

FOR SALE / FOR LEASE
1133 E Olive Ave

Fresno, CA 93728

PRESENTED BY:

CAMERON GRAHAM

Managing Director

O: 559.400.0830

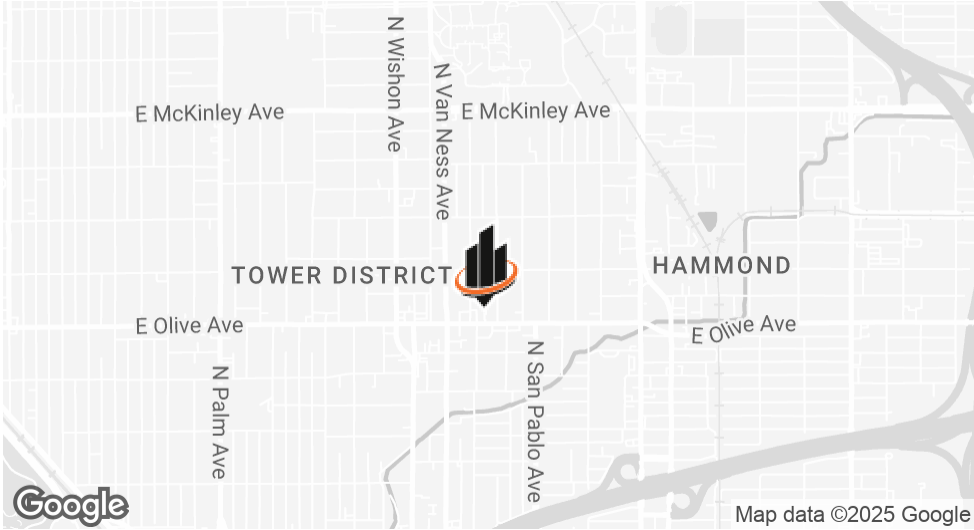
C: 559.289.6064

cameron.graham@svn.com

SVN | Clovis Commercial

CalDRE #01970844

PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$1,150,000
LEASE RATE:	\$1.50 SF/yr (Gross)
AVAILABLE SF:	4,787 SF
BUILDING SIZE:	4,787 SF
PRICE/SF:	\$240.23
LOT SIZE:	0.27 ACRES
YEAR BUILT:	1988
APN:	451-273-23

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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

ADDITIONAL PHOTOS



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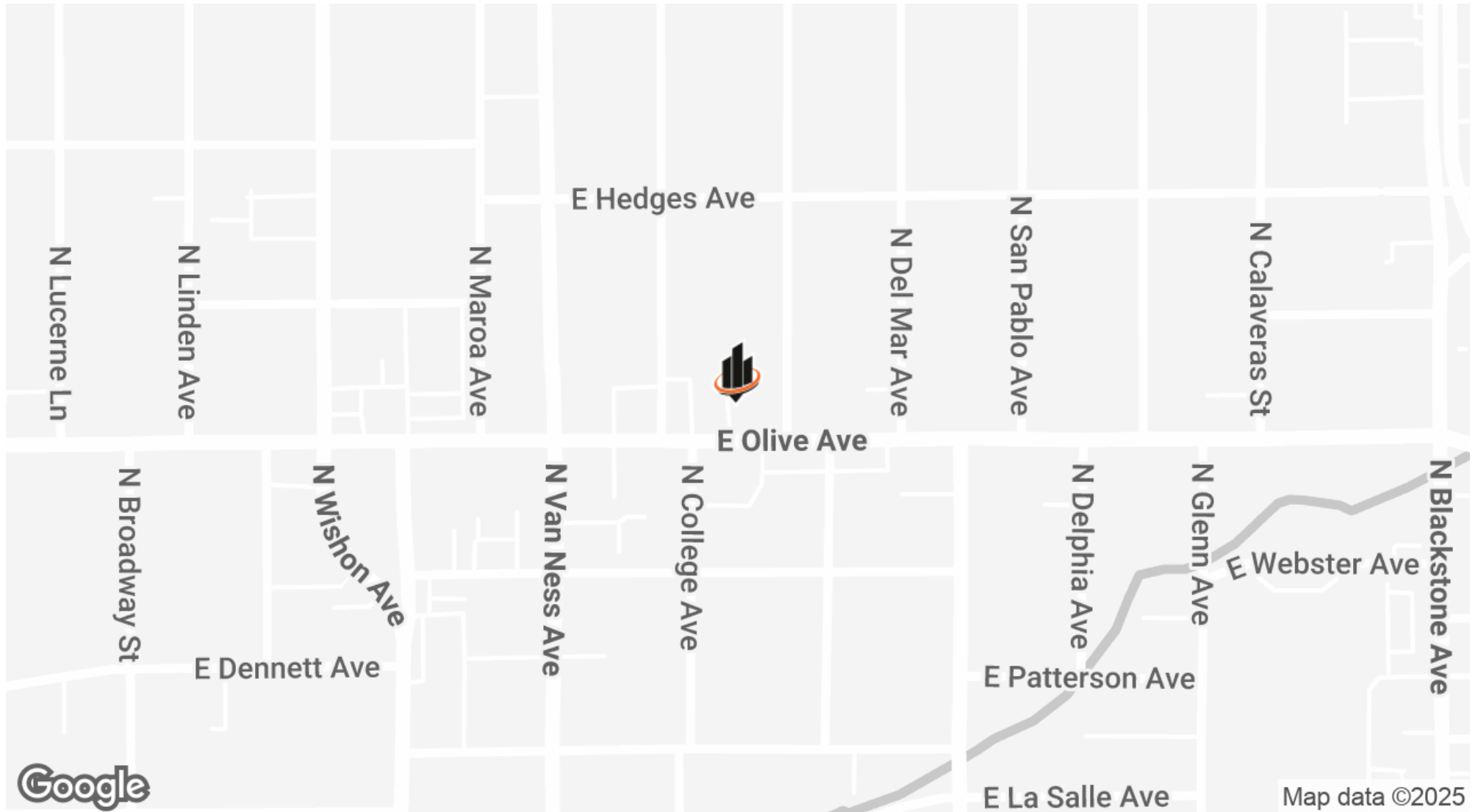
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LOCATION MAP



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DEMOGRAPHICS MAP & REPORT

POPULATION

	0.3 MILES	0.5 MILES	1 MILE
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
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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