

CLOSE TO TOWER THEATRE, RESTAURANTS & FOOT TRAFFIC

# TOWER DISTRICT SUITE FOR LEASE

218 E. OLIVE AVENUE · SWQ OLIVE & PALM AVENUES · FRESNO, CA 93728



**AVAILABLE  
1,295± SF**

- Located just west of Palm Ave in the Tower District
- 1,295± SF Suite #218 Now Available For Lease
- 10 Vehicle Parking Lot and Street-side Parking

- 45,664± Avg Daily Traffic Signalized Intersection
- \$63,825± Avg Household Income in a 1-Mile Radius
- 110,453 Daytime Population within a 2-Mile Radius



## RETAIL CALIFORNIA CRE

A division of Pearson Realty

7480 North Palm Avenue, Suite 101

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This information is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described herein shall be conducted through this office. The information included here, while not guaranteed, has been secured from sources we believe to be reliable. Each investor is encouraged to have a C.P.A. and/or Financial Advisor make an independent projection. ©2024 Retail California. All rights reserved.

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### Property Description:

The subject property is located on the western end of the Tower District, just west of the signalized intersection of Olive and Palm avenues. The available suite is adjacent to Circle K C-store & Gas Station, Palm-Olive Car Wash, Vintage Antiques, and many other local businesses.

### Property Highlights:

The strip center with the available suite comprises 18,181± total retail square feet. The center's location is highly visible and exposed to traffic from both Olive and Palm avenues. Tower businesses also benefit from the district's active foot traffic during daytime and evening hours. Nearby tenants include Circle K, Palm Olive Car Wash, Cash Now ETC, Christian Fellowship.

**Available Space:** 1,295± SF

**Lease Rate:** Please contact agent(s) for more information.

### 2023 Demographics:

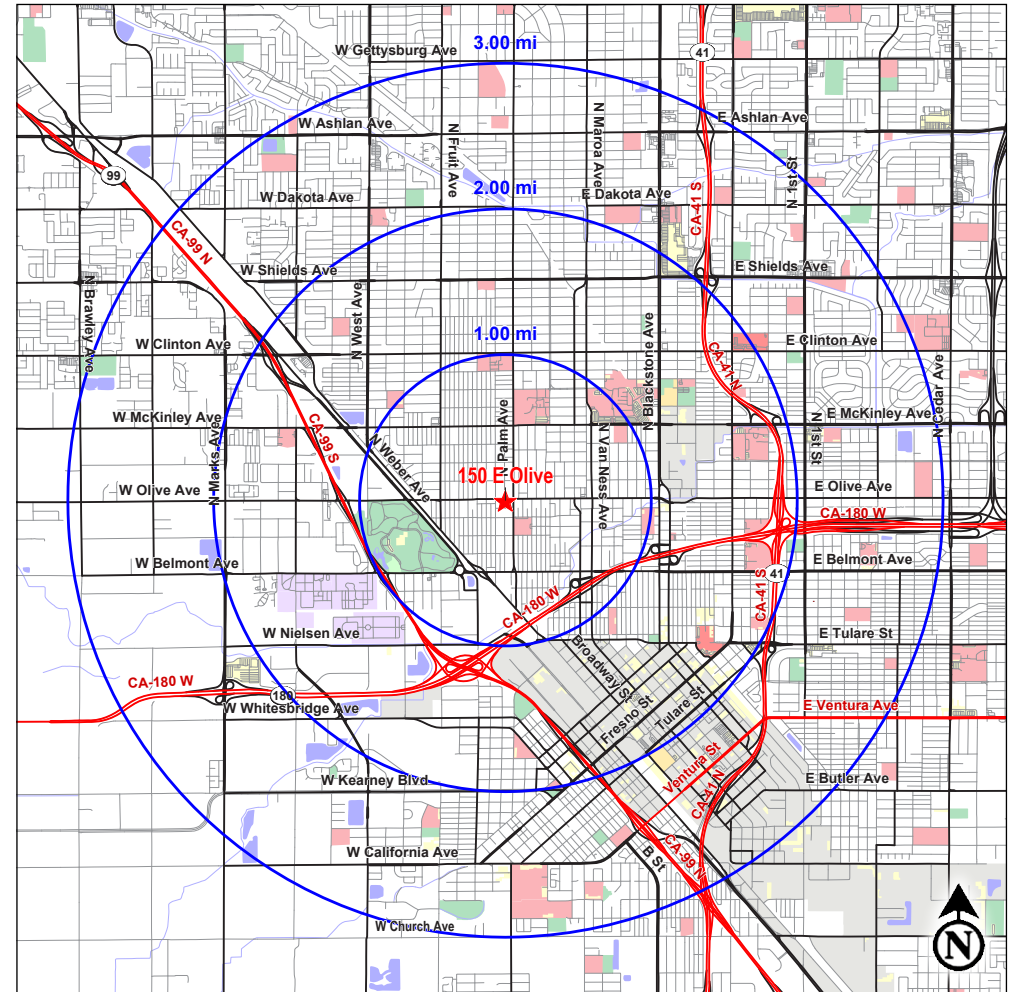
	1 Mile	2 Miles	3 Miles
Total Population:	17,756	66,637	154,348
Total Households:	6,630	21,282	46,819
Avg HH Income:	\$63,825	\$59,144	\$57,292
Total Daytime Pop:	47,239	110,453	193,710

Data Source: Claritas, LLC

### 2023 Traffic Counts:

Palm Ave (N/S):	18,059 ADT
Olive Ave (E/W):	27,605 ADT
Intersection Total:	45,664 Average Daily Traffic

Data Source: Kalibrate TrafficMetrix



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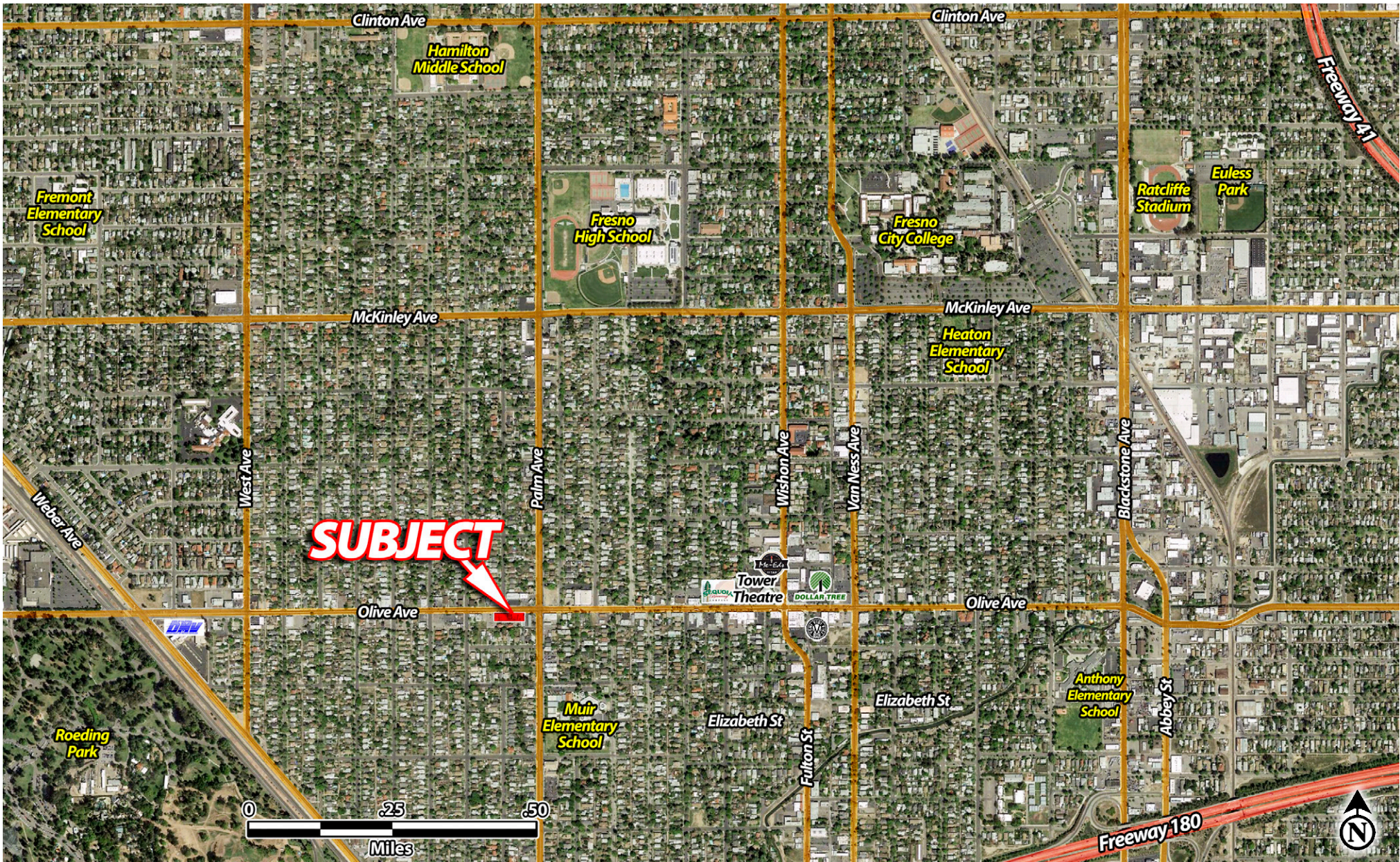
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