

FOR SALE

RARE DOWNTOWN FRESNO OPPORTUNITY | 25,650 SF BUILDING WITH GATED PARKING

922 VAN NESS AVE

922 VAN NESS AVENUE | FRESNO, CA 93721

PRESENTED BY:

KIRK ATAMIAN

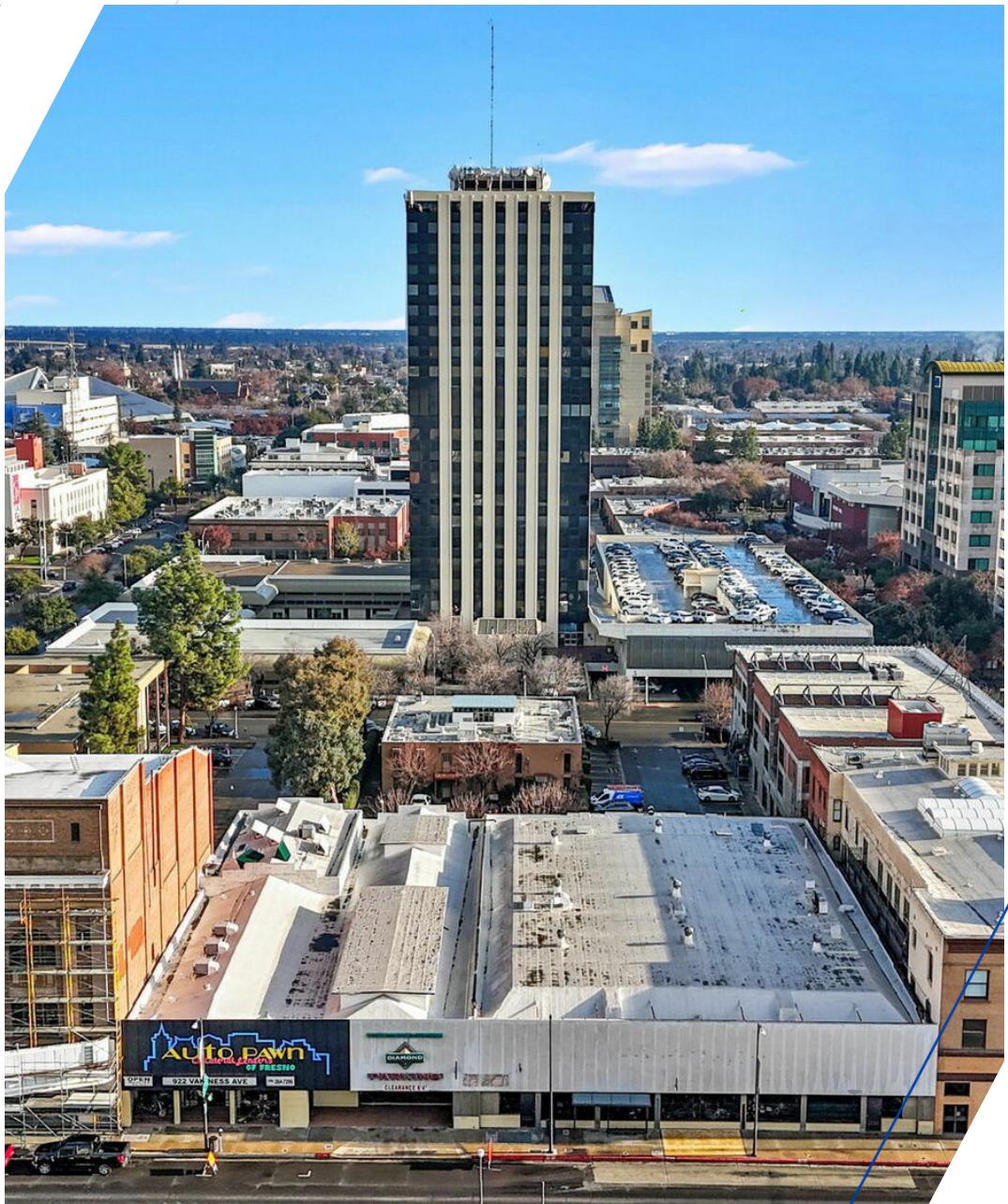
Commercial Specialist

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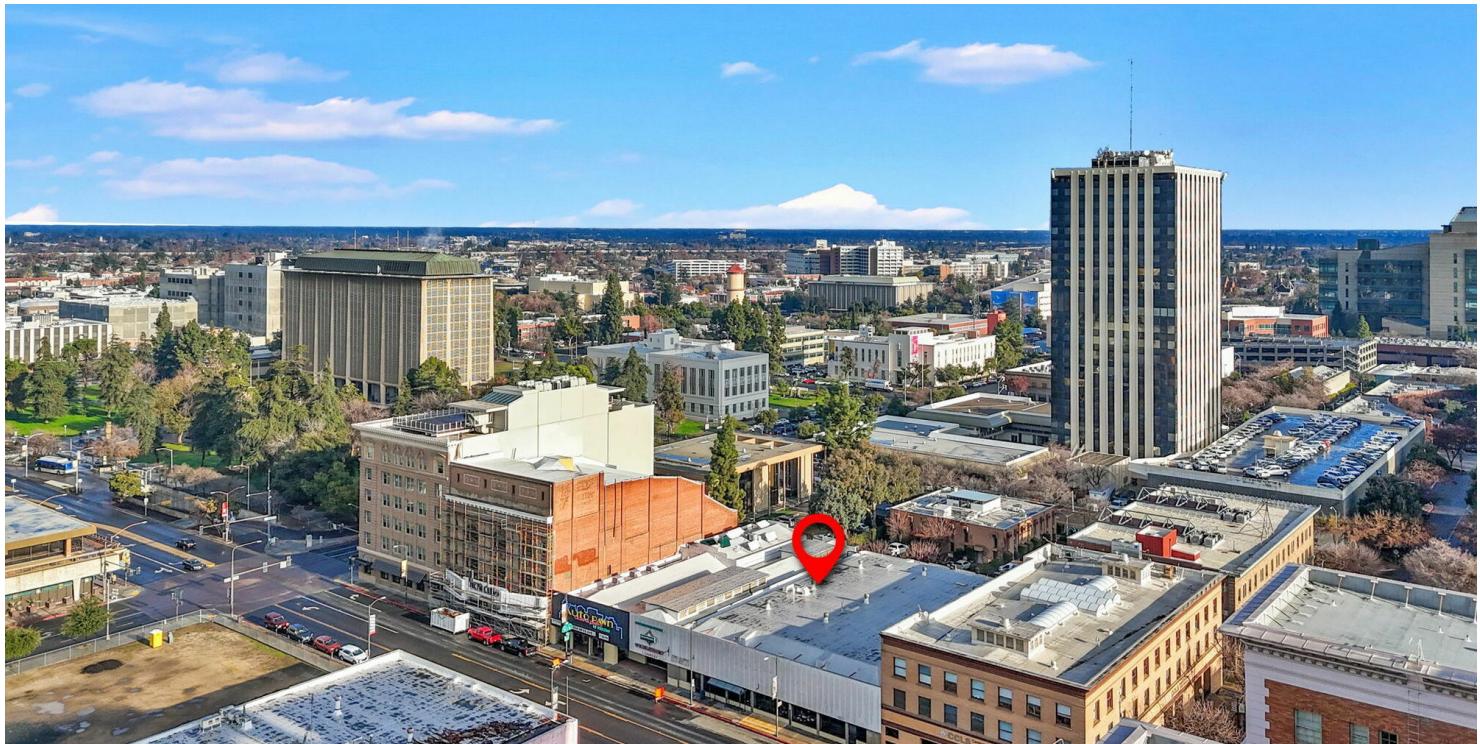
BEAU MIRACLE

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PROPERTY DESCRIPTION

A truly rare offering in the heart of Downtown Fresno. This ±25,650 square foot freestanding building features its own secured, gated parking garage, a standout amenity that is exceptionally hard to find in the downtown core.

The property is currently occupied and operated as a retail pawn shop, but the layout and scale create endless possibilities for repositioning or redevelopment. High ceilings, open floor areas, and strong structural bones allow for a wide range of commercial or mixed-use concepts.

An additional highlight is the upstairs loft space with 2 bedrooms 2 baths and laundry, ideal for live-work use, executive office, creative studio, or on-site management quarters.

Whether for retail, office, creative space, showroom, entertainment, adaptive reuse, or mixed-use redevelopment, this property offers size, parking, and flexibility that are rarely available downtown.

OFFERING SUMMARY

Sale Price:	\$3,200,000
Lot Size:	26,250 SF
Building Size:	25,560 SF

HIGHLIGHTS

- ±25,650 SF total building size
- Prime Downtown Fresno location
- Private, gated parking garage
- Upstairs loft with 2 bedrooms 2 baths and laundry
- 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
- Flexible layout supporting retail, office, creative, or mixed-use concepts



RE/MAX SUCCESS - KIRK ATAMIAN

Each office independently owned and operated

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RETAIL PROPERTY

ADDITIONAL PHOTOS

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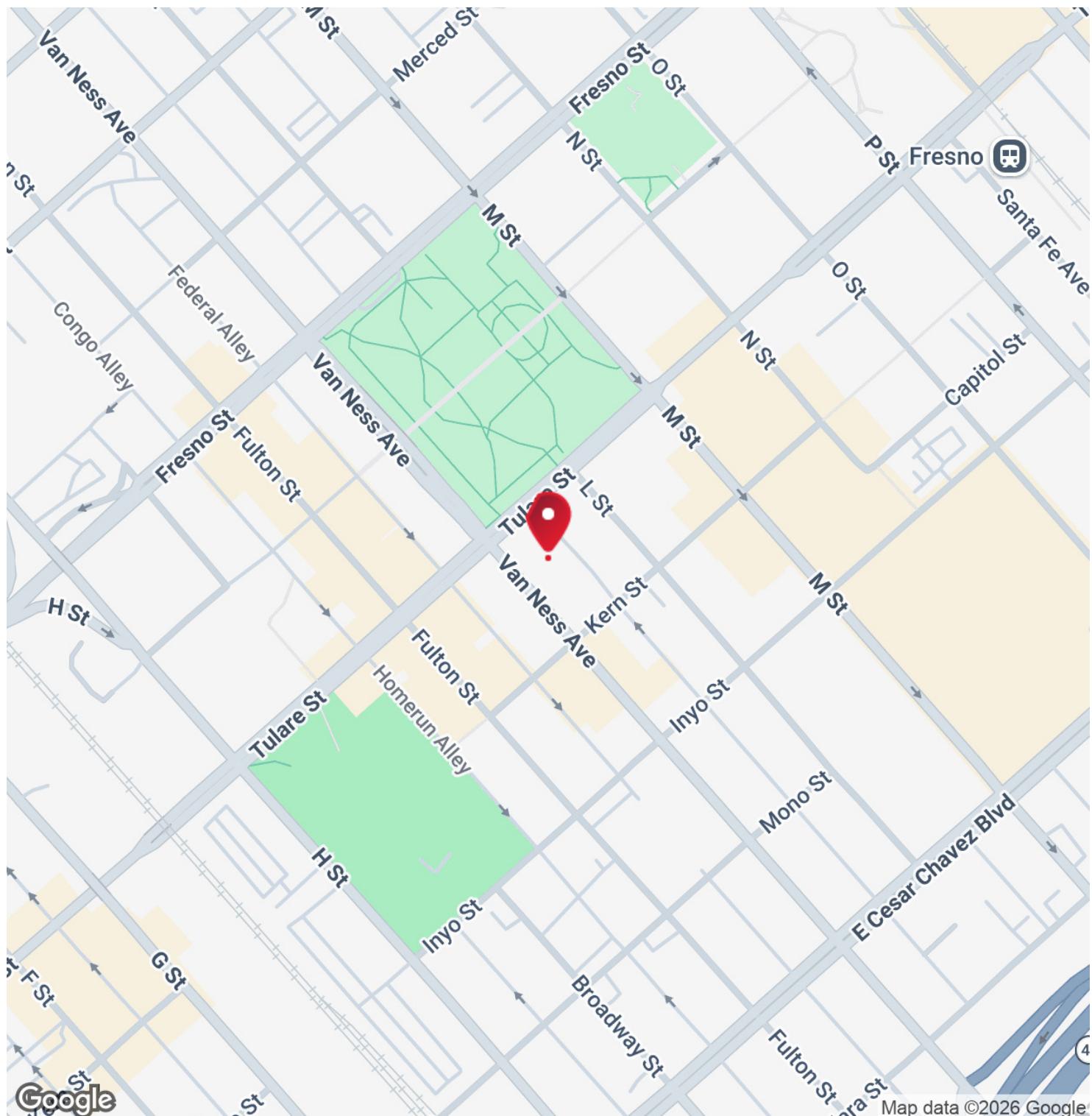
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LOCATION MAP

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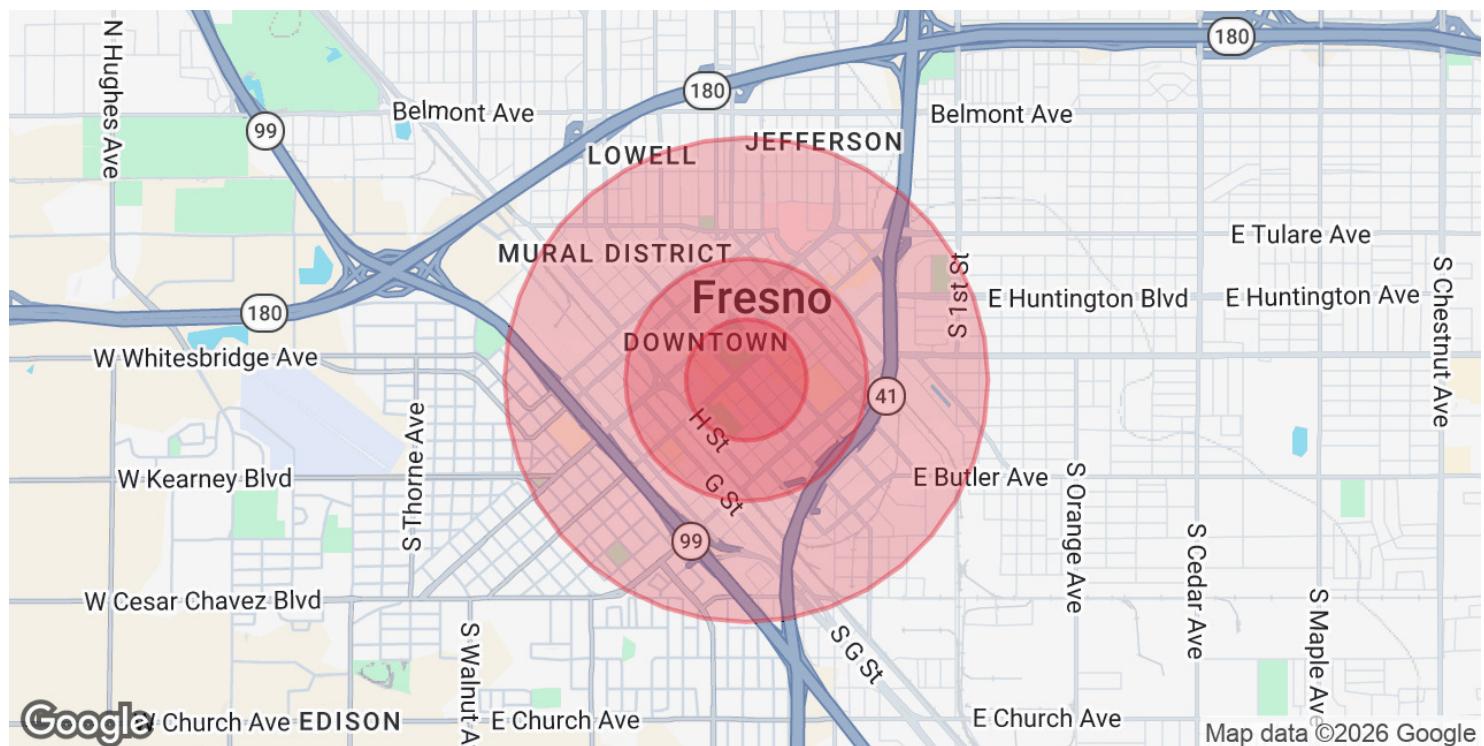
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,578	4,143	16,340
Average Age	36.3	35.5	33.1
Average Age (Male)	35.8	35.4	32.5
Average Age (Female)	42.8	39.4	34.9

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	452	1,166	4,844
# of Persons per HH	3.5	3.6	3.4
Average HH Income	\$44,560	\$45,555	\$47,323
Average House Value	\$400	\$164,360	\$164,099

2023 American Community Survey (ACS)

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