

1459 & 1461 N VAN NESS AVE

FRESNO, CA 93728

Multi-Tenant Retail / Mixed-Use Value-Add Opportunity



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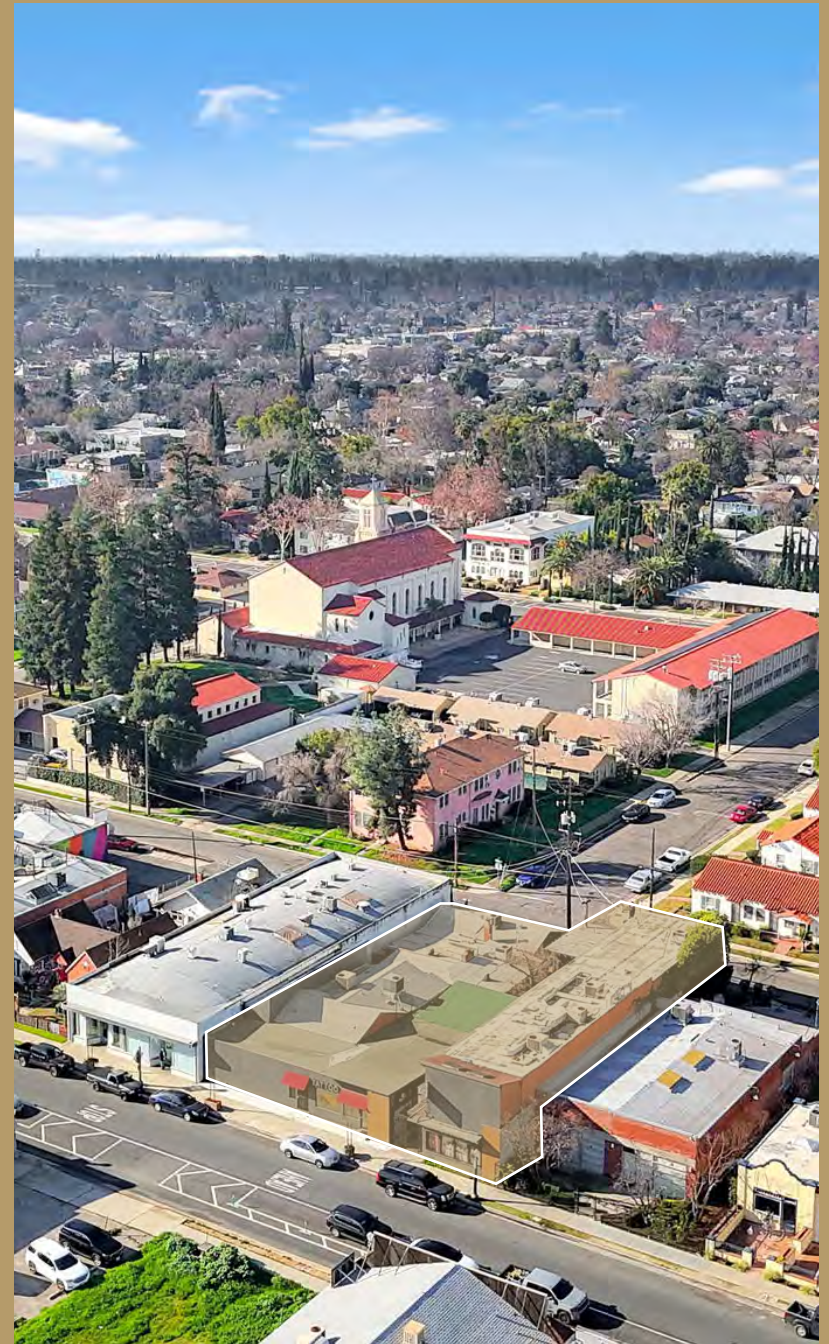
PROPERTY DESCRIPTION

Step into a compelling Central Fresno investment opportunity with this fully leased, multi-tenant retail and mixed-use property located at 1459 & 1461 N Van Ness Ave, Fresno, CA 93728. Positioned near Fresno City College and the vibrant Tower District, this asset has long served the surrounding community and benefits from consistent tenant demand driven by strong residential density, nearby educational institutions, and established retail corridors.

The property consists of two buildings situated on two separate parcels, totaling 9,645 square feet of improvements on approximately 11,000 square feet of land. Configured into 12 individual suites, the asset is 100% occupied by long-term tenants, providing stable in-place income from day one. The diverse tenant mix and multi-suite layout offer built-in income diversification while reducing reliance on any single occupant.

Designed for operational efficiency, the property is structured with NNN leases, minimizing landlord expense exposure and enhancing net cash flow. The current income stream supports an attractive in-place return, while the existing rent structure presents clear opportunities for NOI growth through rent optimization and expense efficiencies. With upside potential to achieve a higher pro forma yield, the asset represents a classic value-add investment in a proven Fresno submarket.

This property offers flexibility for investors seeking dependable cash flow with future growth potential. Whether held as a long-term income-producing asset, repositioned through incremental rent growth, or optimized through operational enhancements, 1459 & 1461 N Van Ness Ave presents a rare opportunity to acquire a well-located, stabilized retail investment with embedded upside. Positioned in a high-demand area with strong fundamentals, this asset is well suited for private investors, 1031 exchange buyers, or groups seeking durable income and long-term appreciation in Central Fresno.



PROPERTY HIGHLIGHTS

- **Two Buildings | Two Parcels:** Comprised of two separate buildings on individual parcels, offering enhanced diversification, operational flexibility, and future optionality.
- **Fully Leased Multi-Tenant Asset:** Eleven individual suites with 100% occupancy by long-term tenants, providing stable and predictable in-place income.
- **Strong In-Place Cash Flow:** Producing immediate income from day one with a current cap rate supported by NNN lease structures.
- **Value-Add Upside:** Opportunity to increase NOI through rent optimization and operational efficiencies, with potential to achieve a higher pro forma return.
- **NNN Lease Structure:** Leases structured to minimize landlord expense exposure and enhance net operating income.
- **Prime Central Fresno Location:** Strategically located near Fresno City College and the Tower District, benefiting from strong tenant demand driven by surrounding retail, entertainment, and residential density.
- **High-Demand Rental Submarket:** Consistent leasing activity supported by established retail corridors and proximity to major demand drivers.
- **Investment Flexibility:** Ideal for private investors, 1031 exchange buyers, or groups seeking durable income with long-term appreciation potential.



PROPERTY DETAILS

Sale Condition	Investment Sale
Property Type	Mixed Use, Retail
Investment Type	Value-Add
Tenancy	Multi-Tenant
Square Footage	9,645 SF
Occupancy	100% Leased
Year Built	1948
Stories	2
Lot Size	11,000 SF
APN	451-121-04 & 451-121-05
Subtype	Storefront Retail, Mixed-Use
Class	C
Price / Sq Ft	\$135
Units	12
Buildings	2
Zoning	C-2
Broker Co-Op	Yes
Ownership	Owner



1459 & 1461 N VAN NESS AVE

SUBWAY ARCO Walmart
CHASE jiffy lube Carl's Jr.
SALLY BEAUTY Pollo Loco ROSS
petco DOLLAR TREE
Starbucks Shell Dunkin' MICHELIN AT&T

Roeding Elementary School

MANCHESTER PARK

ARCO FAMILY DOLLAR
Chevron Denny's Auto Zone
Starbucks WINGS DONUTS FRESH AUTO SHOP WELLS FARGO

Hamilton K-8 School

Fresno High School

UEI COLLEGE

San Joaquin Memorial High School

CVS TARGET
GameStop Shell
T-Mobile

Fremont Elementary School

Fresno City College

CIRCLE K EECU
DOLLAR TREE
RECORD NATIONS BLENZ BURGER KING

O'Reilly AUTO PARTS 7-ELEVEN
Auto Zone Denny's FAMILY DOLLAR
HARBOR FREIGHT POPEYES
McDonald's KFC Starbucks Smart Food Jack

ROEDING PARK

SAN PABLO PARK

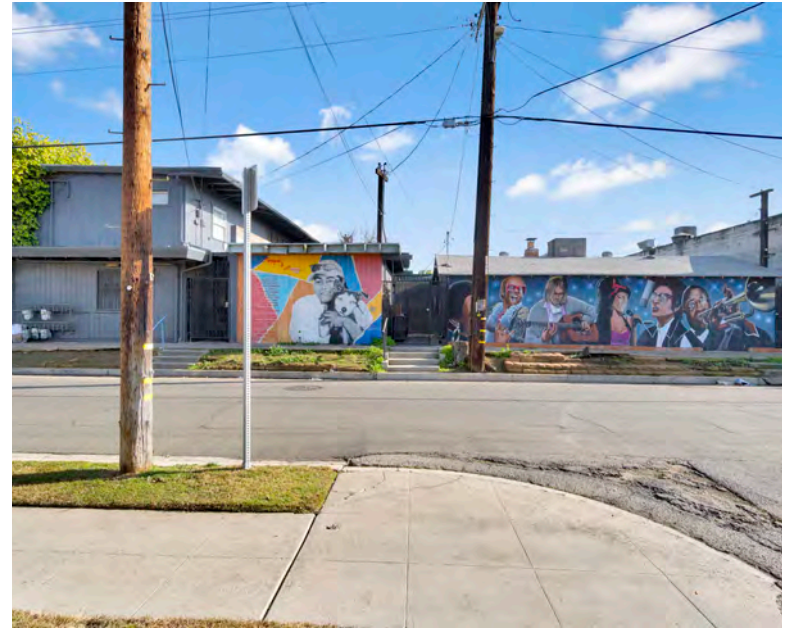
Tehipite Middle School

7-ELEVEN ARCO
DiCiccio's Denny's VALLEY FOODS
Chevron PLEASANT

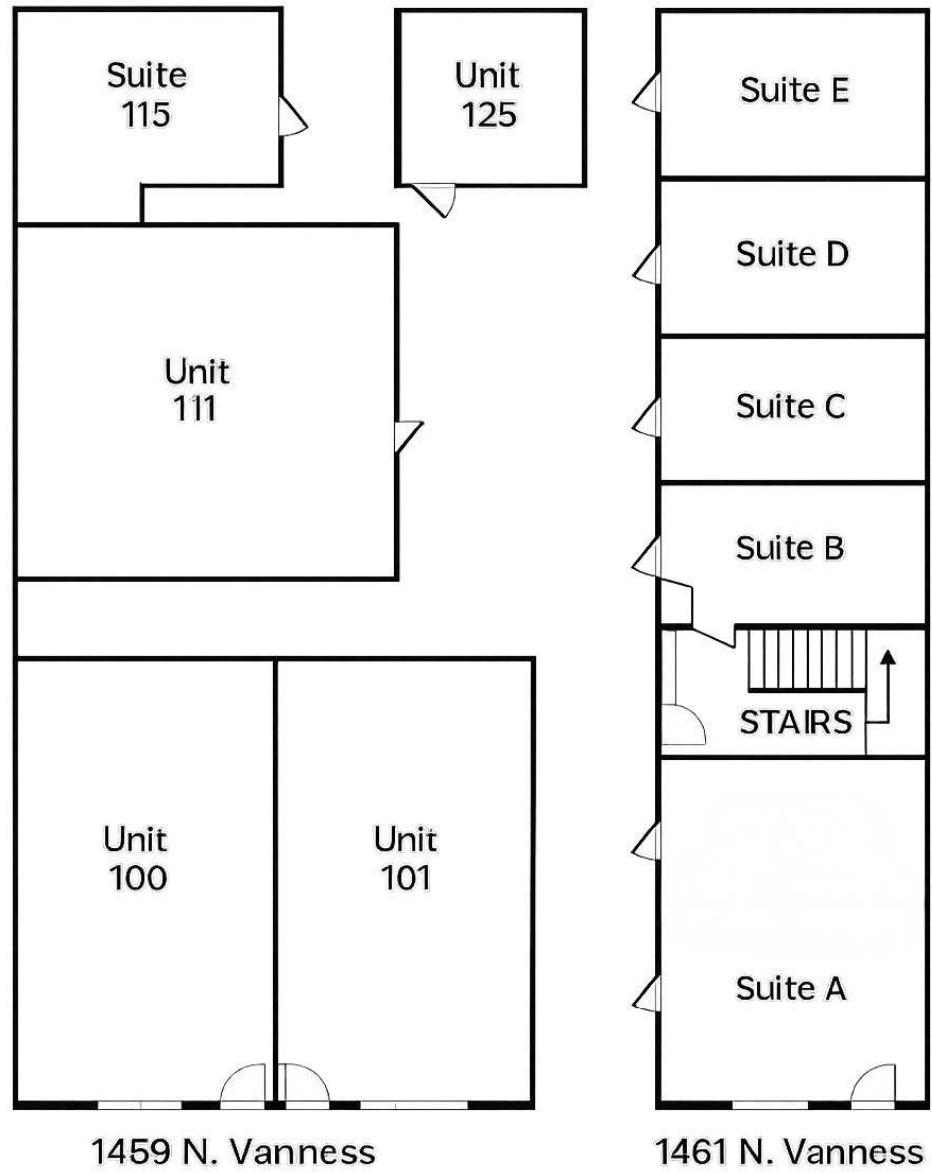
MARTIN PARK

COMMUNITY MEDICAL CENTER

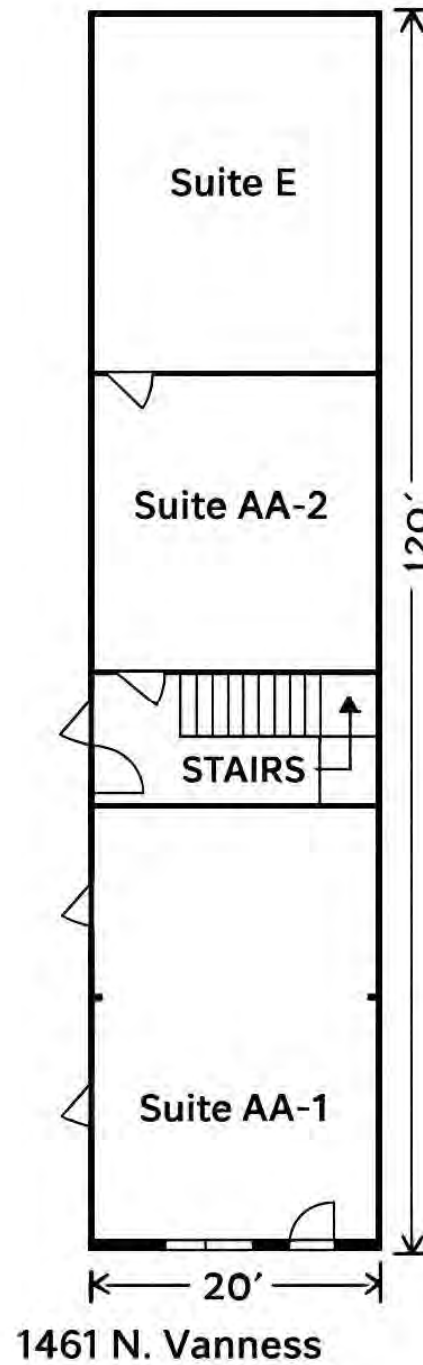
PROPERTY PHOTOS



BOTTOM FLOOR PLAN



UPSTAIRS FLOOR PLAN



FINANCIAL SUMMARY

Item	In-Place (Current)	Pro Forma
Annual Gross Rents	\$98,400	\$115,200
Operating Expenses		
Insurance	\$5,639	\$5,639
Property Taxes	\$9,174.22	\$16,250
Utilities	\$1,200	\$1,200
Total Operating Expenses	\$16,013.22	\$23,089
Net Operating Income (NOI)	\$82,386.78	\$92,111
Purchase Price	\$1,150,000	\$1,150,000
Cap Rate	7%	8%

AERIAL VIEW



AREA OVERVIEW

1459 & 1461 N Van Ness Avenue is strategically located in Central Fresno, a well-established corridor characterized by neighborhood-serving retail, professional services, and educational institutions. The property benefits from its proximity to Fresno City College, one of the region's largest community colleges, enrolling tens of thousands of students annually and serving as a major employment and traffic generator for the surrounding area.

The immediate trade area is supported by a diverse mix of local retailers, restaurants, service-oriented businesses, medical offices, and professional users, creating consistent daily foot traffic and steady tenant demand. The nearby Tower District, one of Fresno's most recognizable cultural and entertainment hubs, further enhances the area with dining, nightlife, specialty retail, and community amenities that attract both residents and visitors.

Van Ness Avenue serves as a key north-south arterial, providing strong visibility, convenient access, and connectivity to Downtown Fresno and surrounding neighborhoods. The surrounding residential density, combined with nearby educational, retail, and entertainment uses, supports a stable customer base ideal for multi-tenant retail and mixed-use occupancy.

Overall, the location offers a compelling blend of institutional demand drivers, established neighborhood retail, and central accessibility, positioning the property as a durable investment in a proven Fresno submarket with long-term relevance.



DEMOGRAPHIC



POPULATION METRICS	1 Mile	3 Mile	5 Mile
2023 Estimated Population	18,000	180,000	430,000
Median Age	33.6	32-33	32-33
Households	6,400	56,000	140,000
Average Household Size	2.8	3.0	3.0
Median Household Income	\$52,800	\$66,800	\$66,800
Per Capita Income	\$28,800	\$31,000	\$31,000
Median Home Value	\$240,000	\$348,500	\$348,500
Average Household Size	3.10	3.00	2.90
2024 Average HH Vehicles	2.00	2.00	2.00
Median Home Value	\$236,681	\$240,005	\$282,961

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