

OFFERING MEMORANDUM

# COMMERCIAL PROPERTY

1036-1038 W CLINTON AVE  
FRESNO, CA 93705

1036-38

**KA**  
KIRK ATAMIAN

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

**RE/MAX**  
COMMERCIAL

WWW.1234PROJECT.COM

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# 01

## INVESTMENT OVERVIEW

THE OFFERING

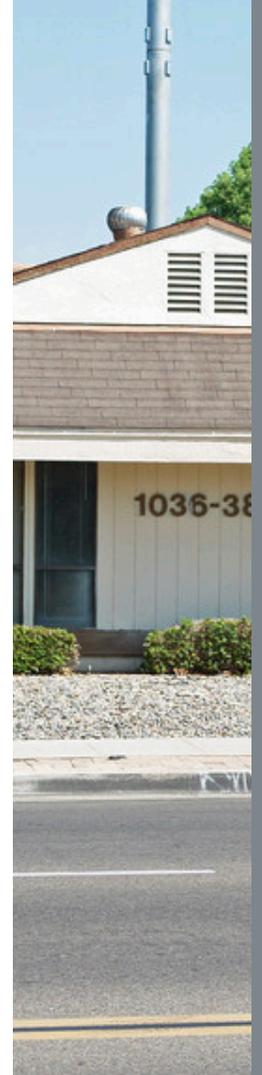
PROPERTY SUMMARY



# 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.

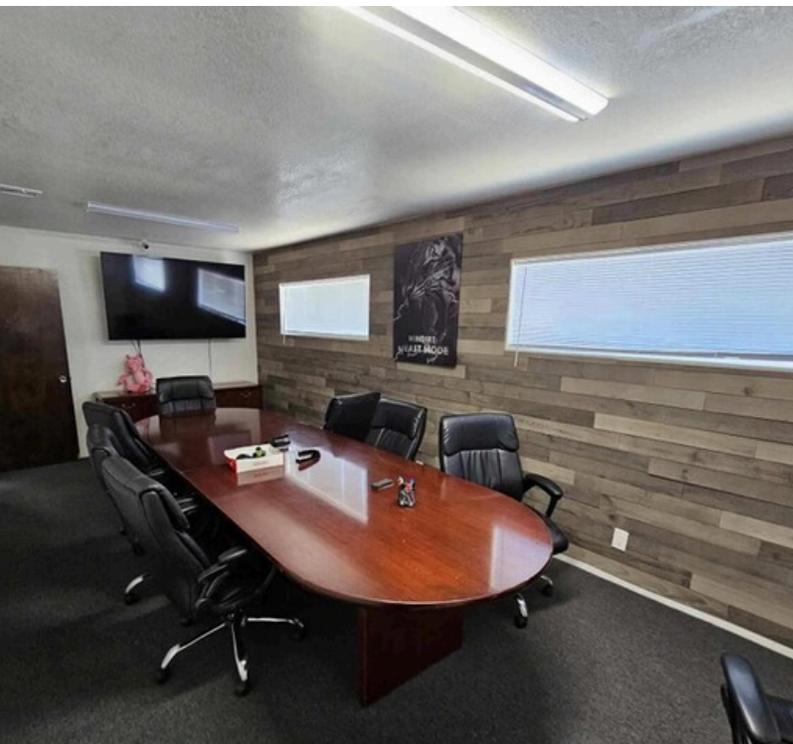
PROPERTY ADDRESS	1036-1038 W Clinton Ave
SQUARE FEET	2,432
LOT SIZE	9,100
PARCEL NUMBER	443-271-70
ASKING PRICE	\$379,000
PRICE PER UNIT	\$154.69 sq ft





## 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

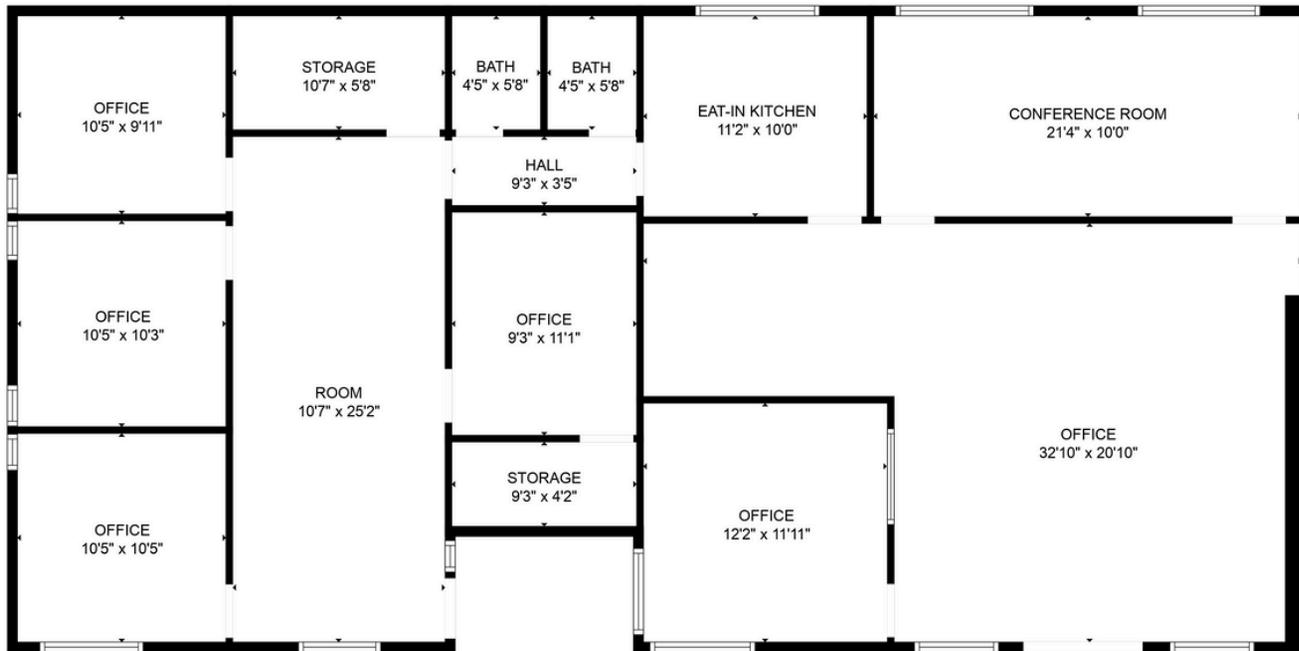
	TYPE	SQ. FT.	LEASE TO	MONTHLY RENT (CURRENT)	MONTHLY RENT (MARKET)
UNIT #1	NN	2,432	American Ambulance	\$2,000	\$2,500
UNIT #					
UNIT #					
UNIT #					
UNIT #					
UNIT #					
UNIT #					
UNIT #					
UNIT #					
UNIT #					

# 03

## FLOOR PLANS



# FLOOR PLANS

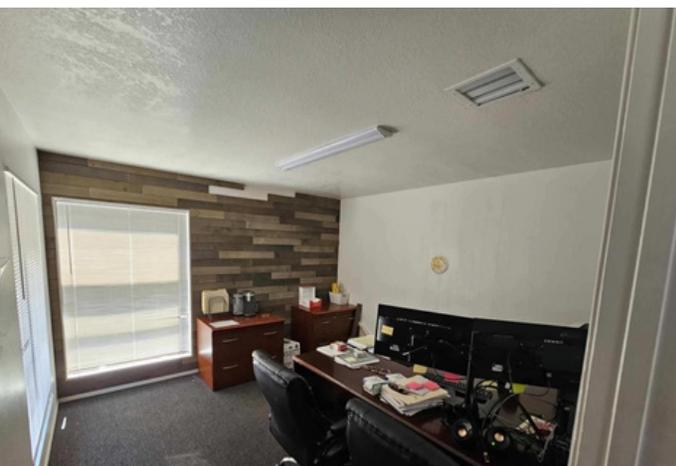


FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

# 04

## PROPERTY PHOTOS





# 05

## AREA OVERVIEW

AREA OVERVIEW

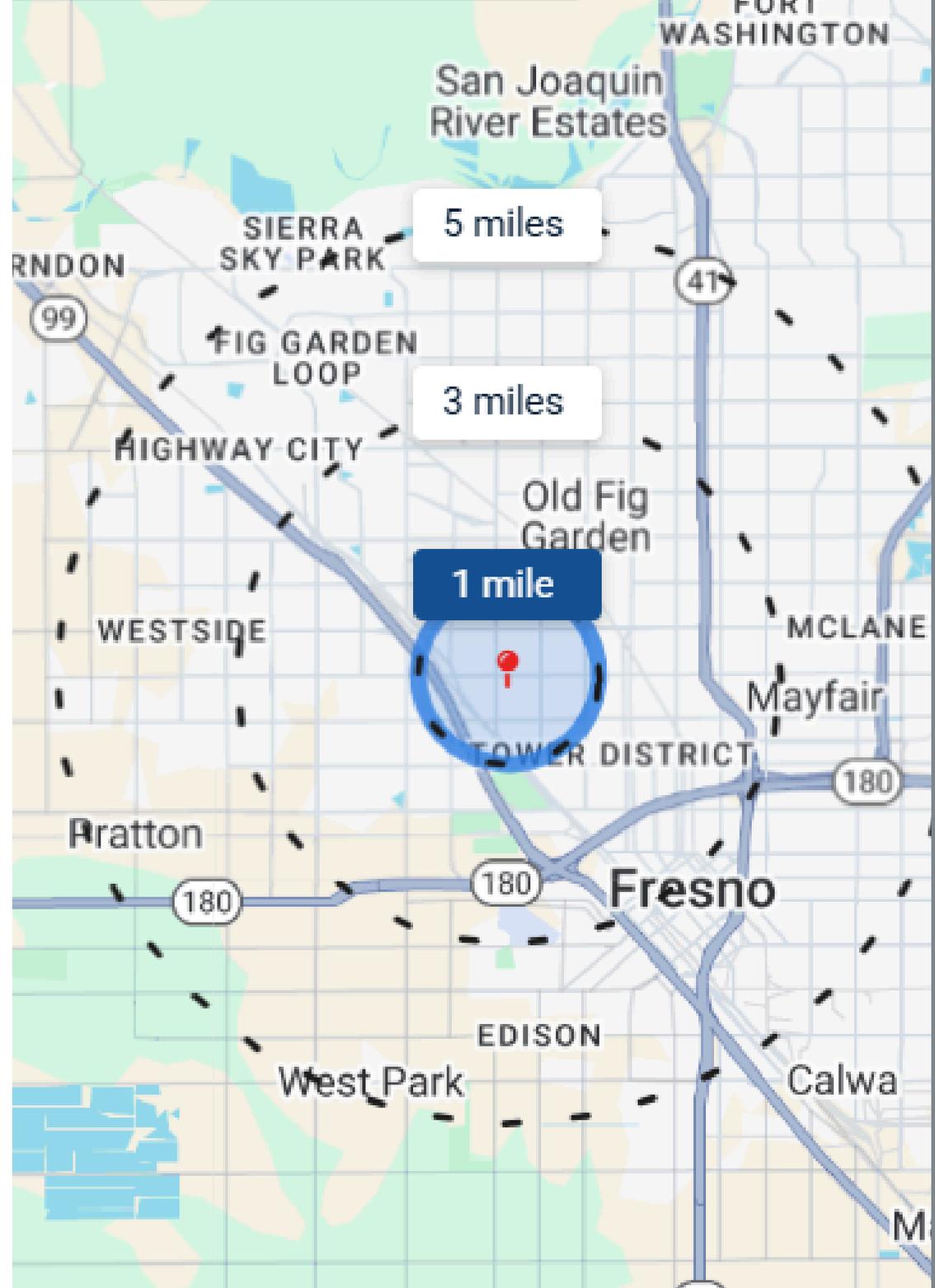
NEARBY AMENITIES



# AREA OVERVIEW

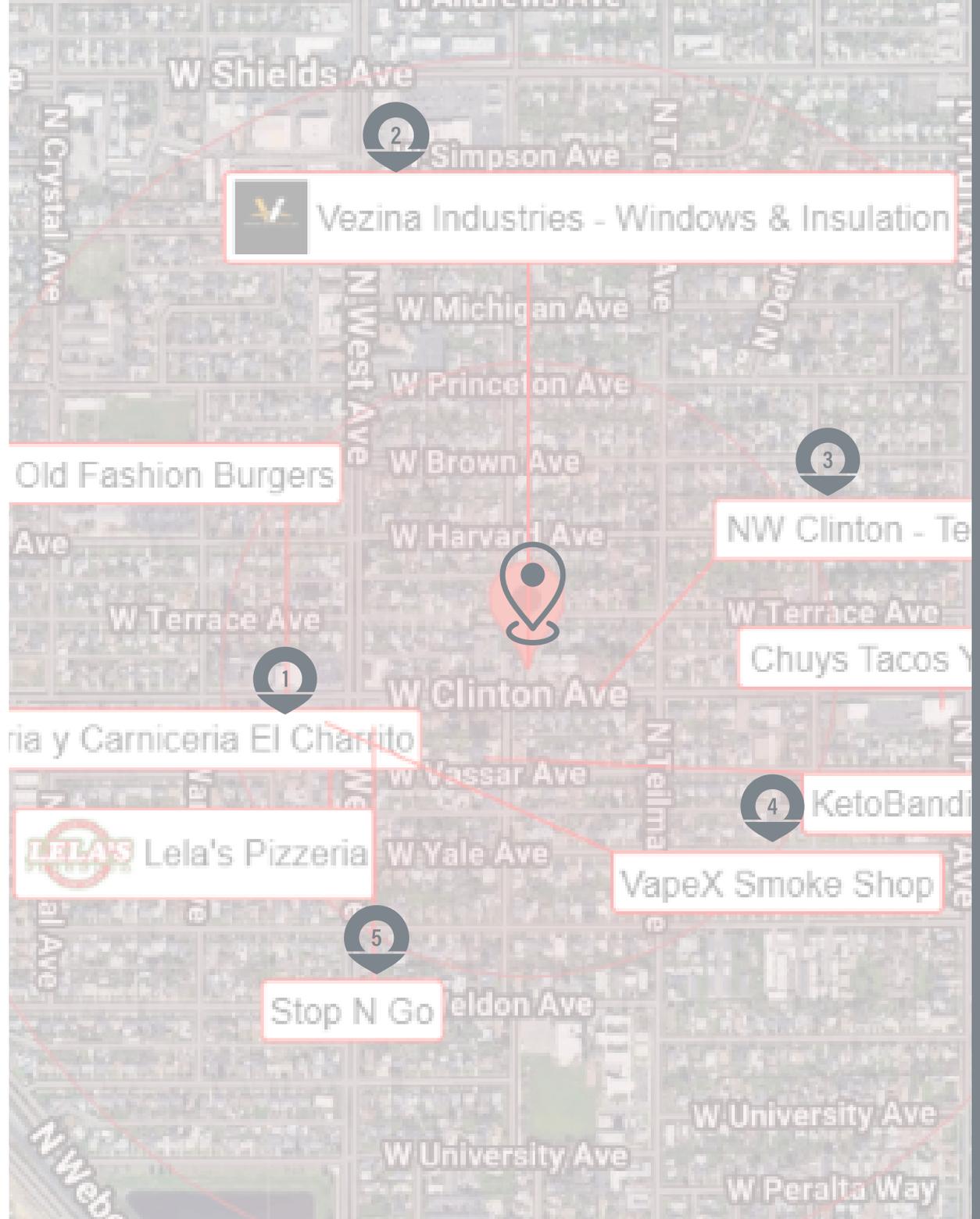
## FRESNO, CA

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

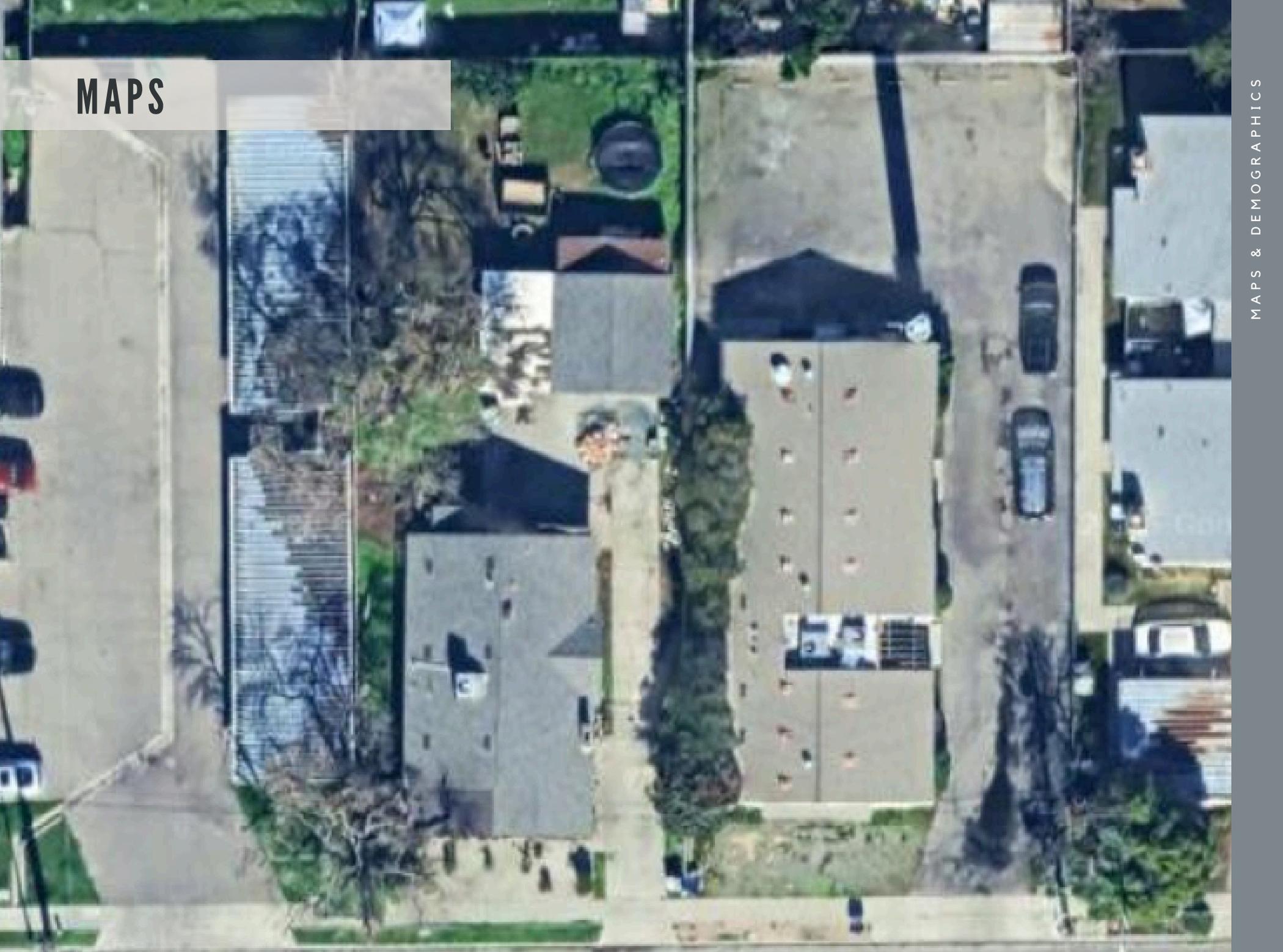


# 06

## 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		Meila
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.com](http://www.kirkatamianrealestate.com.com)