



7055 N CHESTNUT AVE

7055 N CHESTNUT AVE STE 101
FRESNO, CA 93720

OFFERING MEMORANDUM

7055 N CHESTNUT AVE

7055 N CHESTNUT AVE STE 101
FRESNO, CA 93720

EXCLUSIVELY PRESENTED BY:



PAUL SINGH
Real Estate COnsultant
Mobile: 559-905-5228
hirdeys@gmail.com
License #: 01878751



ROD ALUISI REAL ESTATE

1170 E Champlain Dr Suite 109
Fresno, CA 93720

Office: 559-227-7000
<https://www.paulsinghrealtor.com>

Built By: www.crebuilder.com



INVESTMENT SUMMARY

Presenting a rare opportunity to own a highly functional and versatile office space in one of North Fresno's most desirable professional complexes. Located on the northwest corner of Herndon and Chestnut, this ±3,327 sq. ft. office suite offers exceptional accessibility, visibility, and professional appeal.



PROPERTY SUMMARY

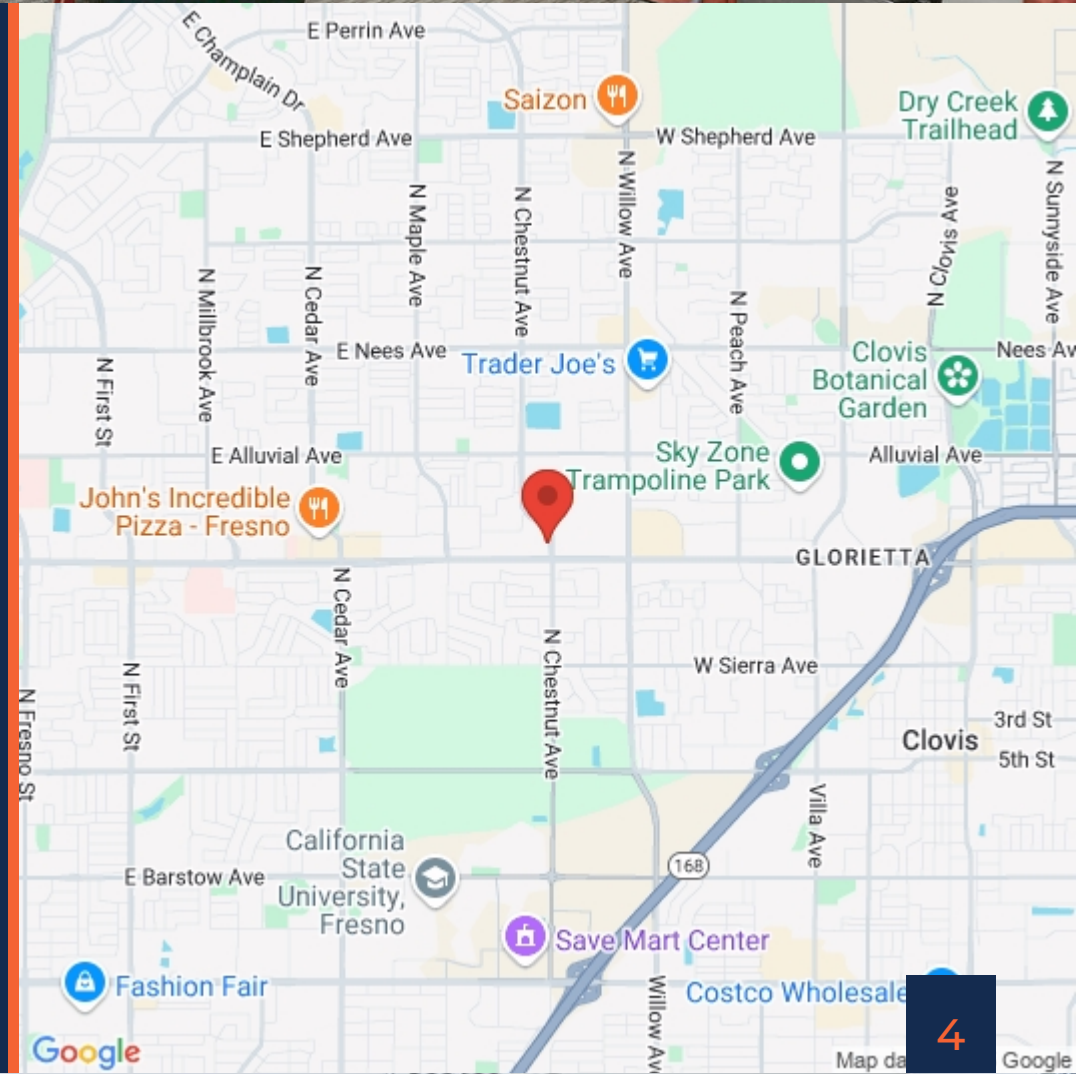
Offering Price	\$1,499,000
Building SqFt	3,327 SqFt
Year Built	2008
Lot Size (SF)	13,503.00 SqFt
Parcel ID	404-540-01
Zoning Type	Commercial
County	Fresno
Coordinates	36.838741,-119.736563





INVESTMENT HIGHLIGHTS

- Currently occupied by a psychiatric practice, this space is well-designed for a wide range of uses including medical, legal, CPA, real estate, or executive business services. The layout includes:
 - Welcoming reception area and client lobby
 - Two conference rooms ideal for meetings or group sessions
 - Six private offices
 - Media/computer room
 - Two restrooms
 - Dedicated storage room, plus an additional ± 578 sq. ft. of unfinished space currently used for storage
 - Paid off solar system, offering energy efficiency and long-term savings





LOCATION HIGHLIGHTS

- Located in a professionally maintained office park with ample parking, this suite offers a prestigious North Fresno address within close proximity to major medical centers, dining, and Highway 41. Whether you're expanding a medical practice, establishing an executive office, or investing in a high-demand corridor, this property delivers the space, location, and flexibility your business needs.





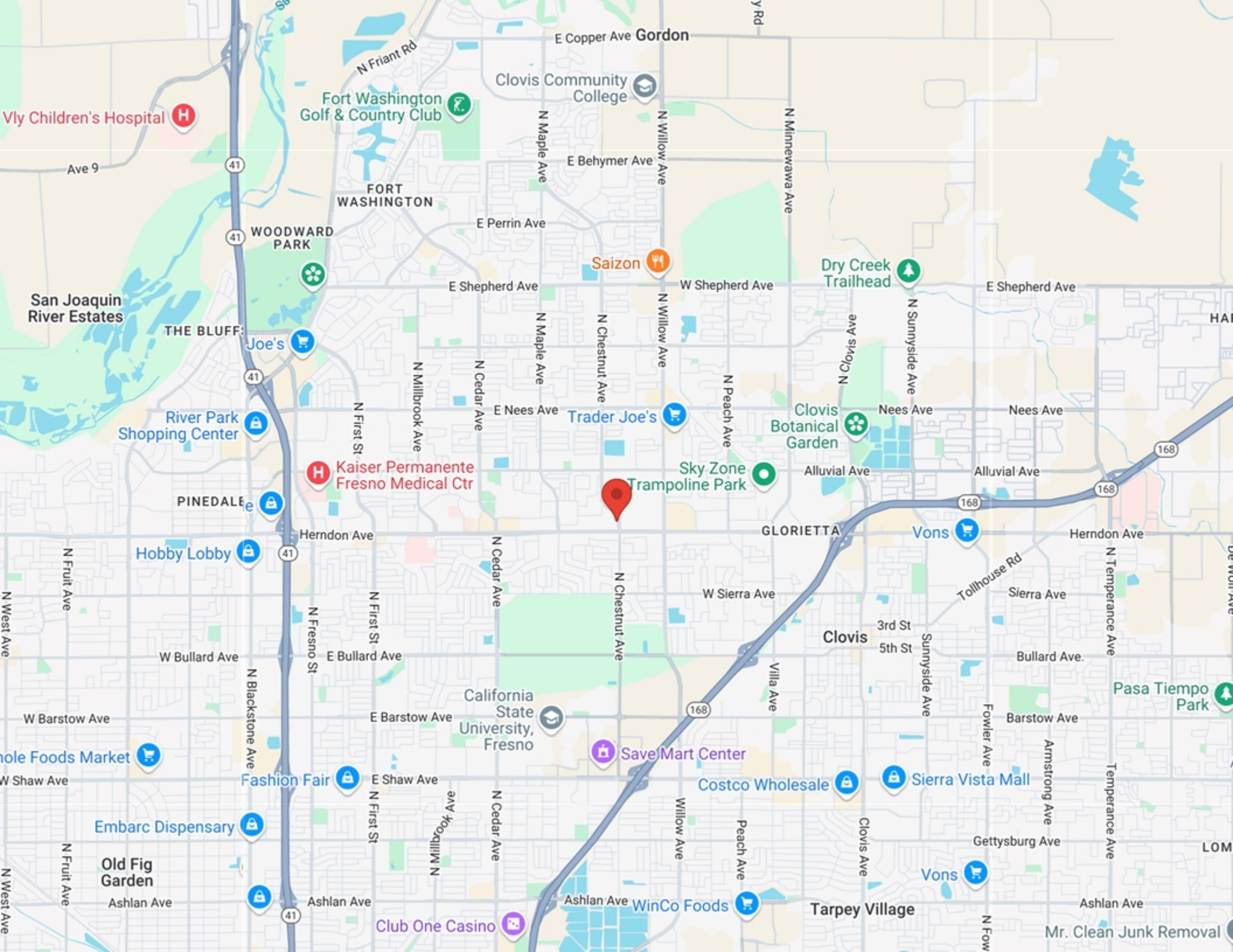
DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	12,307	114,839	239,988
2010 Population	14,529	133,487	275,638
2024 Population	16,149	142,665	300,351
2029 Population	16,273	144,347	303,533
2024-2029 Growth Rate	0.15 %	0.23 %	0.21 %
2024 Daytime Population	15,311	158,312	332,932

2024 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15000	265	4,481	9,136
\$15000-24999	177	3,078	6,027
\$25000-34999	304	4,099	8,279
\$35000-49999	455	5,762	10,865
\$50000-74999	830	7,772	15,256
\$75000-99999	929	6,147	13,116
\$100000-149999	1,718	10,940	21,088
\$150000-199999	730	5,035	11,054
\$200000 or greater	855	7,117	15,349
Median HH Income	\$ 102,988	\$ 81,851	\$ 83,947
Average HH Income	\$ 127,372	\$ 113,766	\$ 117,114

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	4,443	43,751	88,480
2010 Total Households	5,388	50,106	99,835
2024 Total Households	6,263	54,431	110,170
2029 Total Households	6,422	55,873	112,972
2024 Average Household Size	2.5	2.57	2.69
2024 Owner Occupied Housing	3,505	27,109	60,401
2029 Owner Occupied Housing	3,717	28,659	63,835
2024 Renter Occupied Housing	2,758	27,322	49,769
2029 Renter Occupied Housing	2,705	27,214	49,137
2024 Vacant Housing	225	2,612	5,633
2024 Total Housing	6,488	57,043	115,803





CITY OF FRESNO

COUNTY	FRESNO
INCORPORATED	10/20/1885

AREA

CITY	116 SQ MI
LAND	114.8 SQ MI
WATER	1.2 SQ MI
ELEVATION	308 FT

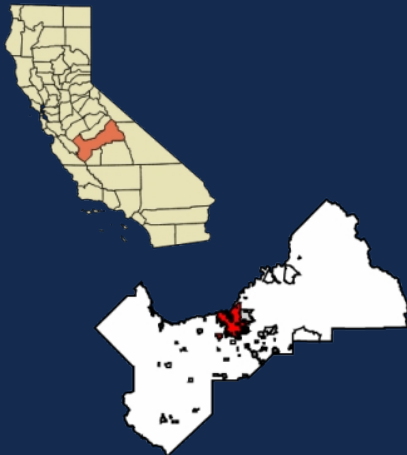
POPULATION

POPULATION	542,107
RANK	89
DENSITY	4,722.60 SQ MI
URBAN	717,589



ABOUT FRESNO

Fresno (; Spanish for 'Ash tree') is a city in the San Joaquin Valley of California, United States. It is the county seat of Fresno County and the largest city in the greater Central Valley region. It covers about 115 square miles (300 km2) and had a population of 542,107 as of the 2020 census, making it the fifth-most populous city in California, the most populous inland city in California, and the 34th-most populous city in the nation.



CONFIDENTIALITY STATEMENT

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from ROD ALUISI REAL ESTATE and it should not be made available to any other person or entity without the written consent of ROD ALUISI REAL ESTATE.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to ROD ALUISI REAL ESTATE. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. ROD ALUISI REAL ESTATE has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence of absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this offering memorandum has been obtained from sources we believe reliable; however, ROD ALUISI REAL ESTATE has not verified, and will not verify, any of the information contained herein, nor has ROD ALUISI REAL ESTATE conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

**PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.
PLEASE CONTACT THE ROD ALUISI REAL ESTATE ADVISOR FOR MORE
DETAILS.**

EXCLUSIVELY PRESENTED BY:



PAUL SINGH
Real Estate Consultant
Mobile: 559-905-5228
hirdeys@gmail.com
License #: 01878751



ROD ALUISI REAL ESTATE

1170 E Champlain Dr Suite 109
Fresno, CA 93720

Office: 559-227-7000
<https://www.paulsinghrealtor.com>