

SAITO COMPANY

OFFERING MEMORANDUM

1110-1130 Van Ness Avenue

Restaurant Space in Downtown Fresno
2,280 Sq. Ft. Available



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1110-1130 Van Ness Avenue
Fresno, CA 93728

For Sale / For Lease

Location, demographics and information on subject property is supplied by sources believed to be reliable. However, the Mark Saito Company cannot guarantee its accuracy and make no warranty or representations as to its veracity. It is presented hereon with the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only and these may not represent current or future performance of the property. All Inquiries about content should be directed to the broker (BRE LIC# 00701227) Mark Saito and the Mark Saito Company. All rights reserved, 2025.

PROPERTY OVERVIEW

1110-1130 Van Ness Ave.

Property Overview

1110-1130 Van Ness is located on the highly visible corners of N. Van Ness and E. Alhambra Avenues. This notable restaurant space offers an open layout complemented by a spacious outdoor patio, ideal for dining and large gatherings. The property includes convenient access points and a large parking lot with approximately 30± parking stalls. The main corridor of E. Olive Avenue provides easy access to major freeways and drives consistent traffic of over 15,000± VPD.

Situated in Fresno's Tower District—a vibrant and historic neighborhood celebrated for its eclectic mix of retail and dining. Fueled by the entertainment of the iconic Tower Theatre of The Performing Arts and other popular events such as the Rogue Festival and Mardi Gras Parade, which attract thousands of visitors annually. Additionally, the area enjoys significant foot traffic driven by established tenants such as Veni Vidi Vici, Teazers, Howlin' Wolf, Golden Restaurant, and Component Coffee.

[Schedule a Tour Now](#)

TRAFFIC COUNTS:

Van Ness Ave Northbound	6,950± VPD
E Olive Ave Eastbound	15,160± VPD
Total Traffic Counts	22,110± VPD

Lease Offering

PRICE/RATE	Contact Broker for Details
SIZE	2,280 Sq. Ft. available
LEVELS	Single Story
PARKING	30± Parking Stalls
TYPE	Restaurant
COUNTY	Fresno County
ZONING	C6

Highlights

- Located in the heart of Tower District.
- 30± onsite parking stalls | 13:1000 stalls.
- Excellent Architecture, classic country style.
- Outdoor space for potential garden and/or spacious patio.
- Convenient access points with N. Van Ness Ave. and E. Alhambra Ave. frontage
- Consistent traffic supported by Downtown Fresno, Fulton Corridor, and Fresno City College.

Vicinity Map

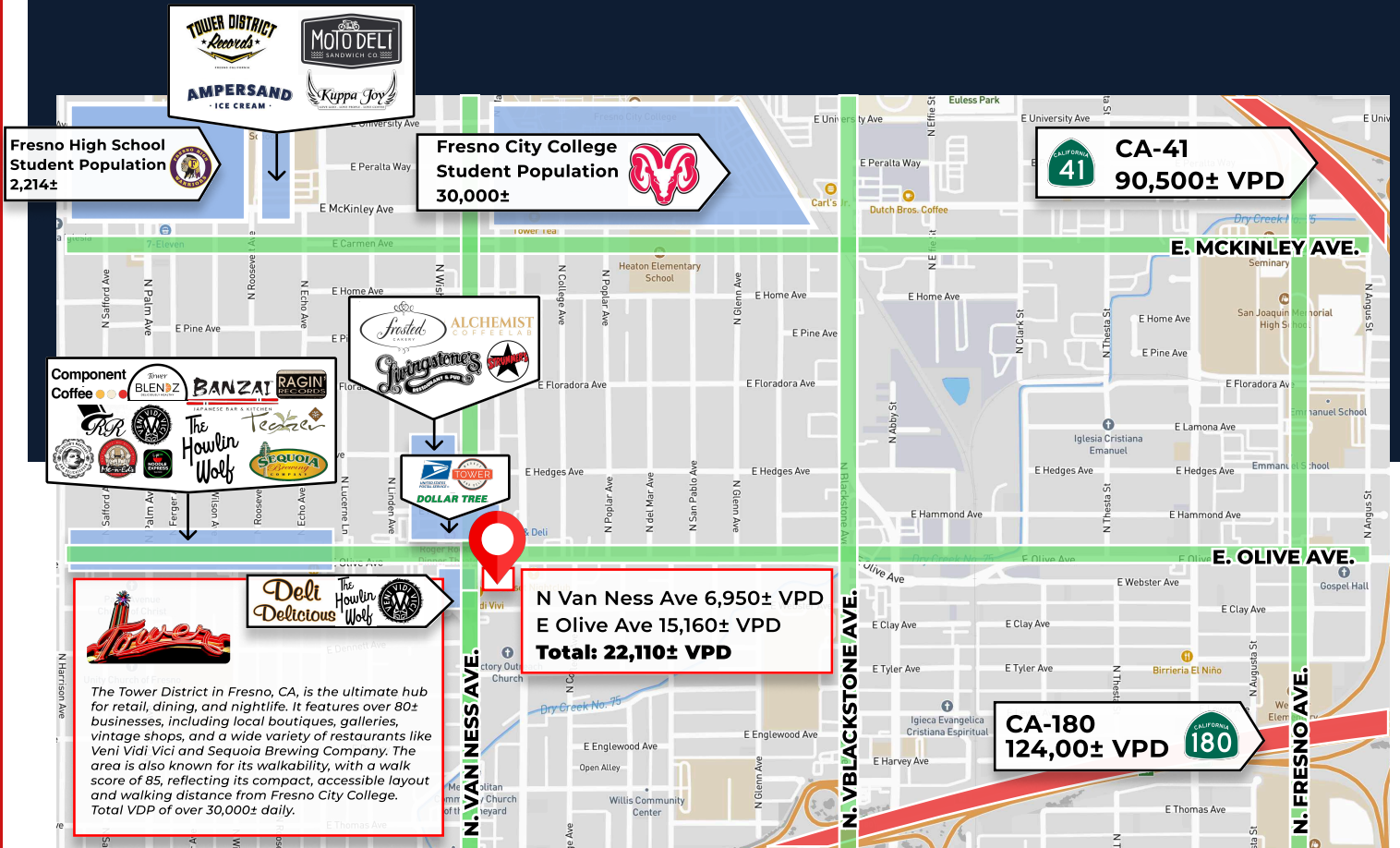


 Fresno City College



- 0.3 MI** Tower District
- 0.4 MI** Chukchansi Park
- 0.9 MI** DTN City Hall
- 2.0 MI** Downtown Fresno
- 2.9 MI** Fresno City College
- 3.1 MI** Fresno High School

Distance from Subject *



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LOCATION OVERVIEW

Fresno, CA.

Location Overview

Fresno, CA.

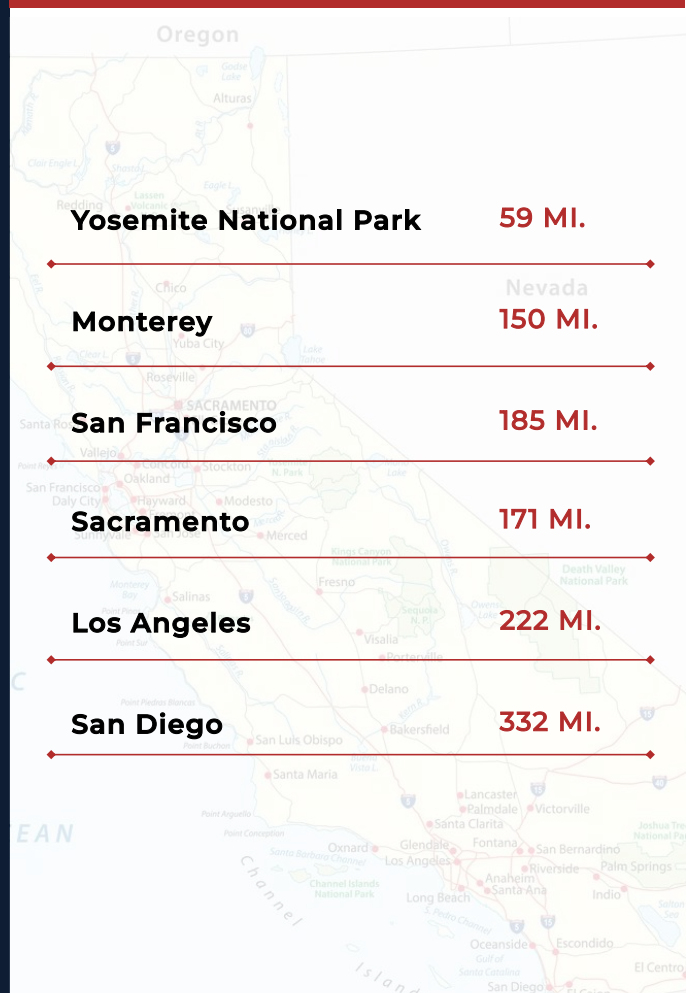
As the 6th largest city in California, Fresno is a major player in the commercial sector. Its central location ensures connectivity to major cities like Los Angeles and San Francisco, making it an ideal hub for businesses targeting the Central Valley market.

Fresno's growing population and economic activity drive a thriving market. The attraction to notable Downtown Fresno and Tower District has cultivated a vibrant atmosphere, with destinations like the Fulton Street Mall, Chukchansi Park, and the Brewery District drawing consistent foot traffic. This activity underscores the area's appeal as a retail and entertainment destination. Major attractions, including the Fresno Convention Center, The Saroyan Theater, and Tower Theatre of the Performing Arts further enhance its status as a gathering point for both locals and visitors.

The Tower District is the ultimate hub for retail, dining, and nightlife. It features over 80± businesses, including local boutiques, galleries, vintage shops, and a wide variety of restaurants like Veni Vidi Vici and Sequoia Brewing Company. The area is also known for its walkability, with a walk score of 85, reflecting its compact, accessible layout and walking distance from Fresno City College of which serves over 30,000± students annually.



Surrounding Cities



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