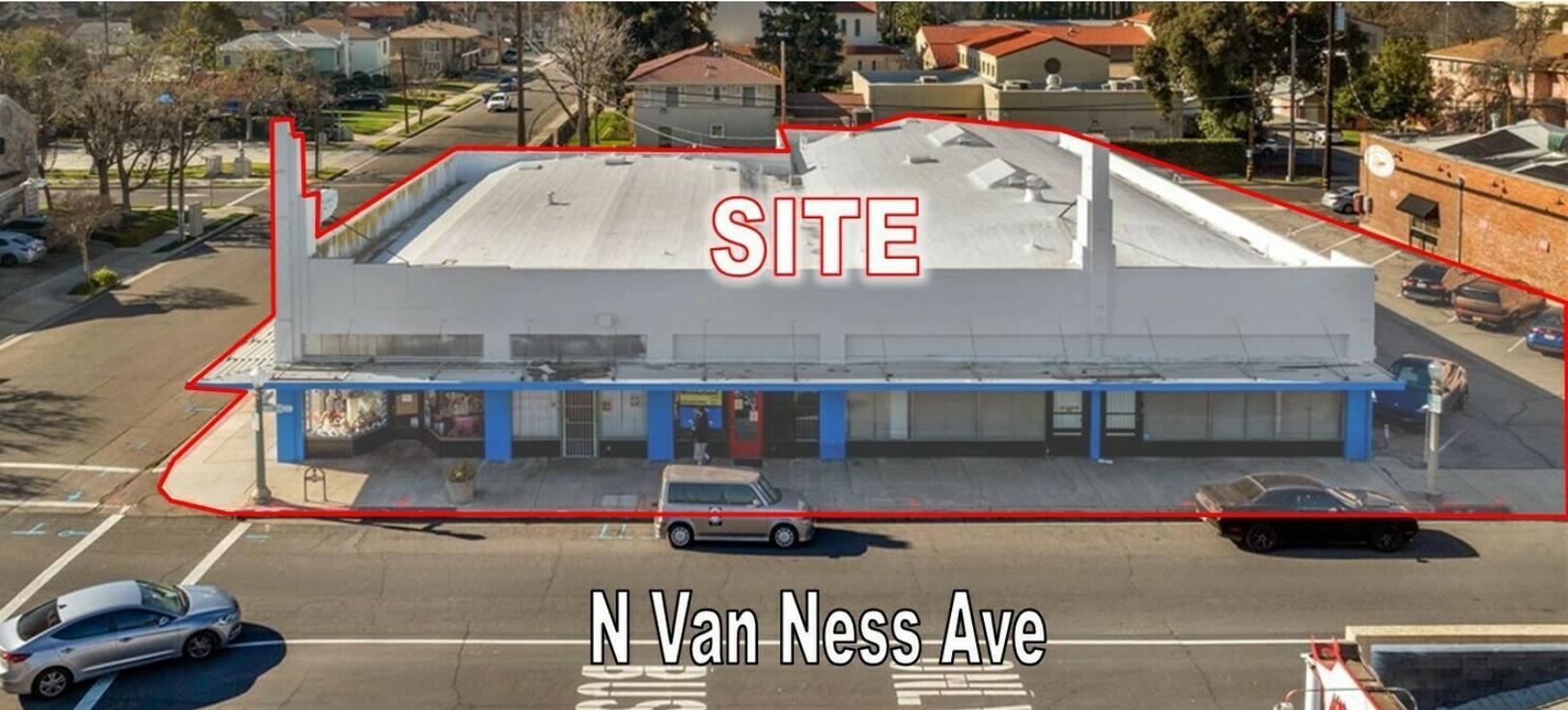




±9,250 SF Freestanding Retail Building on Van Ness Avenue



Sale Price	\$795,000
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OFFERING SUMMARY

Building Size:	9,250 SF
Lot Size:	0.28 Acres
Price / SF:	\$85.95
Cap Rate:	5.21%
NOI:	\$41,400
Year Built:	1937
Zoning:	CMS: Commercial Main Street
Market:	Fresno
Submarket:	Midtown West
APN:	451-121-10

PROPERTY HIGHLIGHTS

- Investment/Owner User Opportunity: ±9,250 SF Retail Building w/ Private Parking
- Freestanding Building On Hard Corner | Great Visibility
- (4) Fully Leased Spaces w/ Longstanding Tenants
- Additional Shared Parking Lot Included In Sale
- Excellent Presence Surrounded with Quality Tenants
- Ample Private Parking w/ Van Ness Ave Frontage
- Convenient Location Between CA-180 & CA-41
- Prime Corner | Functional Retail Spaces | Low Maintenance
- Easy Access from Surrounding Major Corridors

Jared Ennis
CalDRE #01945284
Executive Vice President
jared@centralcacommercial.com
559.705.1000

Kevin Land
CalDRE #01516541
Executive Managing Director
kevin@centralcacommercial.com
559.705.1000

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PROPERTY DESCRIPTION

Investment Opportunity: ±9,250 SF retail building with private parking on a ±0.29 acre lot. This fully leased property offers (3) retail spaces & (1) large warehouse space with endless potential. The visibility offers a tremendous draw of traffic from the neighboring retailers and neighborhoods. The building also benefits from a shared private parking lot with an additional (20) stalls. Situated on Van Ness Ave, one of Fresno's main retail corridors, just minutes from all major freeways.

LOCATION DESCRIPTION

Attractive freestanding retail building on hard corner lot off Van Ness Ave in Fresno, CA. The property is located north of Floradora Ave, west of Van Ness Ave, south of Mckinley Ave, & east of Maroa Ave. Location provides easy nearby access to all major highways & to several nearby retail amenities. Fresno is an excellent location for retail due to its central position in California's San Joaquin Valley. It's strategically situated as a hub for commerce, connecting major metropolitan areas like San Francisco, Los Angeles, and Sacramento. This central location offers easy access to both Northern and Southern California markets, making it an ideal stop for travelers and businesses. The city has a large and diverse population, with a growing middle class, which creates a strong customer base for various retail sectors. Additionally, Fresno benefits from being near major transportation routes, including highways and railroads, enhancing distribution and logistics for retail businesses. This combination of location advantages makes Fresno a prime spot for retail growth.



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SUITE	TENANT NAME	SIZE SF	% OF BUILDING	MARKET RENT	ANNUAL RENT	LEASE END
1405 N Van Ness	Chase Flower Shop	1,500 SF	16.22%	\$22,500	\$8,400	MTM
1407 N Van Ness	Resistance Gallery	1,050 SF	11.35%	\$15,750	\$7,200	MTM
1409 N Van Ness	Wonderland Comics	1,050 SF	11.35%	\$15,750	\$7,800	MTM
1411-1415 Van Ness	Roger Rockas	5,720 SF	61.84%	\$51,480	\$18,000	MTM
TOTALS		9,320 SF	100.76%	\$105,480	\$41,400	

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INCOME SUMMARY

2026 PROFORMA

Gross Rents	\$105,480
GROSS INCOME	\$105,480

EXPENSES SUMMARY

2026 PROFORMA

Property Taxes	\$10,000
Insurance	\$6,000
Capital Reserve & Vacancy 10%	\$10,548
OPERATING EXPENSES	\$26,548

NET OPERATING INCOME

\$78,932

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INVESTMENT OVERVIEW

2026 PROFORMA

Price	\$835,000
Price per SF	\$90
GRM	7.92
CAP Rate	9.45%
Cash-on-Cash Return (yr 1)	9.45%
Total Return (yr 1)	\$78,932

OPERATING DATA

2026 PROFORMA

Gross Scheduled Income	\$105,480
Total Scheduled Income	\$105,480
Gross Income	\$105,480
Operating Expenses	\$26,548
Net Operating Income	\$78,932
Pre-Tax Cash Flow	\$78,932

FINANCING DATA

2026 PROFORMA

Down Payment	\$835,000
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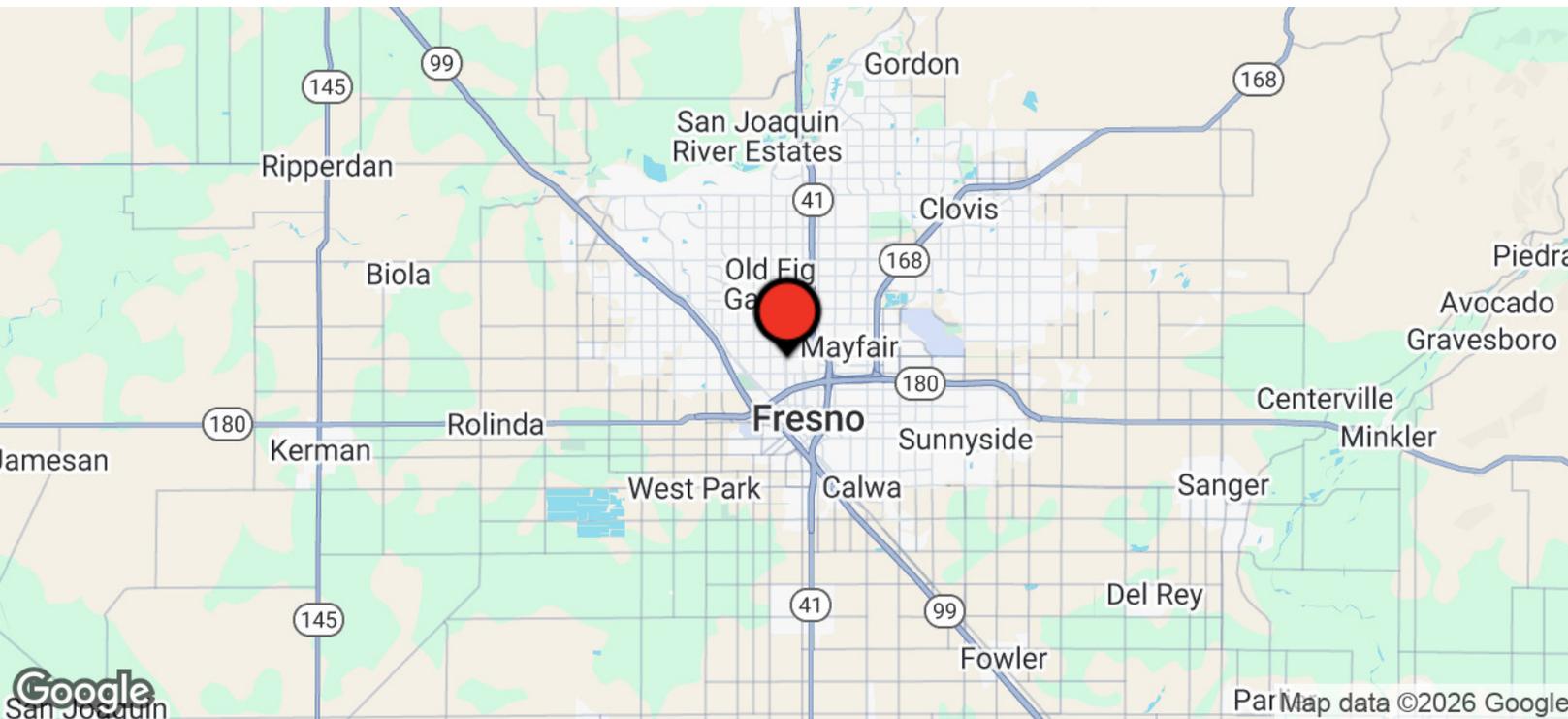
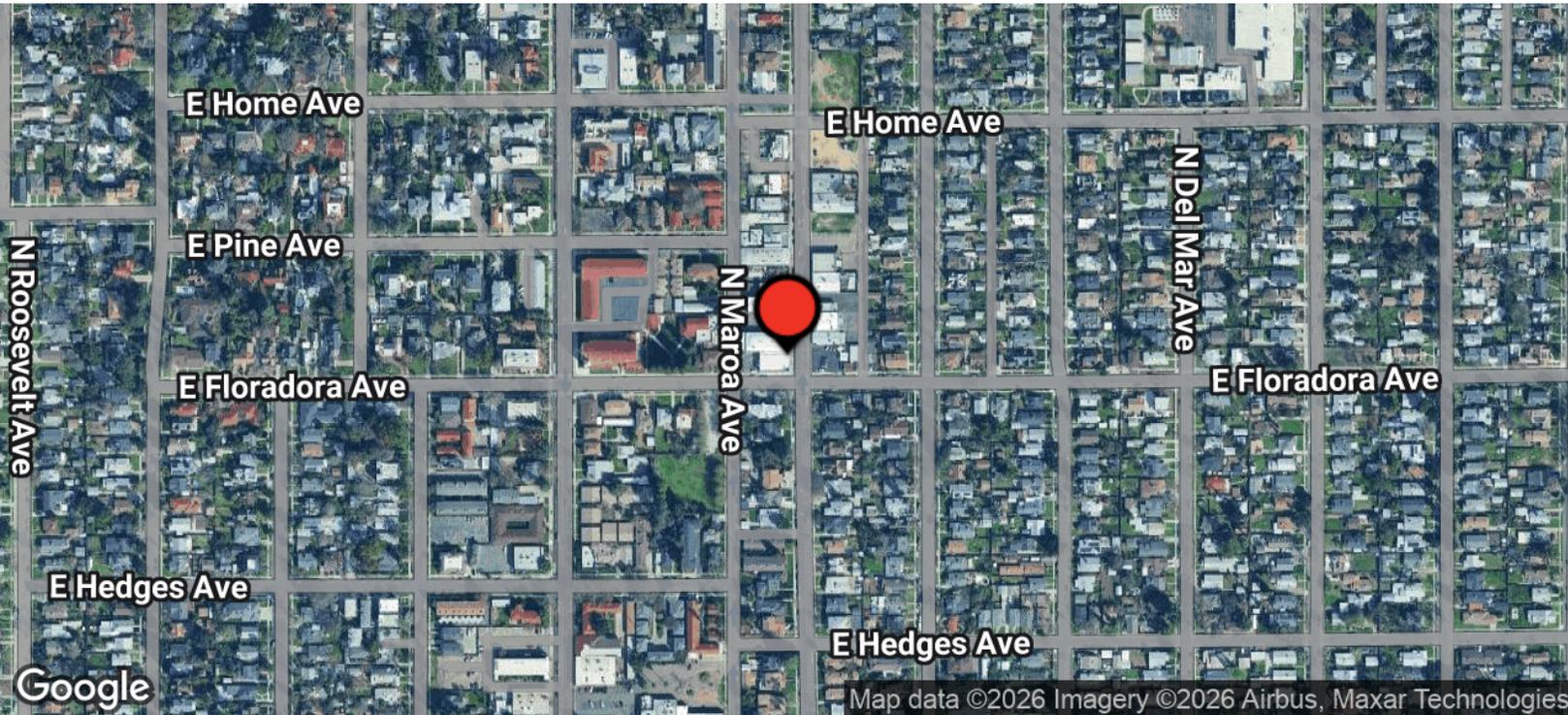
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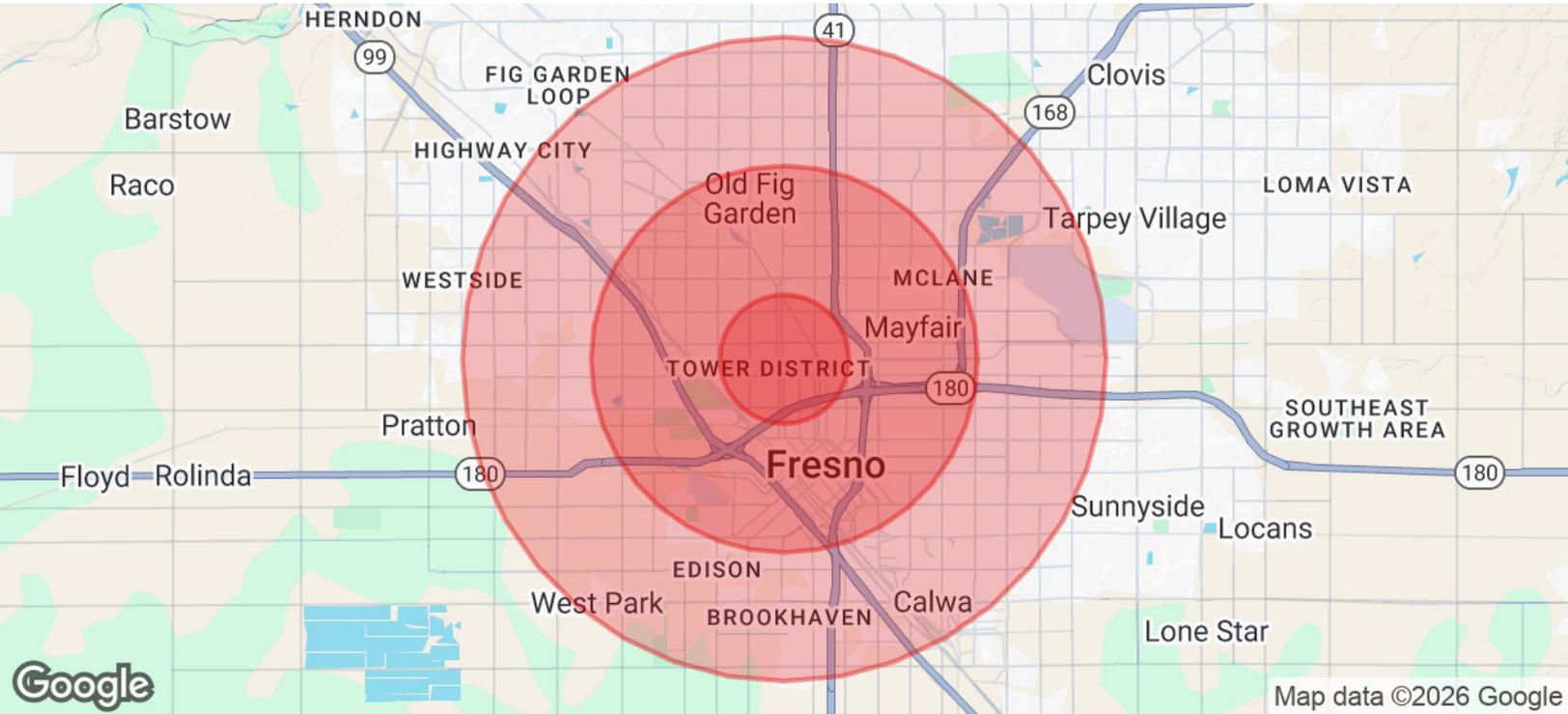
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	19,612	165,108	376,109
Average Age	37	35	35
Average Age (Male)	36	34	34
Average Age (Female)	38	36	36
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	7,456	52,308	120,341
# of Persons per HH	2.6	3.2	3.1
Average HH Income	\$74,306	\$62,583	\$69,241
Average House Value	\$318,442	\$295,102	\$313,879
ETHNICITY (%)	1 MILE	3 MILES	5 MILES
Hispanic	60.4%	66.1%	61.5%

Demographics data derived from AlphaMap

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