



Prime Tower Free Standing Office/ Retail Space

1133 E Olive Ave
Fresno CA 93728

FEATURES

- ✓ 4,787 Sq. Ft. Office/Retail for Lease
- ✓ Located in Tower with Olive Frontage
- ✓ Free Standing Building
- ✓ Professionally Managed
- ✓ Zoned CMS

LEASE TERMS

- ✓ \$4,500 per month
- ✓ LEASE TERMS NEGOTIABLE



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PHOTOS



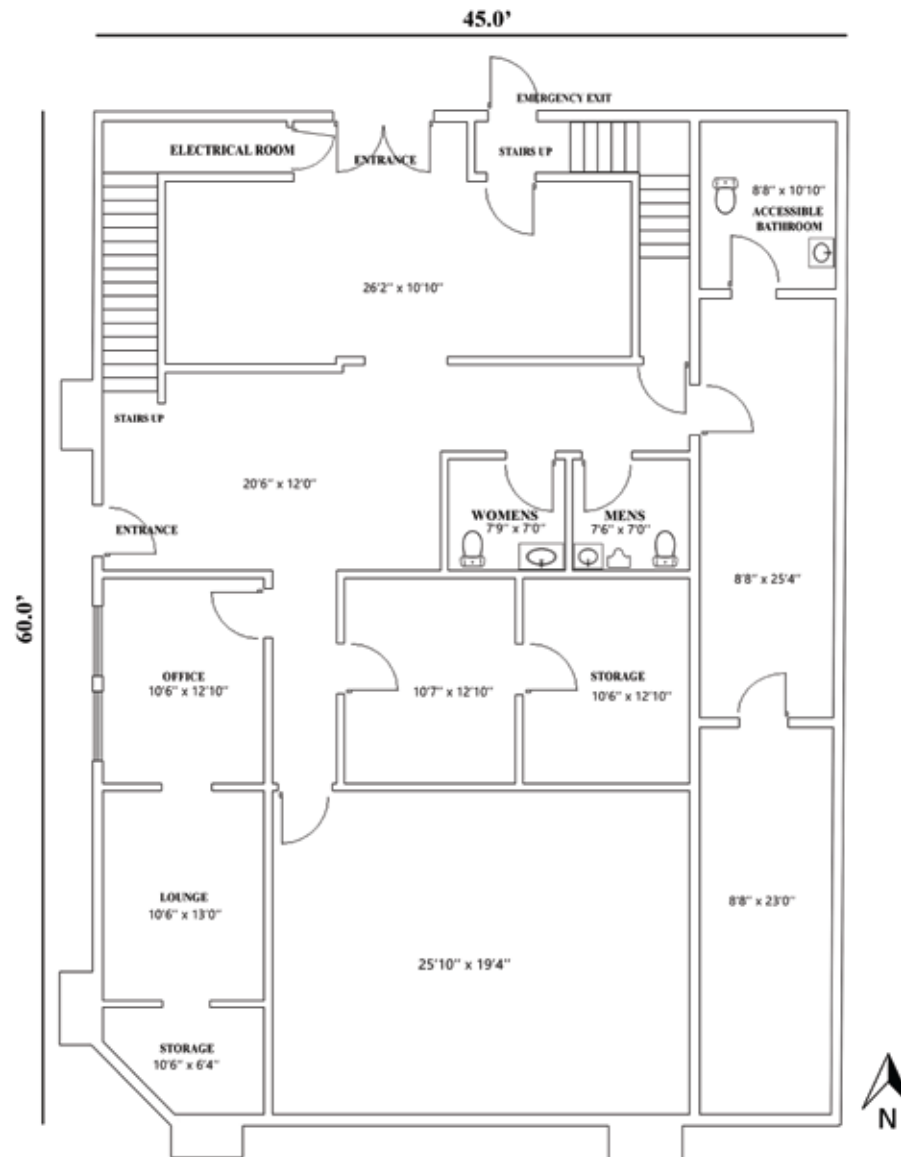
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FLOOR PLAN

First Floor



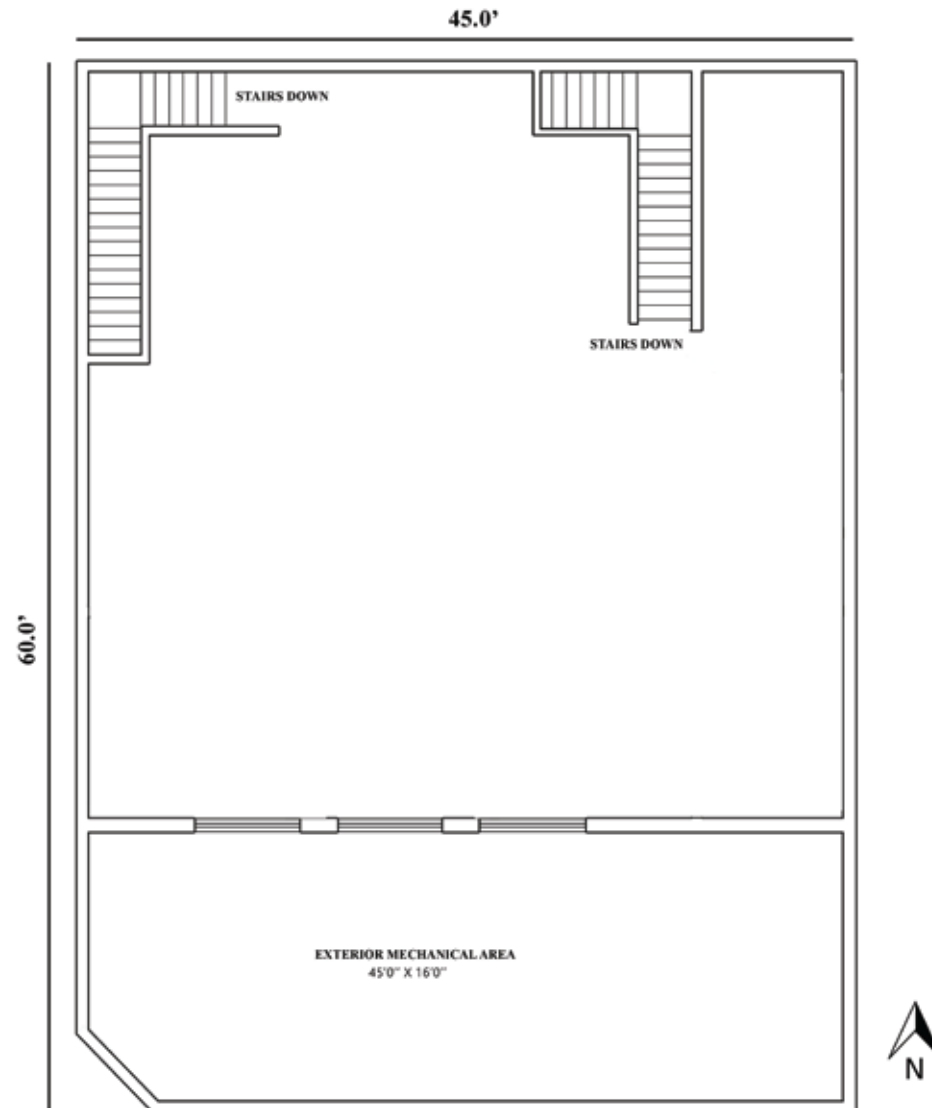
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FLOOR PLAN

Second Floor

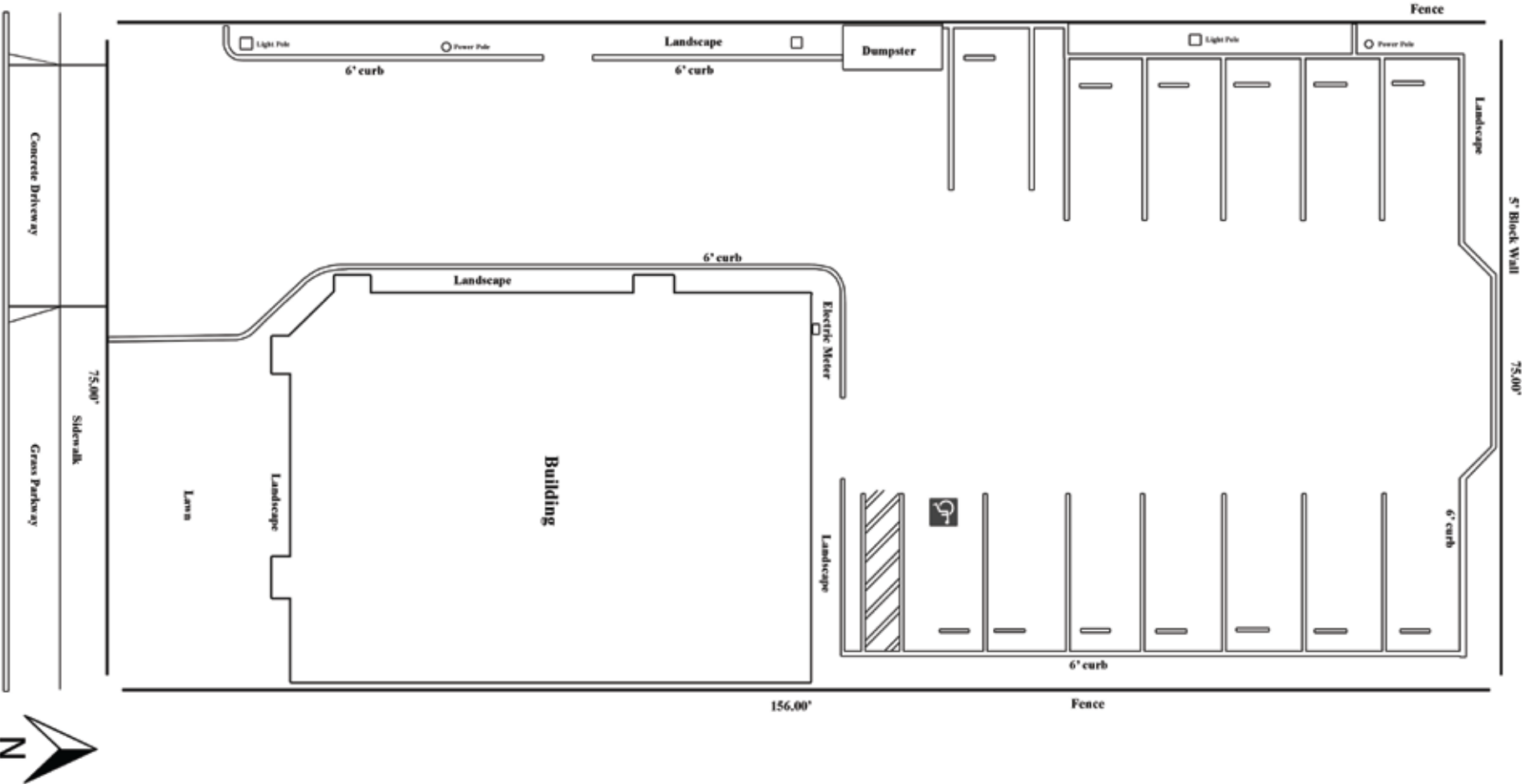


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SITE PLAN

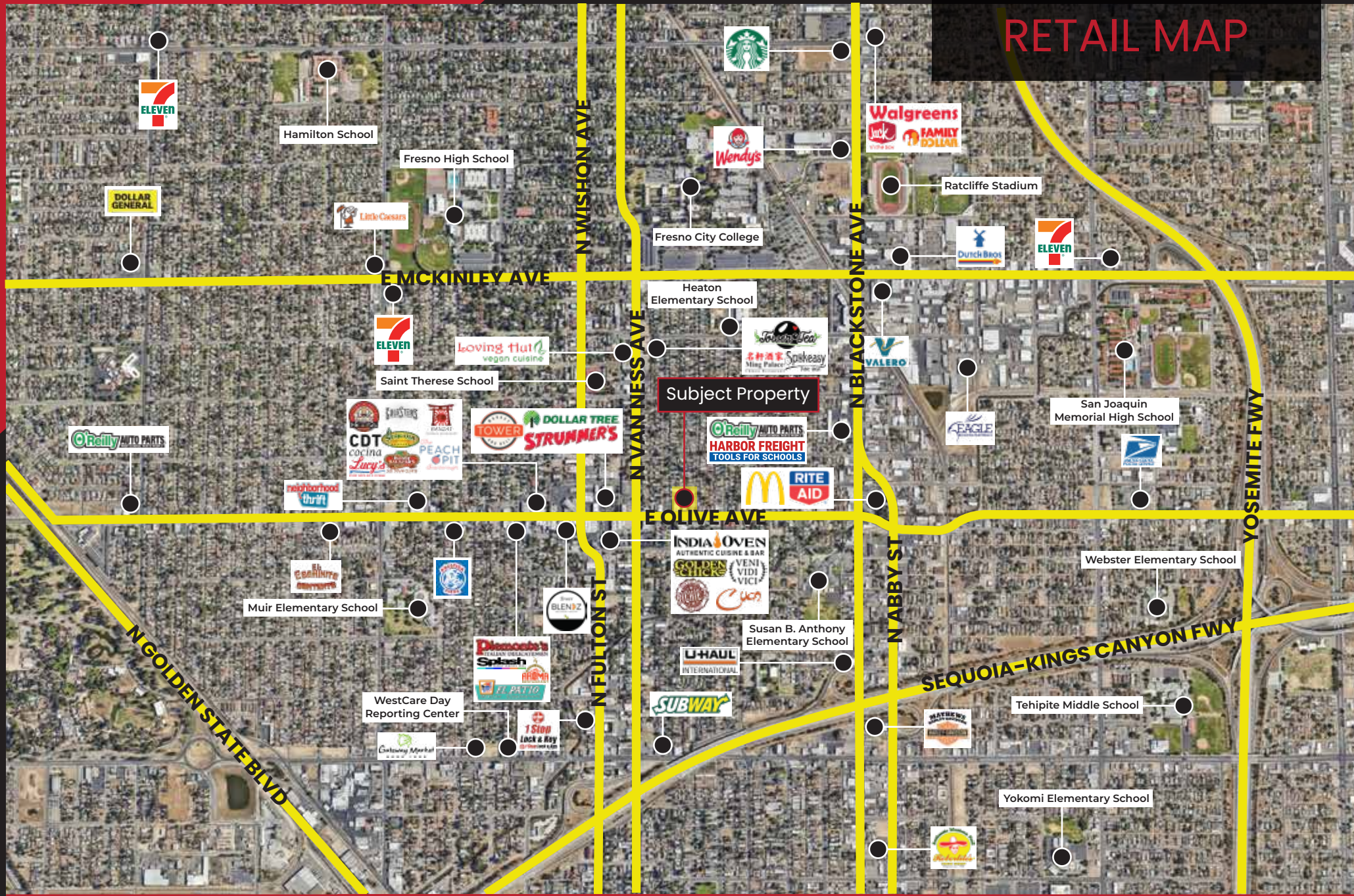


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RETAIL MAP



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DEMOGRAPHICS

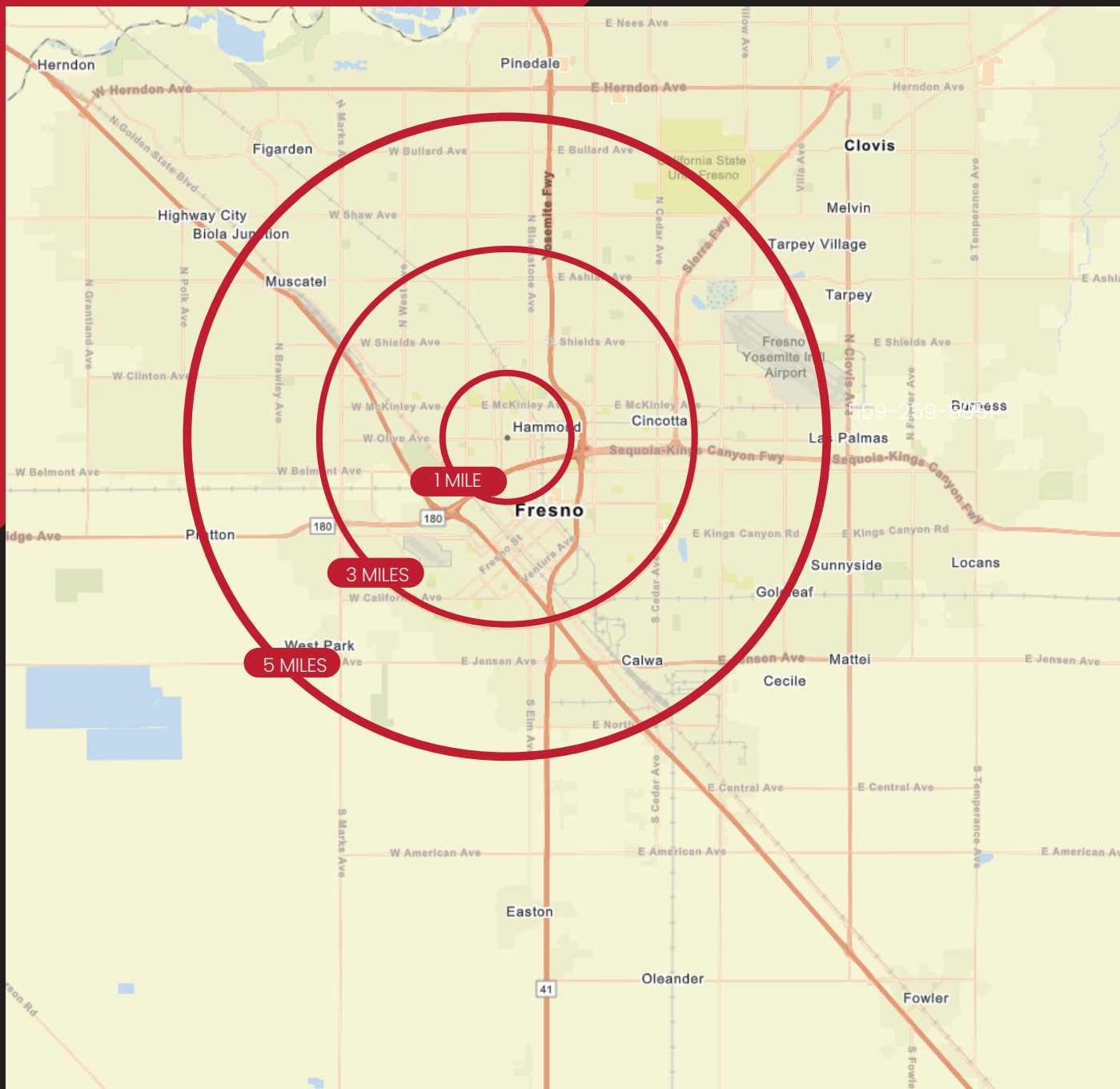
OVERVIEW





- ✓ The first floor features a conference room; a recreation room; Three private offices; Storage; and two bathrooms
- ✓ The Second floor is Large, could have many uses; general office; a dance studio; a music studio
- ✓ Easy Access to Freeways 180, 99 & 41
- ✓ Ample Parking with Approximately 17 parking stalls.

2026 SUMMARY	1 MILE	3 MILE	5 MILE
Population	21,311	166,992	366,457
Households	7,822	52,399	116,093
Families	4,722	36,007	79,944
Average Household Size	2.70	3.09	3.08
Owner Occupied Housing Units	2,654	20,013	46,833
Renter Occupied Housing Units	5,168	32,387	69,259
Median Age	31.2	30.2	30.1
Median Household Income	\$34,629	\$37,667	\$43,700
Average Household Income	\$57,726	\$57,494	\$63,490

TRAFFIC COUNT

- ✓ E Olive Ave -15,160 VPD
- ✓ Sequoia-Kings Canyon Fwy - 120,000 VPD
- ✓ Yosemite Fwy -152,000 VPD



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