

**FOR SALE / FOR LEASE**  
**1133 E Olive Ave**

Fresno, CA 93728

**PRESENTED BY:**

**CAMERON GRAHAM**

Managing Director

O: 559.400.0830

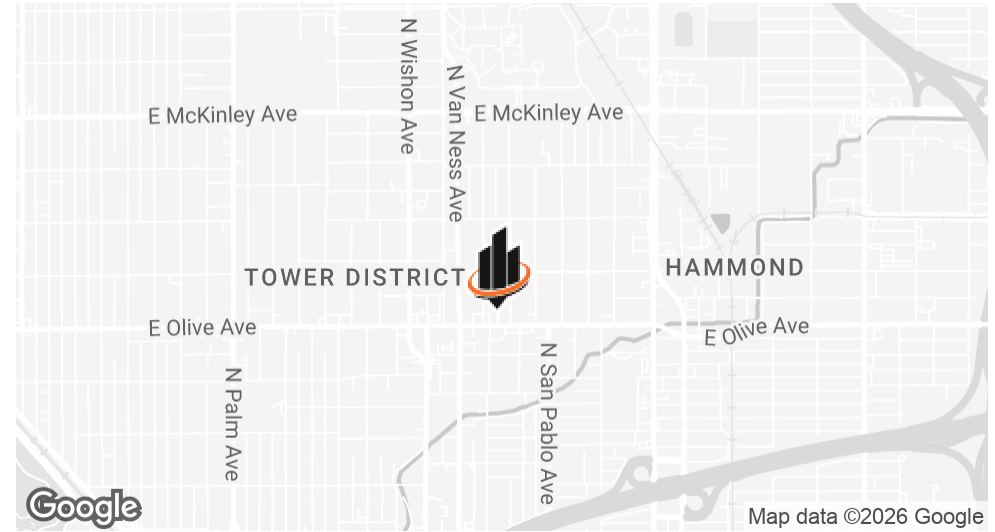
C: 559.289.6064

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SVN | Clovis Commercial

CalDRE #01970844

## PROPERTY SUMMARY



## OFFERING SUMMARY

<b>SALE PRICE:</b>	\$1,150,000
<b>LEASE RATE:</b>	\$1.00 SF/yr (NNN)
<b>AVAILABLE SF:</b>	4,787 SF
<b>BUILDING SIZE:</b>	4,787 SF
<b>PRICE/SF:</b>	\$240.23
<b>LOT SIZE:</b>	0.27 ACRES
<b>YEAR BUILT:</b>	1988
<b>APN:</b>	451-273-23

### CAMERON GRAHAM

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1133 E OLIVE AVE | 1133 E Olive Ave Fresno, CA 93728

## PROPERTY DESCRIPTION

This 4,787 SF office building, constructed in 1988, is zoned CMS and located on Olive Ave in the Tower District. Positioned in the vibrant Tower District of Fresno, this property offers a compelling investment proposition for investors and owner/users. The CMS zoning allows for a variety of retail, office, and mixed-use applications, providing flexibility for future repositioning. Additionally, the second floor can be converted to residential use, creating an opportunity for live/work or multi-use configurations that align with the neighborhood's eclectic and walkable character.

## PROPERTY HIGHLIGHTS

- 4,787 SF office building
- Constructed in 1988
- Zoned CMS

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## ADDITIONAL PHOTOS

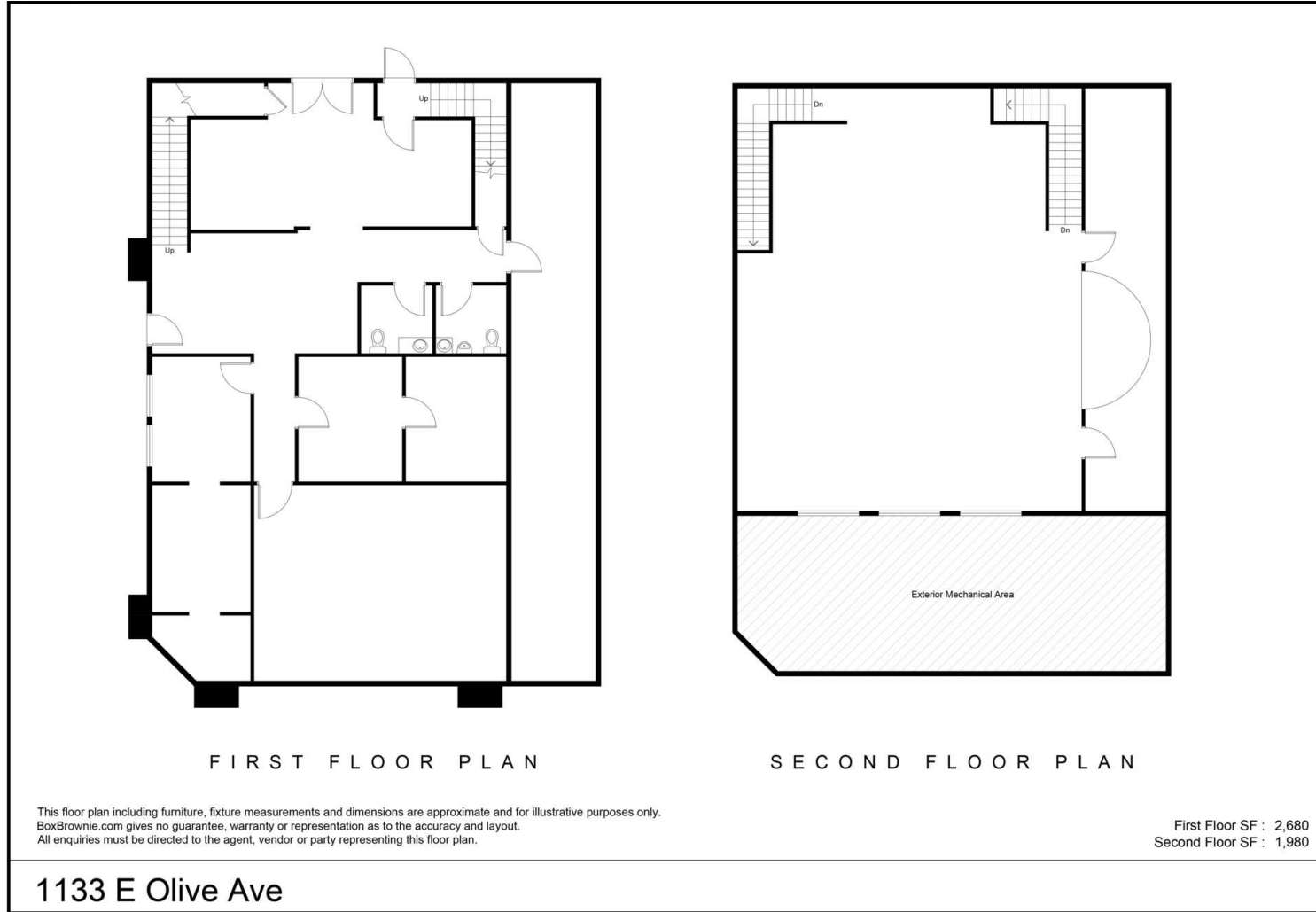


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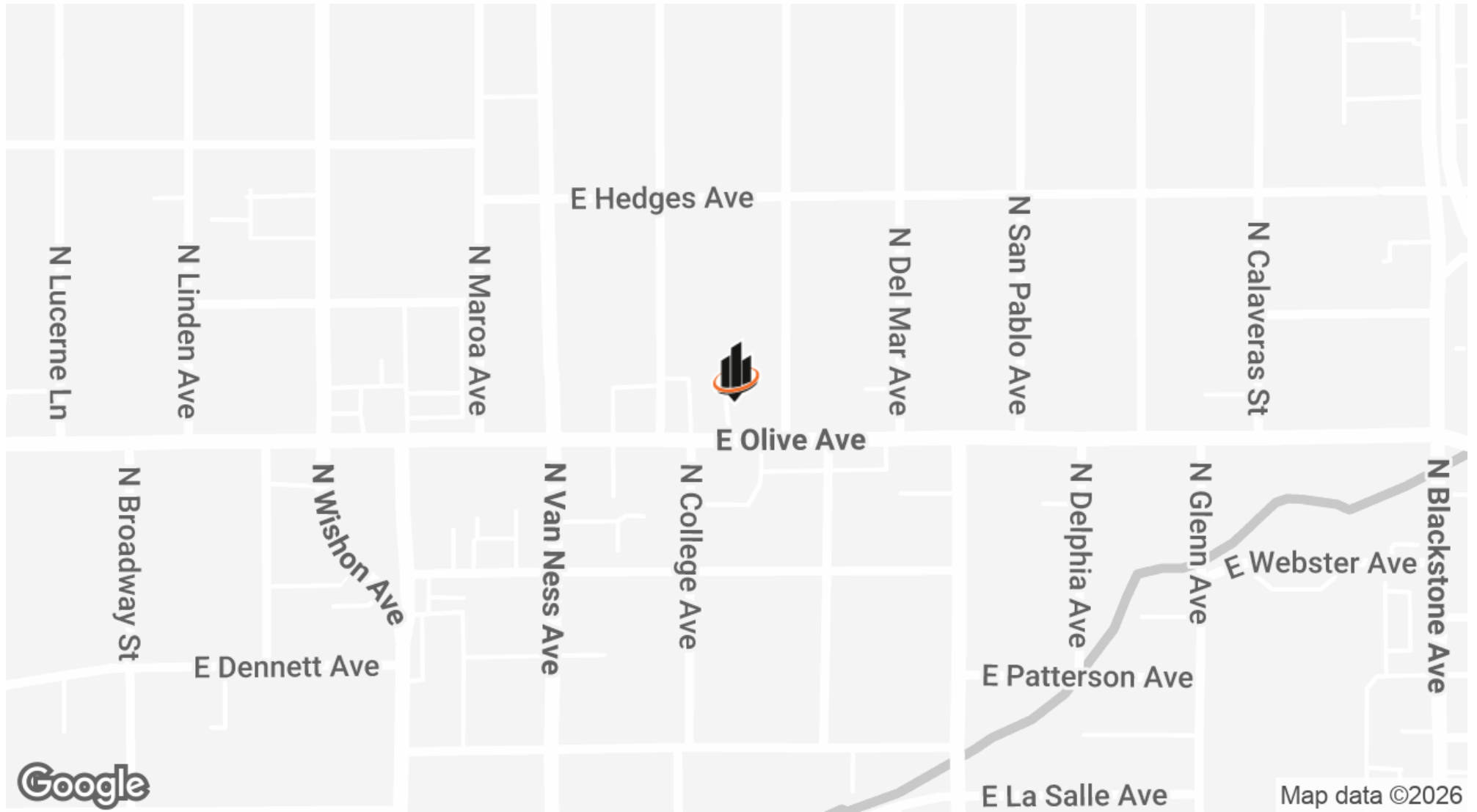
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# FLOOR PLANS



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# LOCATION MAP



**Google**  
**CAMERON GRAHAM**  
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# DEMOGRAPHICS MAP & REPORT

## POPULATION

0.3 MILES 0.5 MILES 1 MILE

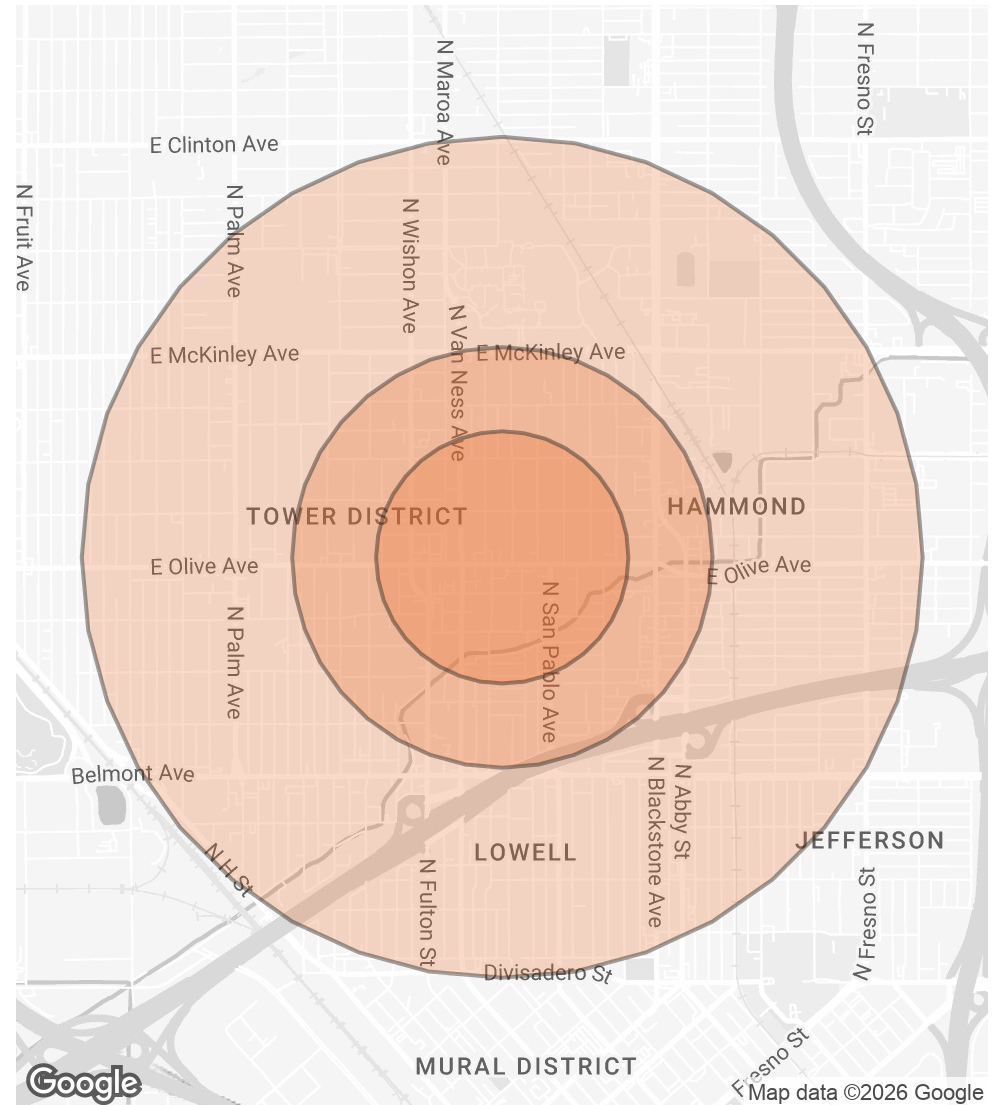
	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	1,846	4,684	21,711
AVERAGE AGE	38	38	36
AVERAGE AGE (MALE)	37	37	35
AVERAGE AGE (FEMALE)	39	38	36

## HOUSEHOLDS & INCOME

0.3 MILES 0.5 MILES 1 MILE

	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	792	1,942	7,931
# OF PERSONS PER HH	2.3	2.4	2.7
AVERAGE HH INCOME	\$80,246	\$76,326	\$65,440
AVERAGE HOUSE VALUE	\$379,341	\$348,966	\$291,674

Demographics data derived from AlphaMap



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