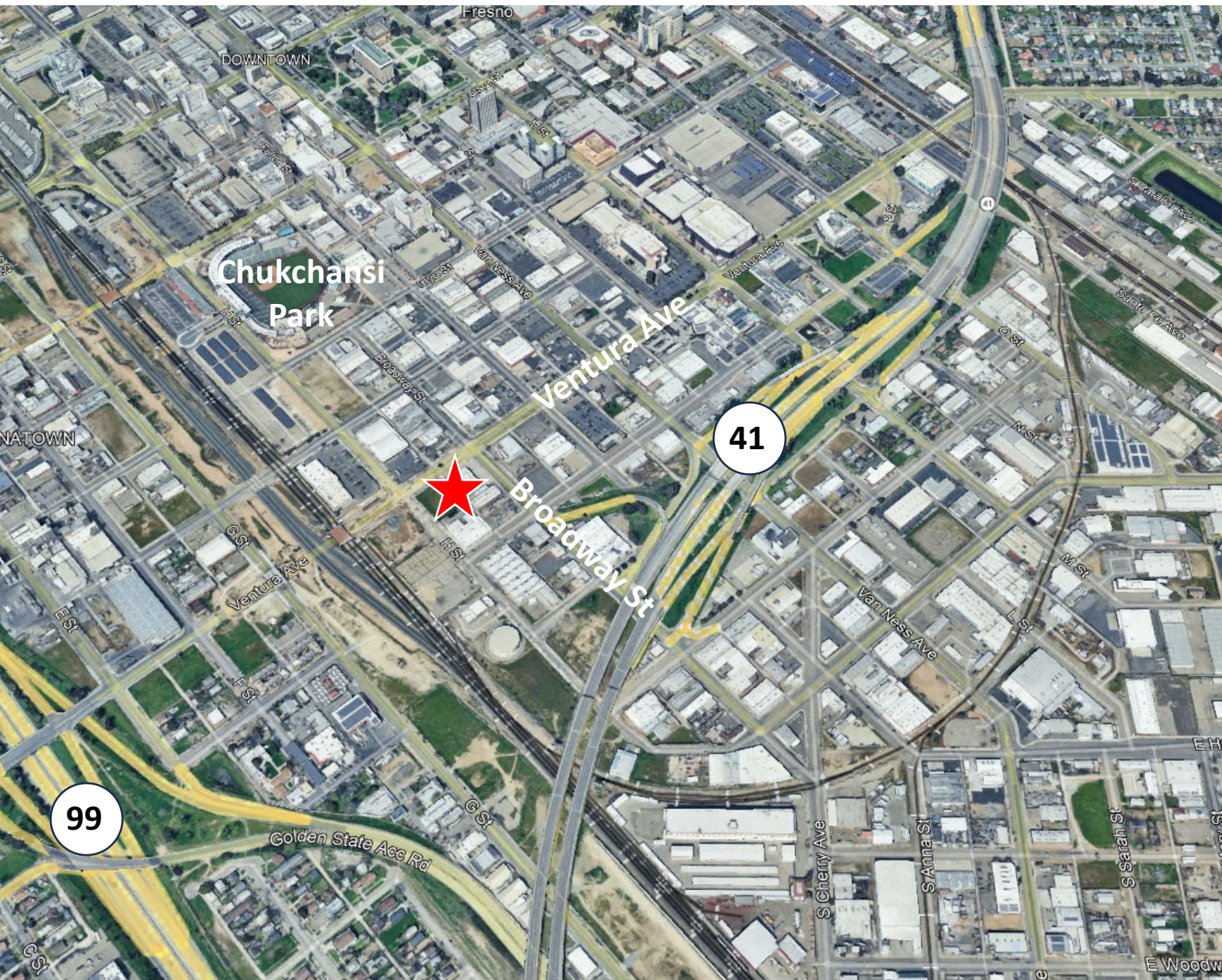
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FOR SALE

555 Broadway- Fresno

Vicinity Map



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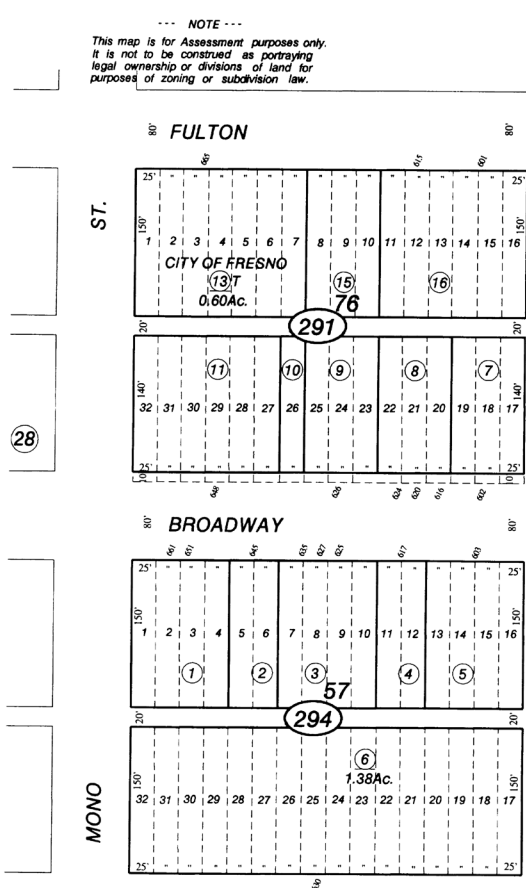


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555 Broadway- Fresno

Parcel Map

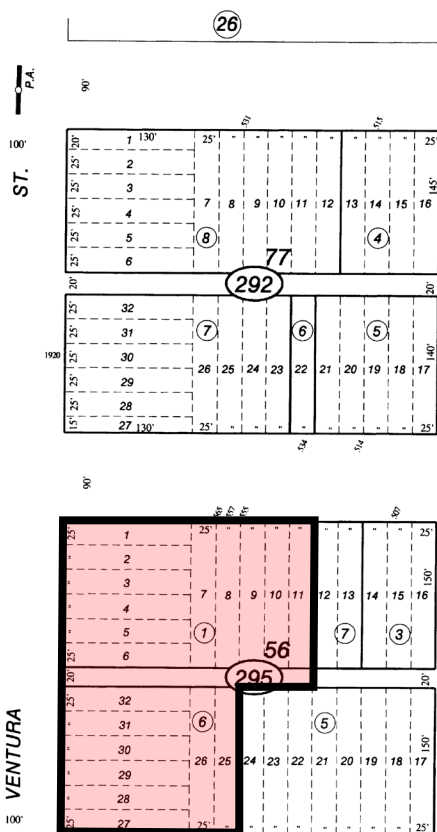
--- NOTE ---
This map is for Assessment purposes only.
It is not to be construed as portraying
legal ownership or divisions of land for
purposes of zoning or subdivision law.



Fresno - Plat Bk.1, Pg.2
Fresno - Plat Bk.4, Pg.2
Parkhurst's Addition - Plat Bk.1, Pg.16
Record of Survey - Bk.12, Pg.70

02-08-2012 DK

FRESNO CITY BLOCKS

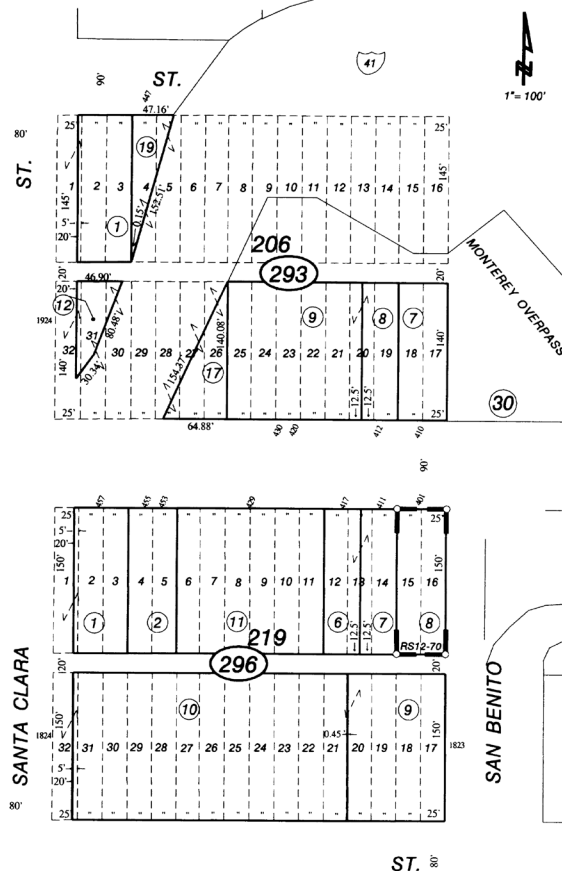


Bk.
467

**NOTE -Assessor's Block Numbers Shown in Ellipses.
Assessor's Parcel Numbers Shown in Circles.**

Tax Rate Area
5-227

468-29



Assessor's Map Bk. 468 - Pg. 29
County of Fresno, Calif.

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