



OFFERING MEMORANDUM

# COMMERCIAL PROPERTY

1036-1038 W CLINTON AVE  
FRESNO, CA 93705

**KA**  
KIRK ATAMIAN

KIRK ATAMIAN  
559-246-0000  
KIRK@KIRKATAMIANREALESTATE  
DRE:02127378

**RE/MAX**  
COMMERCIAL

WWW.1234PROJECT.COM

# IMPORTANT DISCLOSURES

This Offering Memorandum (the "Memorandum") has been prepared by ReMax Commercial for informational purposes only. The information contained herein is believed to be reliable, but no representation or warranty, express or implied, is made regarding its accuracy, completeness, or correctness. Prospective purchasers are encouraged to conduct their own due diligence and consult with their advisors before making any investment decision.

This Memorandum is not an offer to sell or a solicitation of an offer to buy any securities or interests in the property. Any offering or solicitation will be made only to qualified prospective purchasers pursuant to applicable laws and regulations. The information contained in this Memorandum is confidential and is intended solely for the use of the recipient. It may not be reproduced or distributed, in whole or in part, without the prior written consent of ReMax Commercial.

Prospective purchasers should rely solely on their own investigation and evaluation of the property and any investment decision should be made based on the purchaser's own analysis. ReMax Commercial and its representatives make no representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein.

By accepting this Memorandum, you agree to the above terms and conditions.





# TABLE OF **CONTENTS**

- 01    IMPORTANT DISCLOSURES
- 02    FINANCIAL OVERVIEW
- 03    FLOOR PLANS
- 04    PROPERTY PHOTOS
- 05    AREA OVERVIEW
- 06    MAPS & DEMOGRAPHICS

# 01

## INVESTMENT OVERVIEW

THE OFFERING

PROPERTY SUMMARY

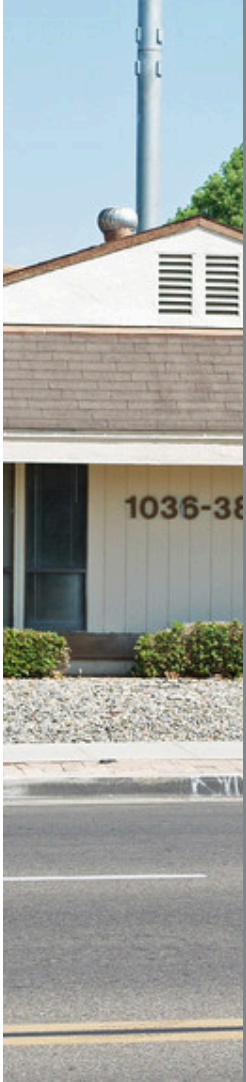




# THE OFFERING

Available now: 2,432 SF at 1036-1038 W Clinton Ave in Fresno. Features include an open floor plan, individual offices, and ample parking. Prime location near offices and retail. Ideal for office, retail, or service use.

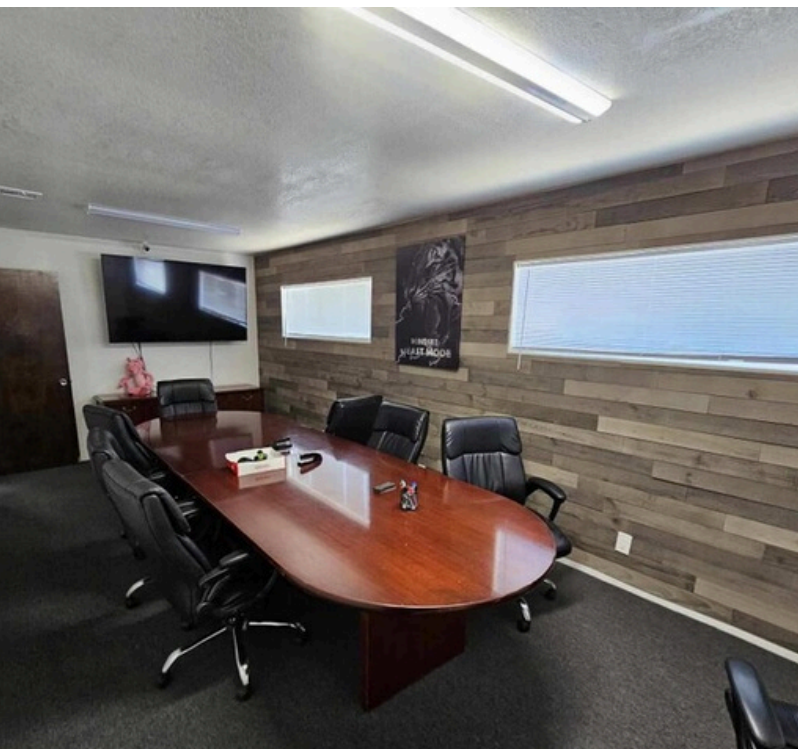
PROPERTY ADDRESS	1036-1038 W Clinton Ave
SQUARE FEET	2,432
LOT SIZE	9,100
PARCEL NUMBER	443-271-70
ASKING PRICE	\$379,000
PRICE PER UNIT	\$154.69 sq ft





## PROPERTY SUMMARY

Introducing a prime opportunity for office building investors! This 2,432 SF property, consisting of two units, is strategically located in Fresno, CA. Zoned specifically for an office building, this investment holds great potential for those seeking an attractive rental income. With ample space, well-suited for various office uses, and situated in a bustling area, this property is perfectly positioned to provide excellent exposure for any business. Don't miss out on the chance to acquire a highly desirable asset in the thriving Fresno area.



## HIGHLIGHTS

- 2,432 SF office building
- Consists of 2 individual units
- Zoned specifically for office building use
- Prime location in Fresno, CA- Ideal for various office uses
- Great potential for rental income
- Well-maintained and move-in ready
- Ample parking for tenants and clients

# 02

## FINANCIAL OVERVIEW

FINANCIAL SUMMARY

RENT ROLL



RENT ROLL

	TYPE	SQ. FT.	LEASE TO	MONTHLY RENT (CURRENT)	MONTHLY RENT (MARKET)
UNIT #1	NN	2,432	American Ambulance	\$2,000	\$2,500
UNIT #					
UNIT #					
UNIT #					
UNIT #					
UNIT #					
UNIT #					
UNIT #					
UNIT #					



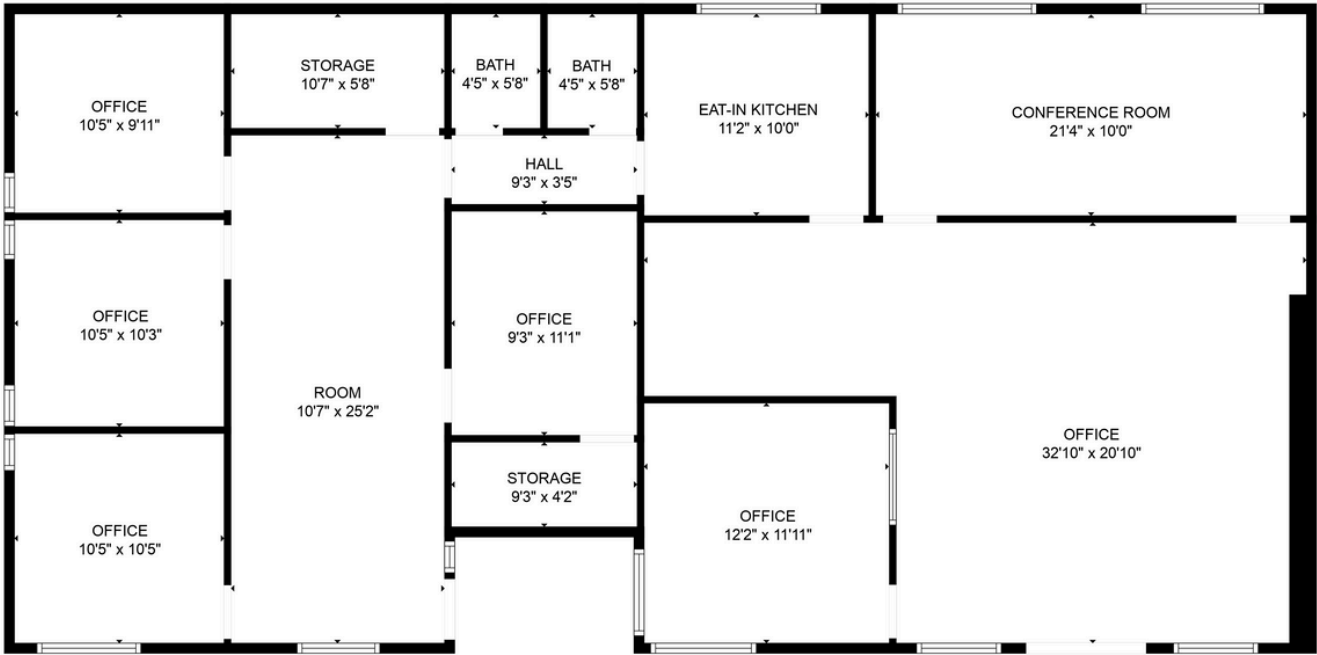
# 03

## FLOOR PLANS





FLOOR PLANS



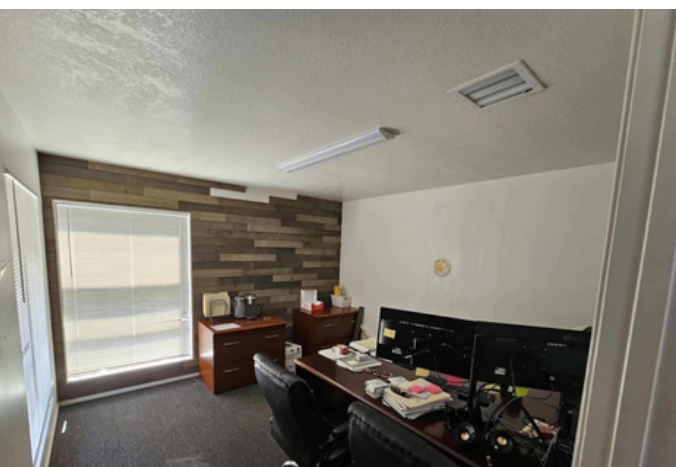
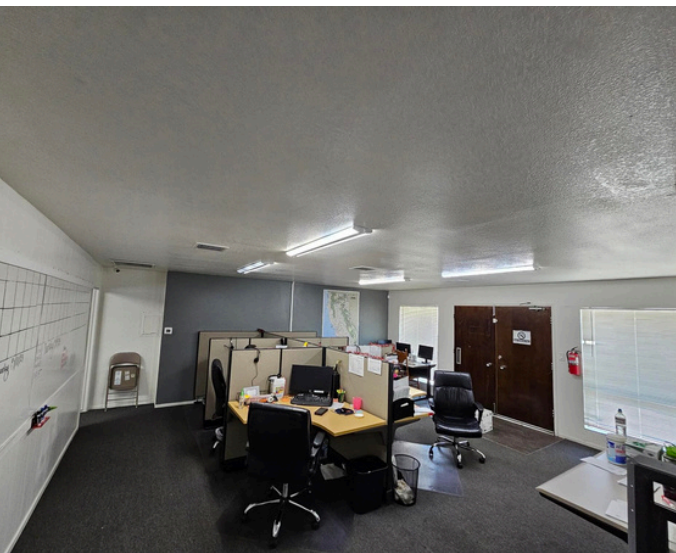
FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

# 04

## PROPERTY PHOTOS



PROPERTY PHOTOS



# 05

## AREA OVERVIEW

AREA OVERVIEW

NEARBY AMENITIES

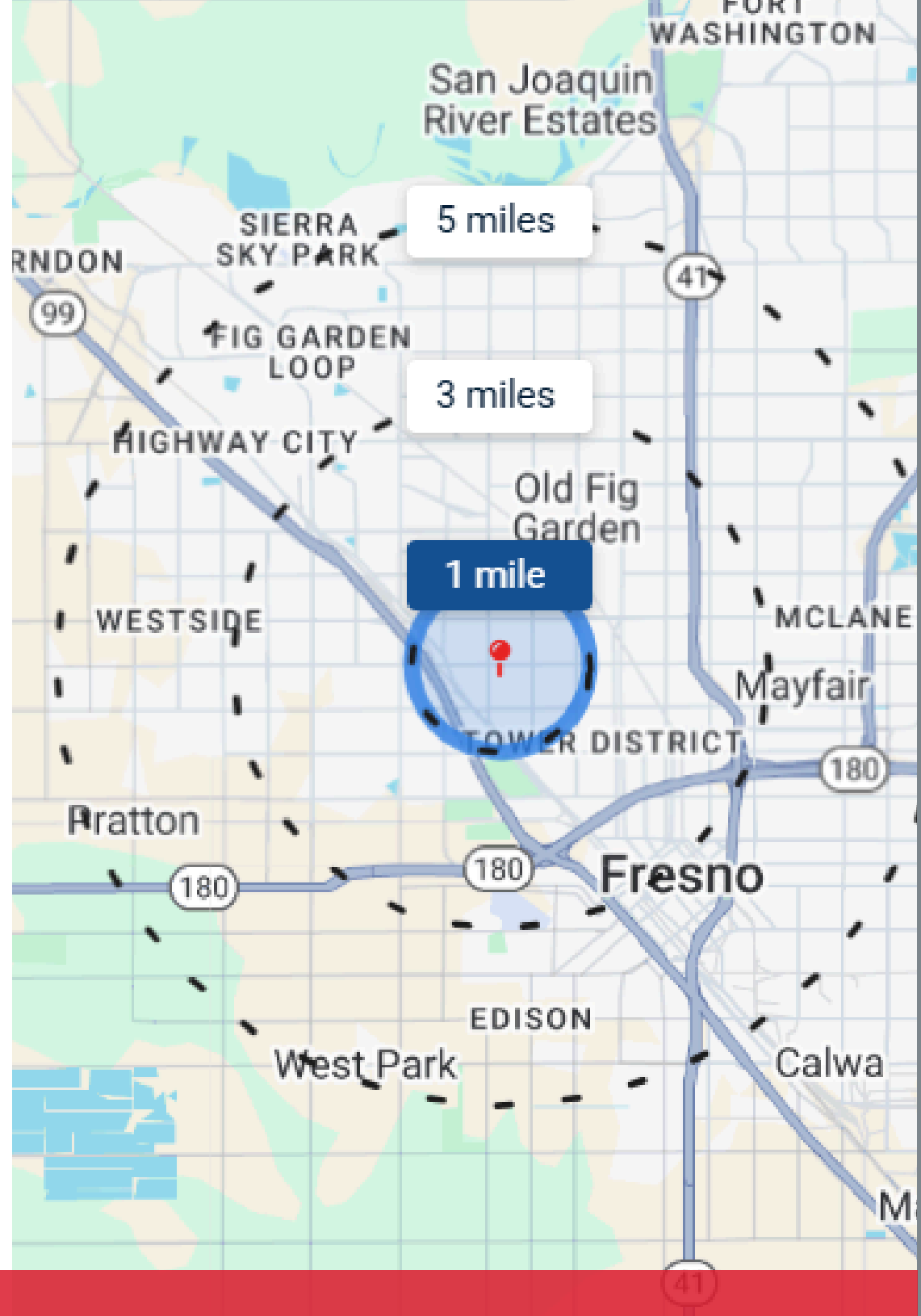




## AREA OVERVIEW

### FRESNO, CA

The area surrounding 1036 W Clinton Ave in Fresno, CA 93705 offers a vibrant and diverse community with a youthful population and strong cultural roots. Residents enjoy affordable housing, with a median home value around \$298,500 and steady appreciation. The neighborhood provides easy access to local attractions like the Fresno Chaffee Zoo and Roeding Park, along with nearby shopping, dining, and entertainment options. With a mix of urban convenience and residential charm, it's a great location for families, professionals, and investors alike.





# NEARBY AMENITIES

- 1 Taqueria y Carniceria
- 2 Vezina Industries
- 3 NW Clinton
- 4 VapeX Smoke Shop
- 5 Stop N Go
- 6 Old Fashion Burgers
- 7 Chuy's Tacos
- 8 KetoBandit
- 9 Lela's Pizzeria

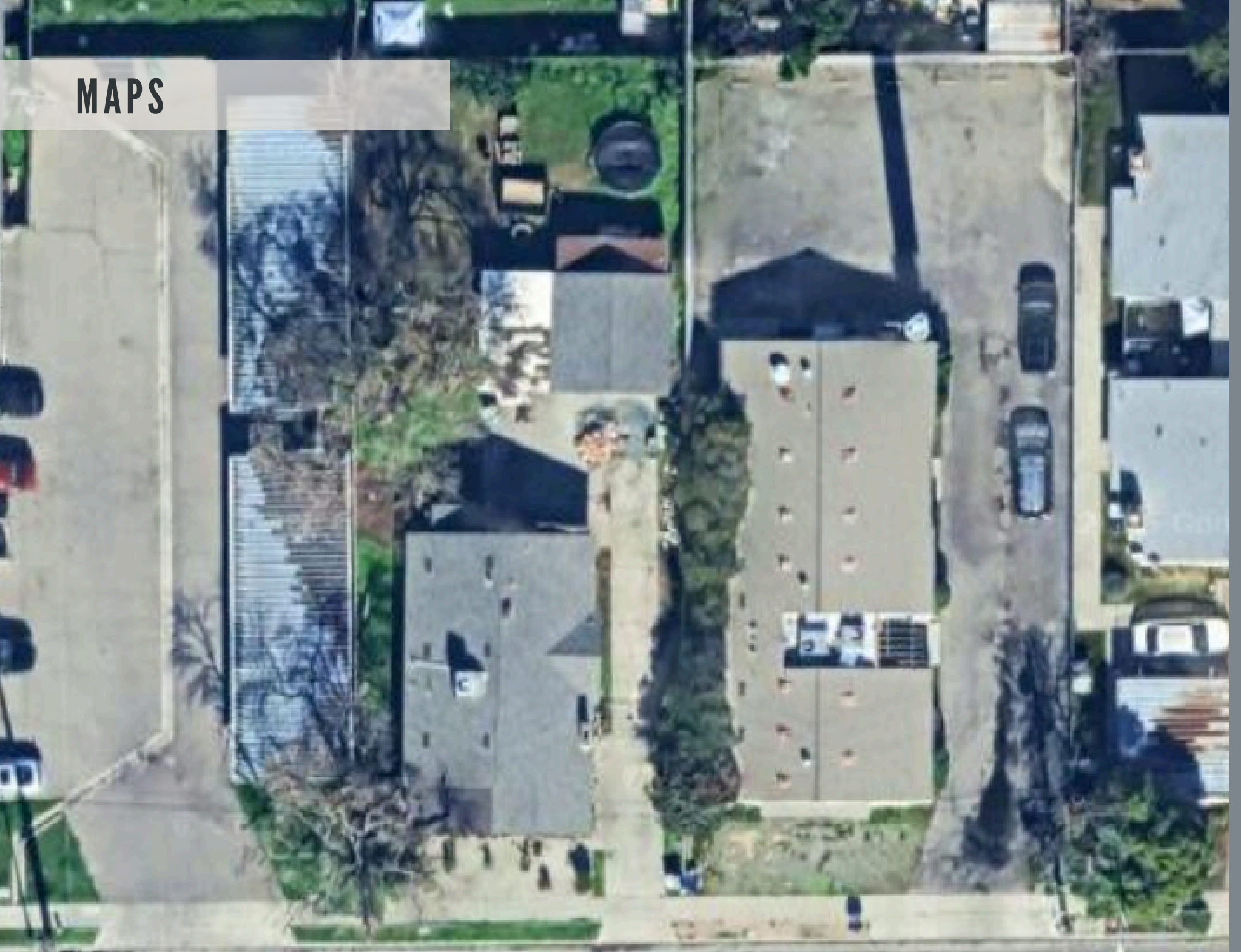


# 06

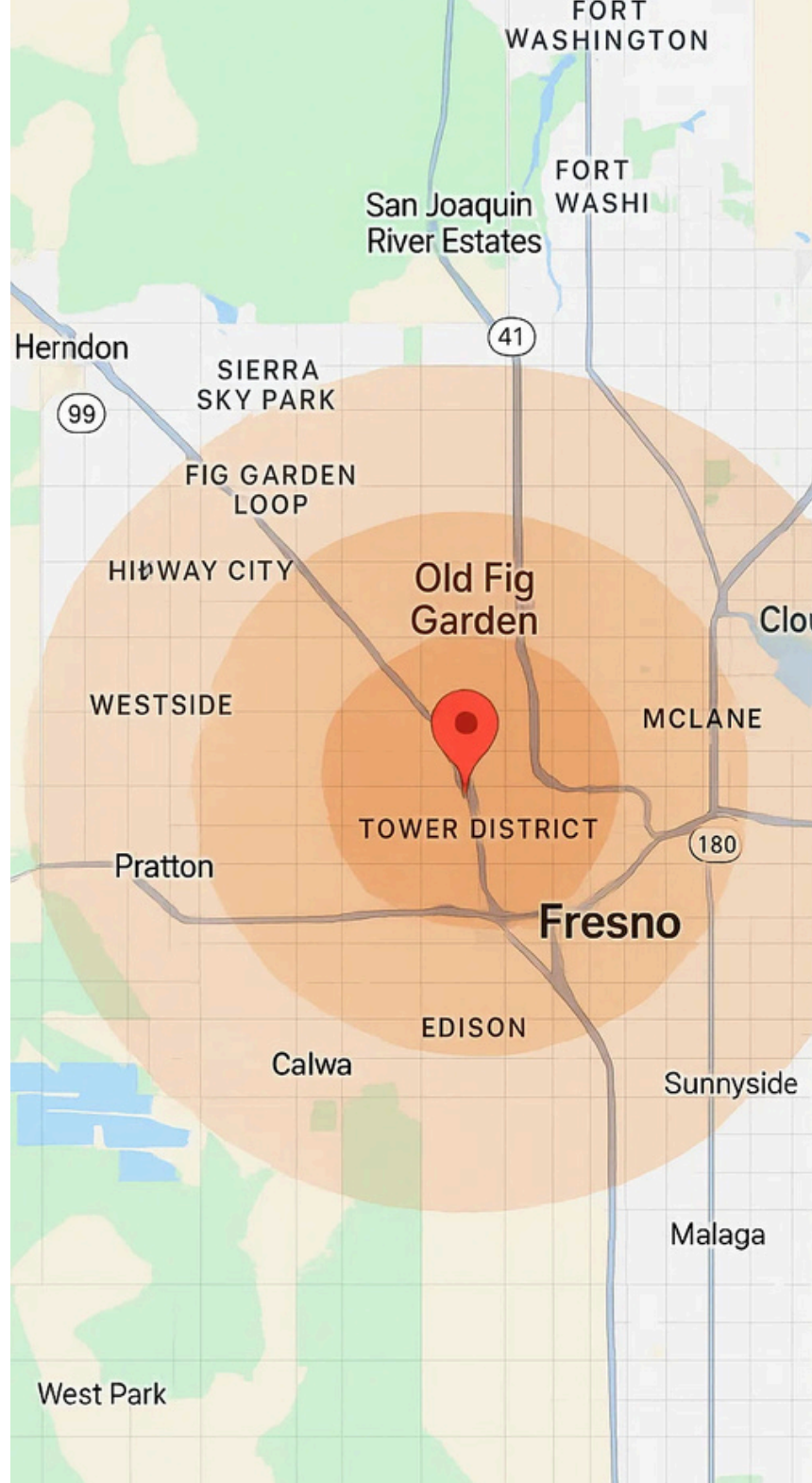
## MAPS & DEMOGRAPHICS



# MAPS



# DEMOGRAPHICS



Population	1 Mile
Female	22.128
Total Population	22.128

Age	3 Mile
Age 0-14	5.179
Age 15-24	3.309
Age 25-54	11.388
55-84	1.229
65-84	523

Income	Mile
Median	300,861

Age	
Median	3.361
15,5000	34.521
25.000-24.999	1.288
35.000-34.999	11,381
50.000-74.999	129
75.000-99.999	176
100.000-14.9.99	264
130,000-18.9.99	263
>200.000	38

Housing	1 Mile
Total Units	8.531
Total Units	56.150
Owner-occupied	3.787
Renter-occupied	42.466
Vacant	4.328

Housing	Mila
Total Units	8.531
Owner-occup.	56.150
Renter-occupied	42.846
Vacant	6.021





## CONTACT

Kirk Atamian  
559-246-0000  
[kirk@kirkatamianrealestate.com](mailto:kirk@kirkatamianrealestate.com)  
DRE:02127378

**KA** **RE/MAX**  
KIRK ATAMIAN COMMERCIAL

REMAX SUCCESS | 501 North E #H, Madera, CA | 559-246-0000 |  
[www.kirkatamianrealestate.com](http://www.kirkatamianrealestate.com)