

SAITO
COMPANY



OFFERING MEMORANDUM

Creative Office in Downtown Fresno

3,240± SF Available



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1463 N. Van Ness Avenue
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For Sale | For Lease

Location, demographics and information on subject property is supplied by sources believed to be reliable. However, the Mark Saito Company cannot guarantee its accuracy and make no warranty or representations as to its veracity. It is presented hereon with the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only and these may not represent current or future performance of the property. All inquiries about content should be directed to the broker (BRE LIC# 00701227) Mark Saito and the Mark Saito Company. All rights reserved, 2025.

PROPERTY OVERVIEW

1463 N. Van Ness Ave.

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Lease Offering

PRICE:	\$600,000.00
RATE:	Contact for Details
SIZE:	3,240± sq. ft.
PARKING:	Four (4) parking stalls
TYPE:	Office
ZONING:	CMS
COUNTY:	Fresno

1463 N. Van Ness Avenue offers approximately 3,240 sq. ft. of office space in the heart of Fresno's vibrant Tower District—one of the city's most dynamic and creative neighborhoods.

This distinctive brick building features a highly functional layout, including large display windows, reception area, private offices, a conference room, ample storage, and dual entrances for seamless access from both sides of the property. Its prominent location along N. Van Ness Avenue ensures excellent visibility on one of Downtown Fresno's most well-traveled corridors.

The Tower District is celebrated for its historic charm, walkable streets, and cultural scene. This district is home to notable local retailers such as Component Coffee, Sam's Italian Deli & Market, Veni Vidi Vici, and Howlin Wolf, reinforcing it's reputation as a hub of creativity, community, and commerce. In addition, is just a block from dense residential neighborhoods with quaint, character-rich homes that draws investors and home enthusiasts from around the country. This is an ideal environment for businesses seeking to become part of a collaborative ecosystem.

With steady foot and vehicle traffic, convenient access to CA-41, and just minutes from Fresno City College, serving approx. 30,000± students annually, *1463 N. Van Ness offers prime exposure and a strategic location for long-term business growth.*

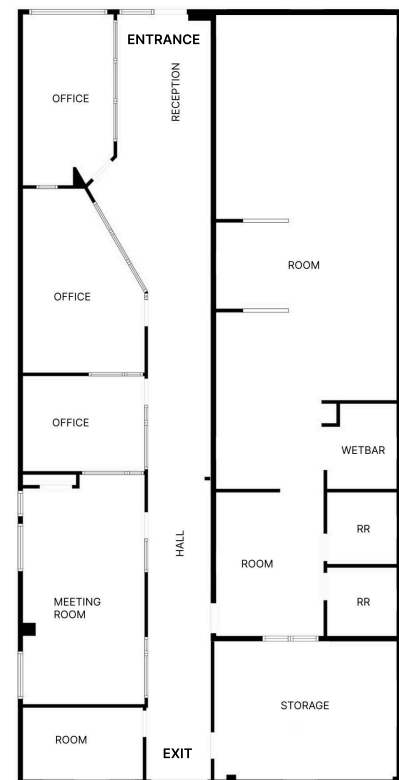
Property Highlights

- Prime Downtown Location, Tower District
- One block from Fresno City College
- N. Van Ness frontage
- High foot traffic

[Schedule a Tour Now](#)

N. VAN NES AVE.

N. MAROA AVE.



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VICINITY MAP

1463 N. Van Ness Ave.

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Vicinity Map

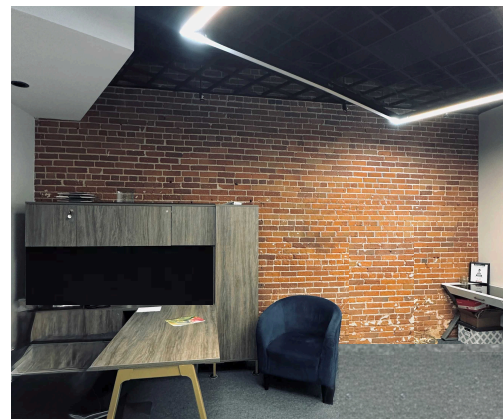
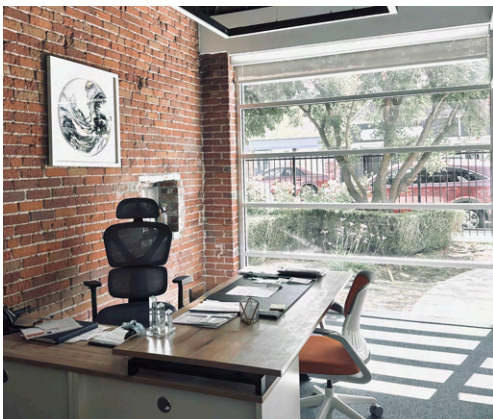


TRAFFIC COUNTS

Van Ness Ave Northbound	6,125±	VPD
Mckinley Ave Eastbound	16,562±	VPD
Total Traffic Counts	22,687±	VPD

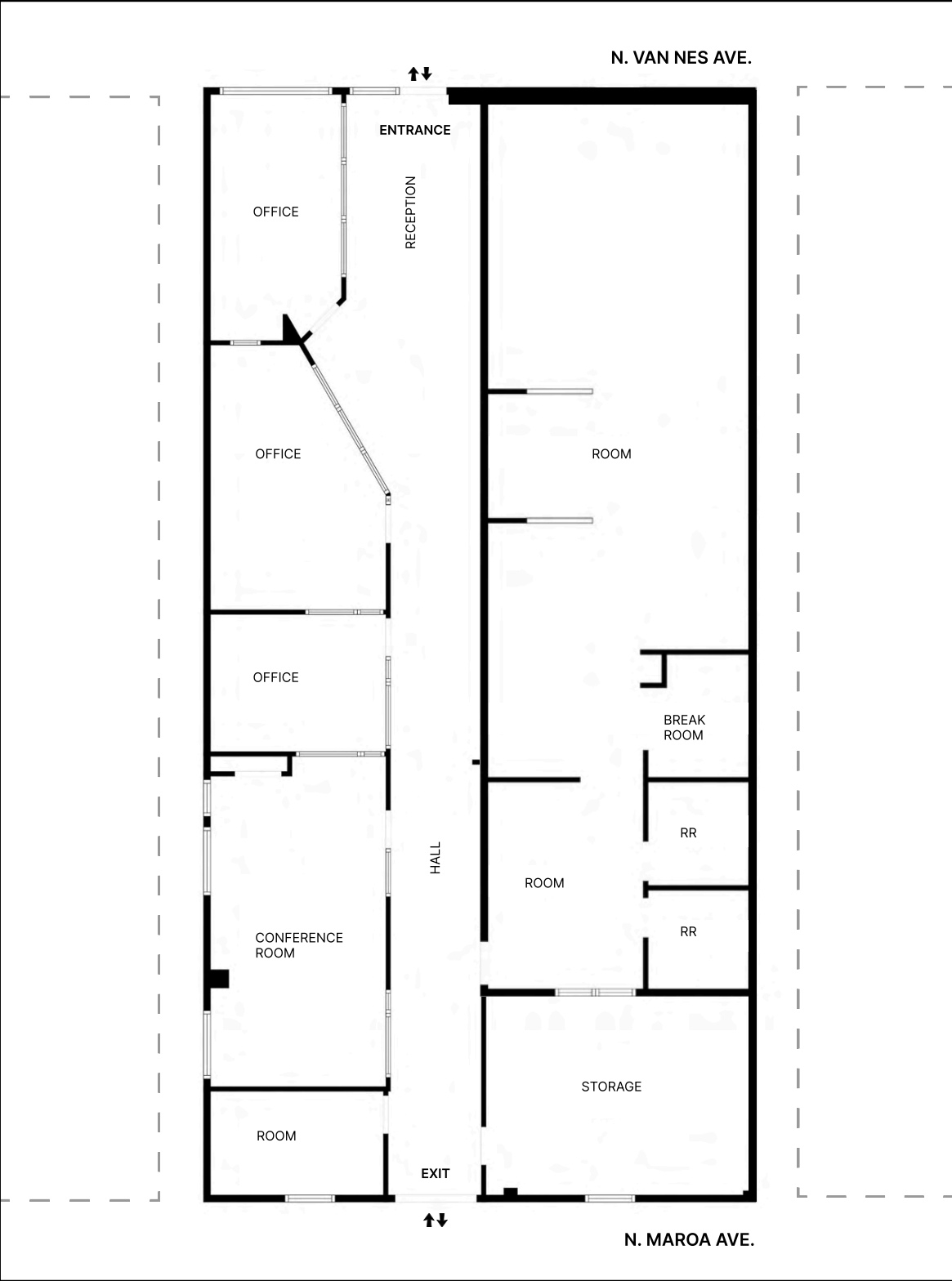
SURROUNDING MAJOR RETAILERS

Fresno City College	0.8MI
Fresno High School	4.3MI
Fresno Yosemite Airport	6.9MI
California State University, Fresno	7.9MI



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Site Plan



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Additional Photos



ENTRANCE



RECEPTION



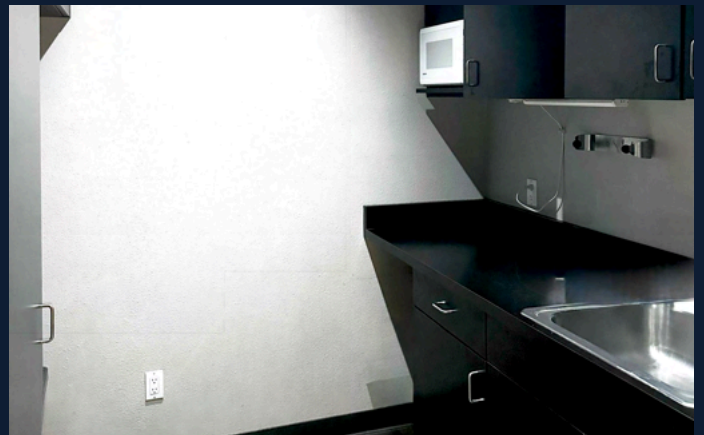
OFFICE



CONFERENCE ROOM



STORAGE



BREAK ROOM

LOCATION OVERVIEW

Fresno, CA.

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Location Overview

Fresno, CA.

As the 6th largest city in California, Fresno is a major player in the commercial sector. Its central location ensures connectivity to major cities like Los Angeles and San Francisco, making it an ideal hub for businesses targeting the Central Valley market.

Fresno's growing population and economic activity drive a thriving market. The attraction to notable Downtown Fresno and Tower District has cultivated a vibrant atmosphere, with destinations like the Fulton Street Mall, Chukchansi Park, and the Brewery District drawing consistent foot traffic. This activity underscores the area's appeal as a retail and entertainment destination. Major attractions, including the Fresno Convention Center, The Saroyan Theater, and Tower Theatre of the Performing Arts further enhance its status as a gathering point for both locals and visitors.

The Tower District is the ultimate hub for retail, dining, and nightlife. It features over 80± businesses, including local boutiques, galleries, vintage shops, and a wide variety of restaurants like Veni Vidi Vici and Sequoia Brewing Company. The area is also known for its walkability, with a walk score of 85, reflecting its compact, accessible layout and walking distance from Fresno City College of which serves over 30,000± students annually.

Population

Population of Fresno, CA.

2023 POPULATION	1,032,114
2022 POPULATION	1,015,190
2021 POPULATION	1,014,000



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