



FOR SALE

1133 E Olive Ave

Fresno, CA 93728

PRESENTED BY:

CAMERON GRAHAM

Managing Director

O: 559.400.0830

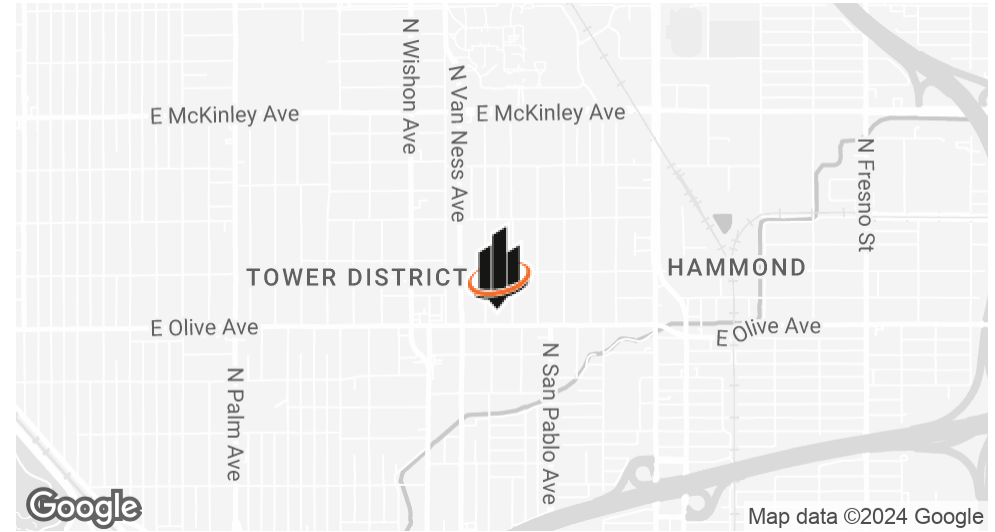
C: 559.289.6064

cameron.graham@svn.com

SVN | Clovis Commercial

CalDRE #01970844

PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$1,150,000
BUILDING SIZE:	4,787 SF
PRICE/SF:	\$240.23
LOT SIZE:	0.27 ACRES
YEAR BUILT:	1988
APN:	451-273-23
PARKING STALLS:	14

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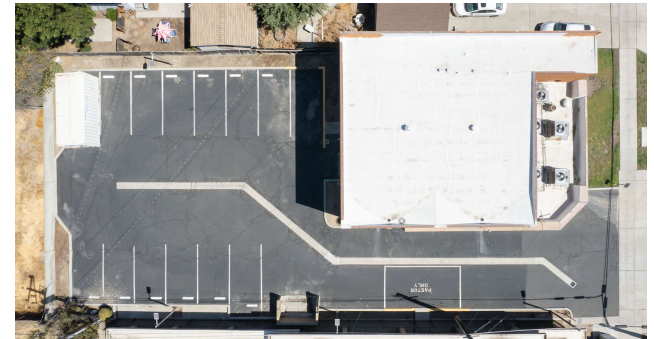
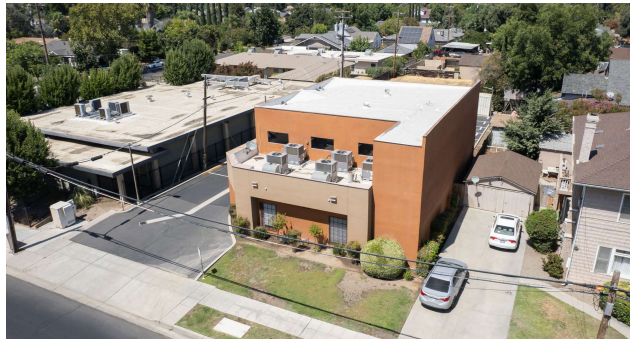
PROPERTY DESCRIPTION

Introducing a prime investment opportunity at 1133 E Olive Ave, Fresno, CA. 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 office building investors seeking a stable and fully leased asset.

PROPERTY HIGHLIGHTS

- - 4,787 SF office building
- - Constructed in 1988
- - Zoned CMS
- - Prime Tower District of Fresno location
- - 100% occupancy

ADDITIONAL PHOTOS



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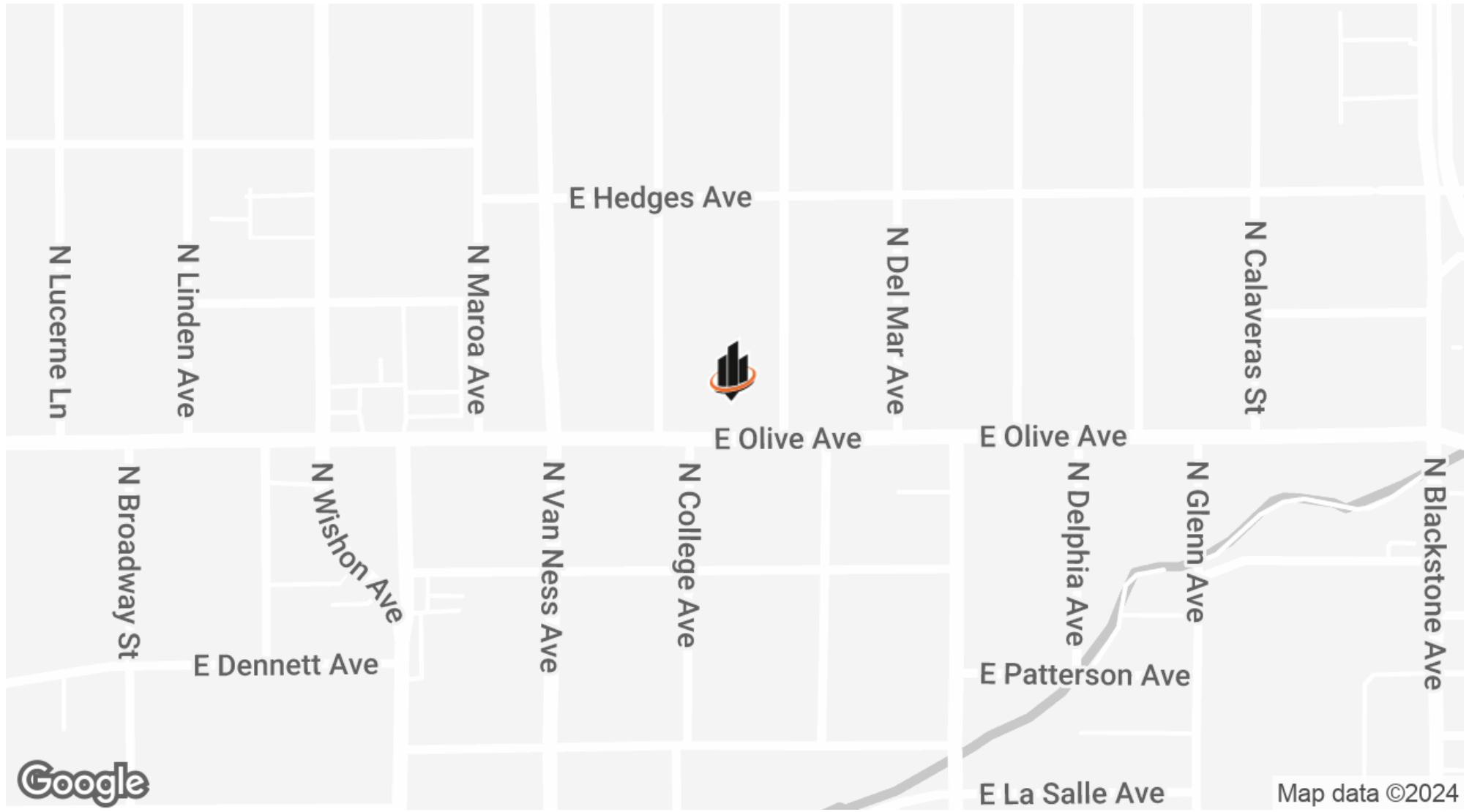
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LOCATION MAP



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DEMOGRAPHICS MAP & REPORT

POPULATION

0.3 MILES 0.5 MILES 1 MILE

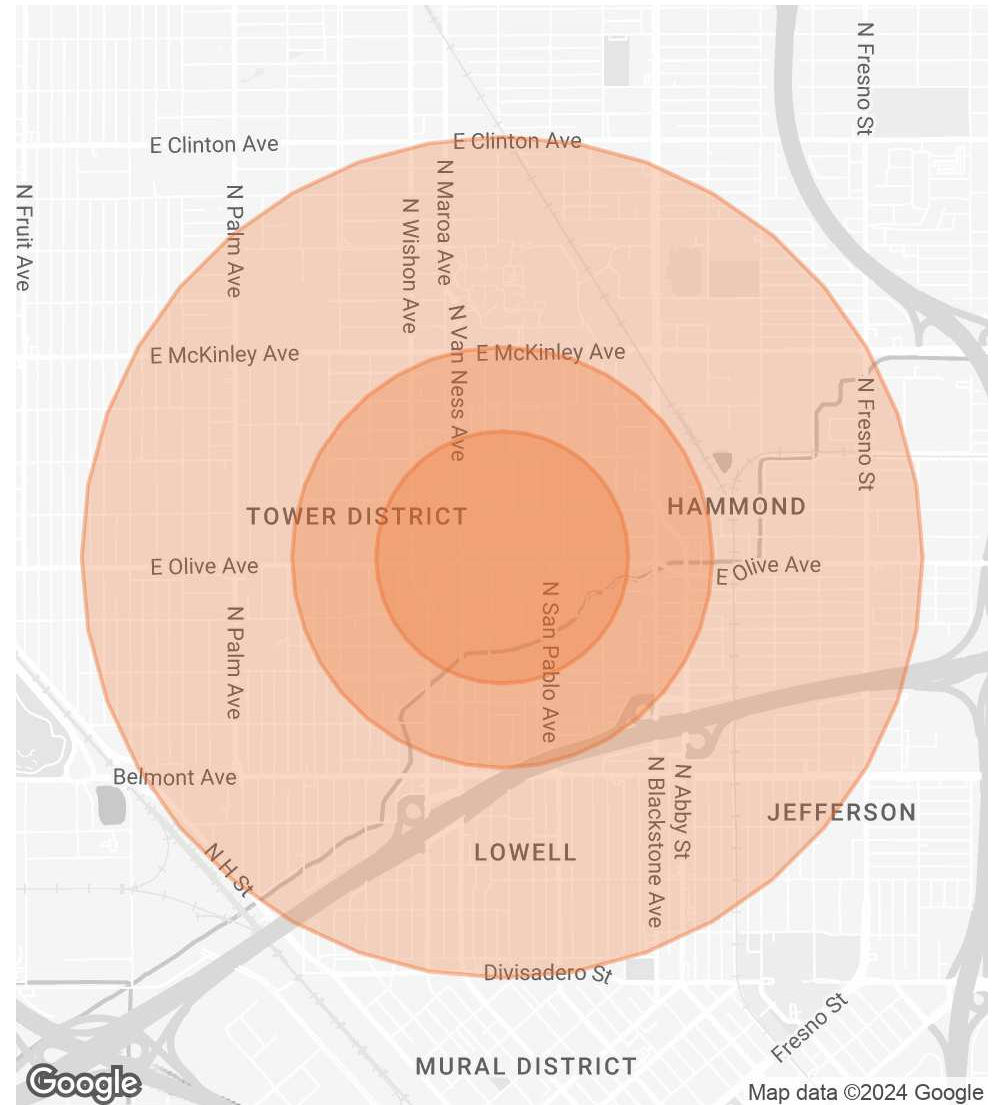
	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	1,846	4,684	21,711
AVERAGE AGE	38	38	36
AVERAGE AGE (MALE)	37	37	35
AVERAGE AGE (FEMALE)	39	38	36

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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