



OFFERING MEMORANDUM

COMMERCIAL PROPERTY

1036-1038 W CLINTON AVE
FRESNO, CA 93705

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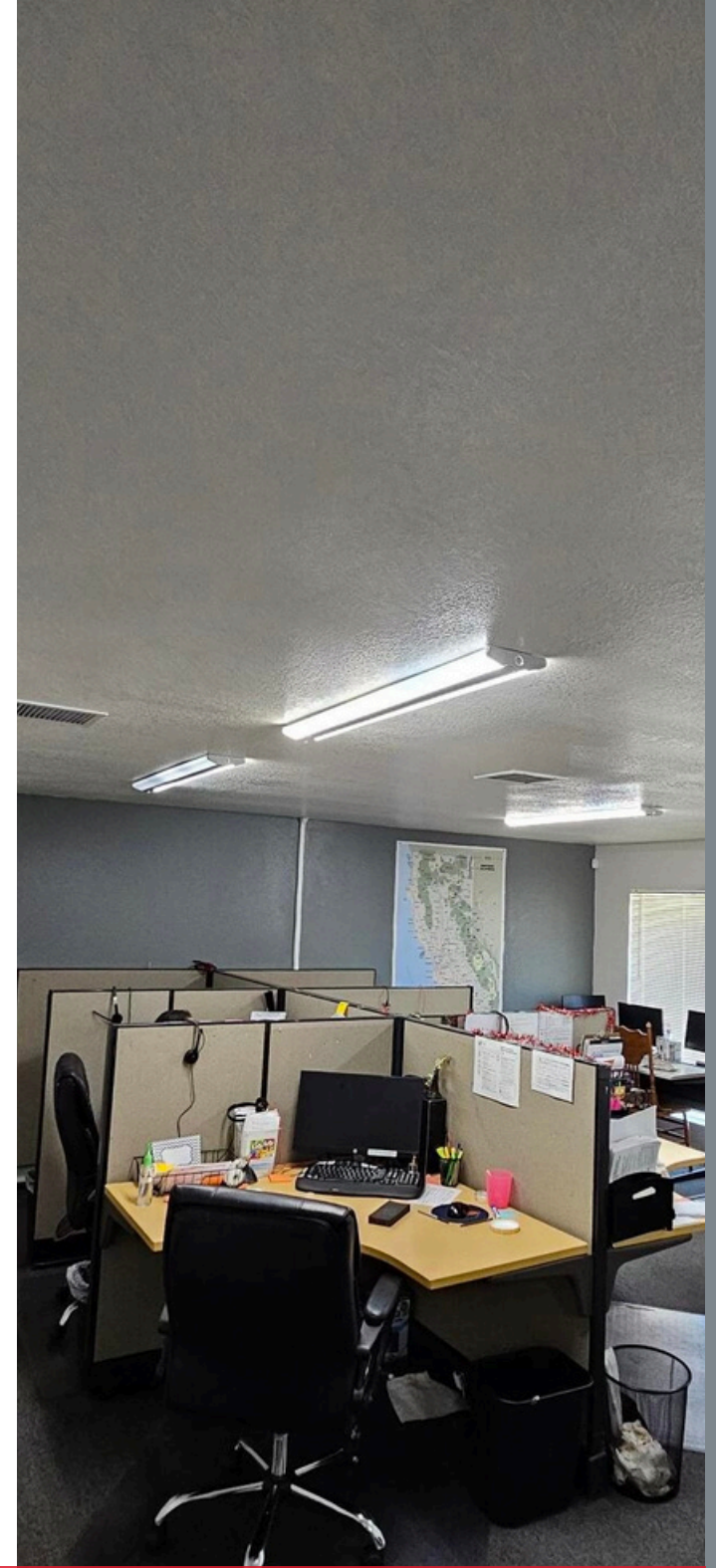




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01

INVESTMENT OVERVIEW

THE OFFERING

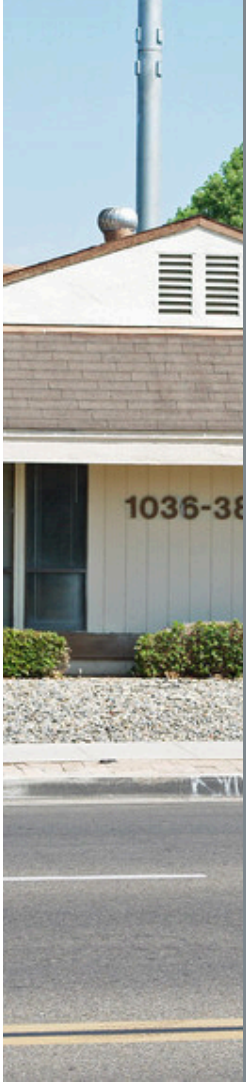
PROPERTY SUMMARY



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.

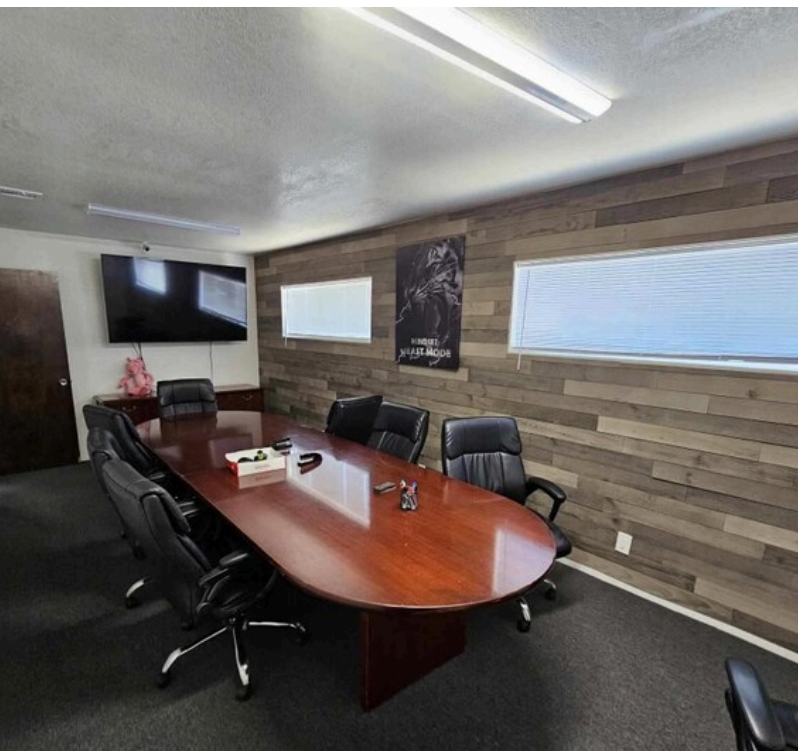
PROPERTY ADDRESS	1036-1038 W Clinton Ave
SQUARE FEET	2,432
LOT SIZE	9,100
PARCEL NUMBER	443-271-70
ASKING PRICE	\$379,000
PRICE PER UNIT	\$154.69 sq ft





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

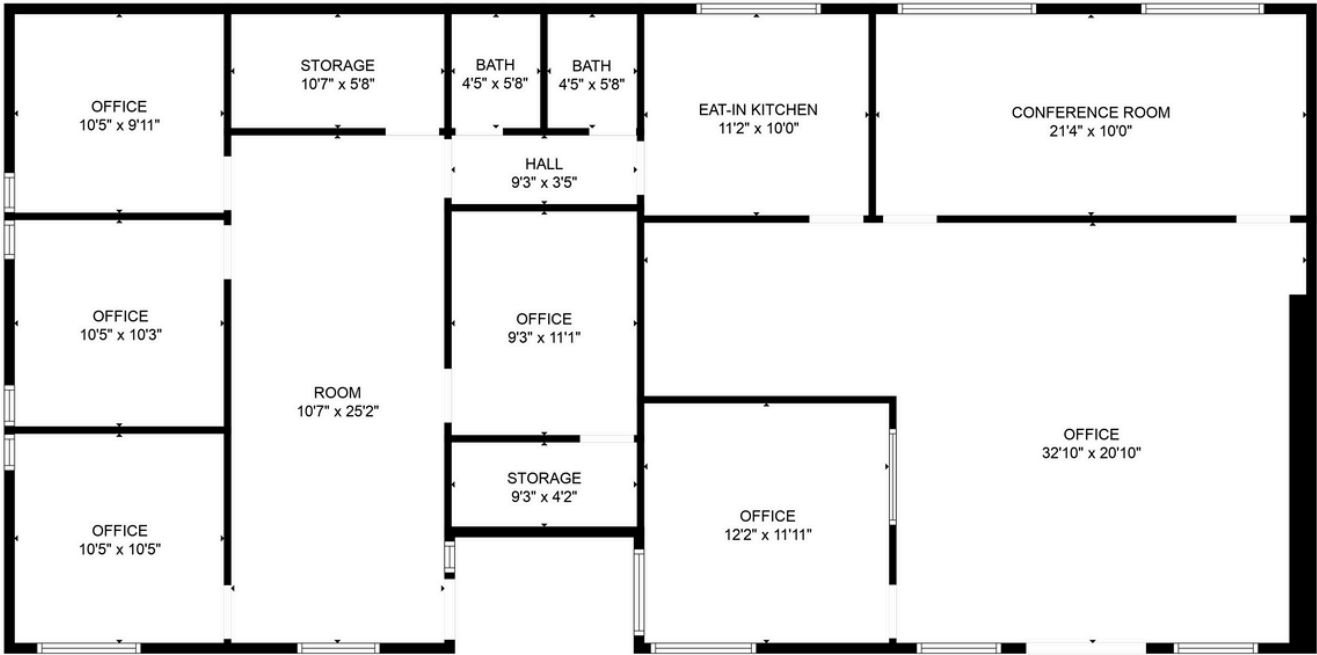
	TYPE	SQ. FT.	LEASE TO	MONTHLY RENT (CURRENT)	MONTHLY RENT (MARKET)
UNIT #1	NN	2,432	American Ambulance	\$2,000	\$2,500
UNIT #					
UNIT #					
UNIT #					
UNIT #					
UNIT #					
UNIT #					
UNIT #					
UNIT #					
UNIT #					

03

FLOOR PLANS



FLOOR PLANS

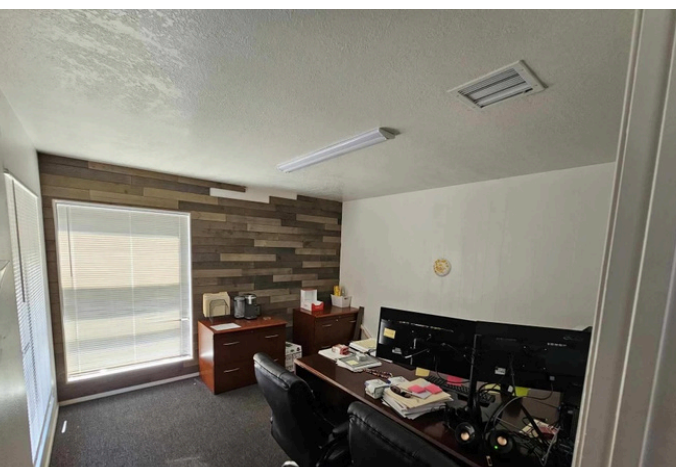
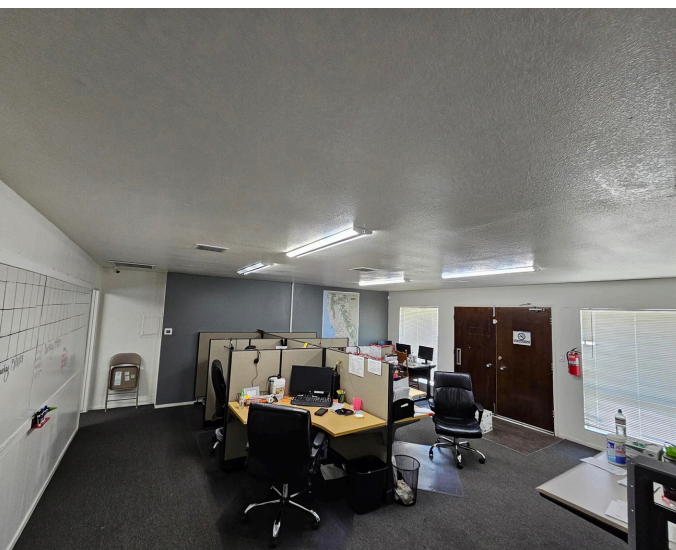


FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

04

PROPERTY PHOTOS





05

AREA OVERVIEW

AREA OVERVIEW

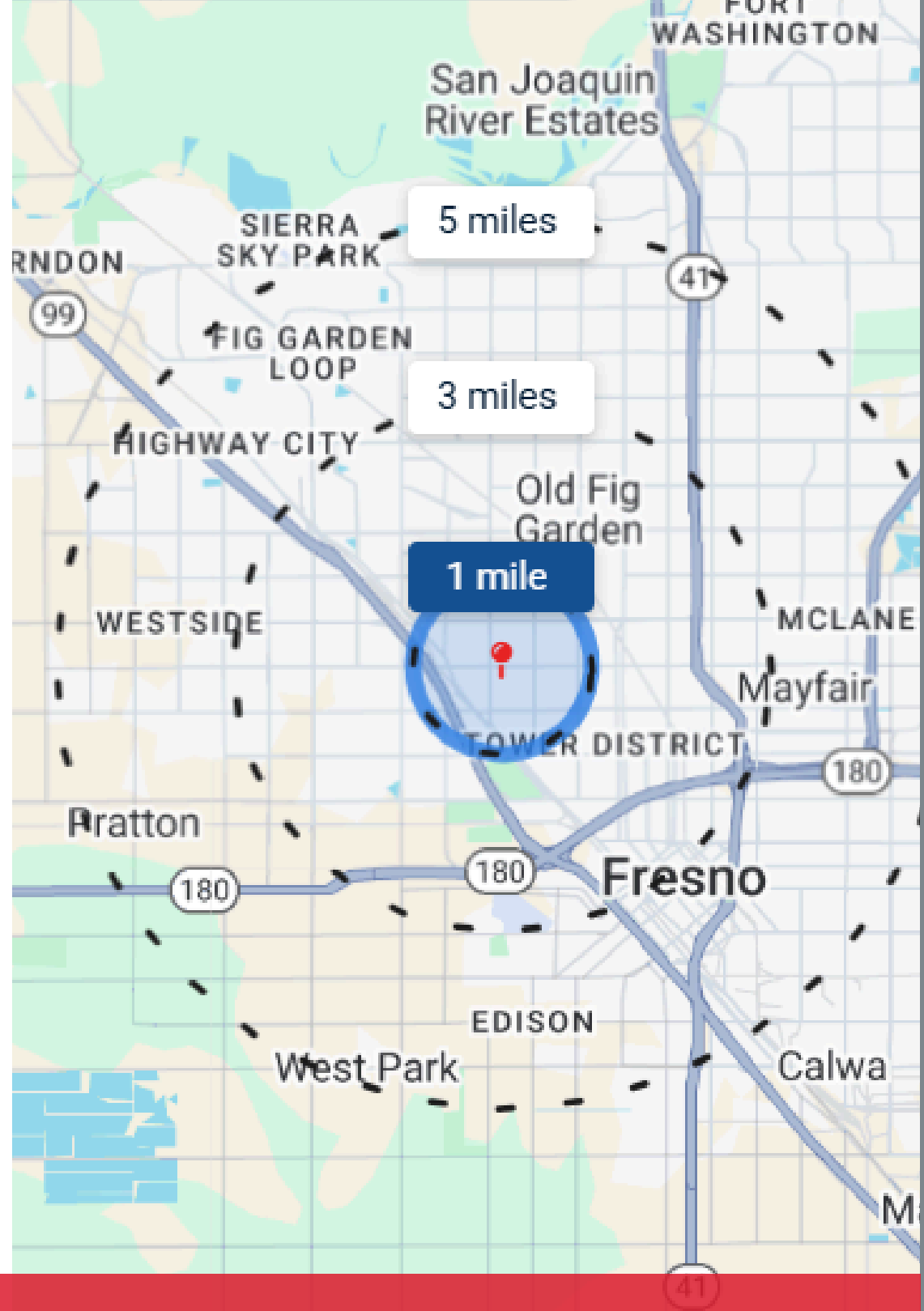
NEARBY AMENITIES



AREA OVERVIEW

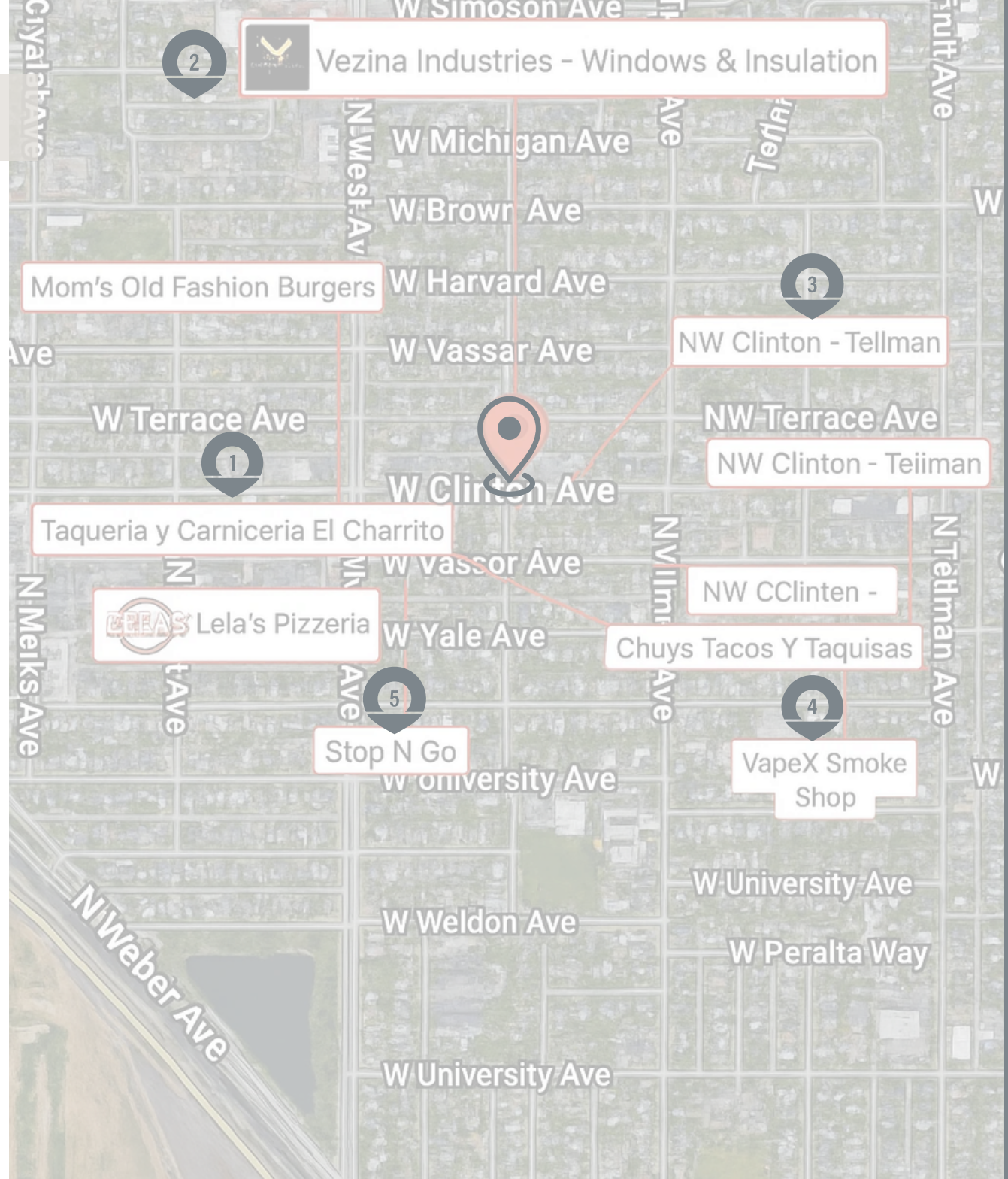
FRESNO, CA

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

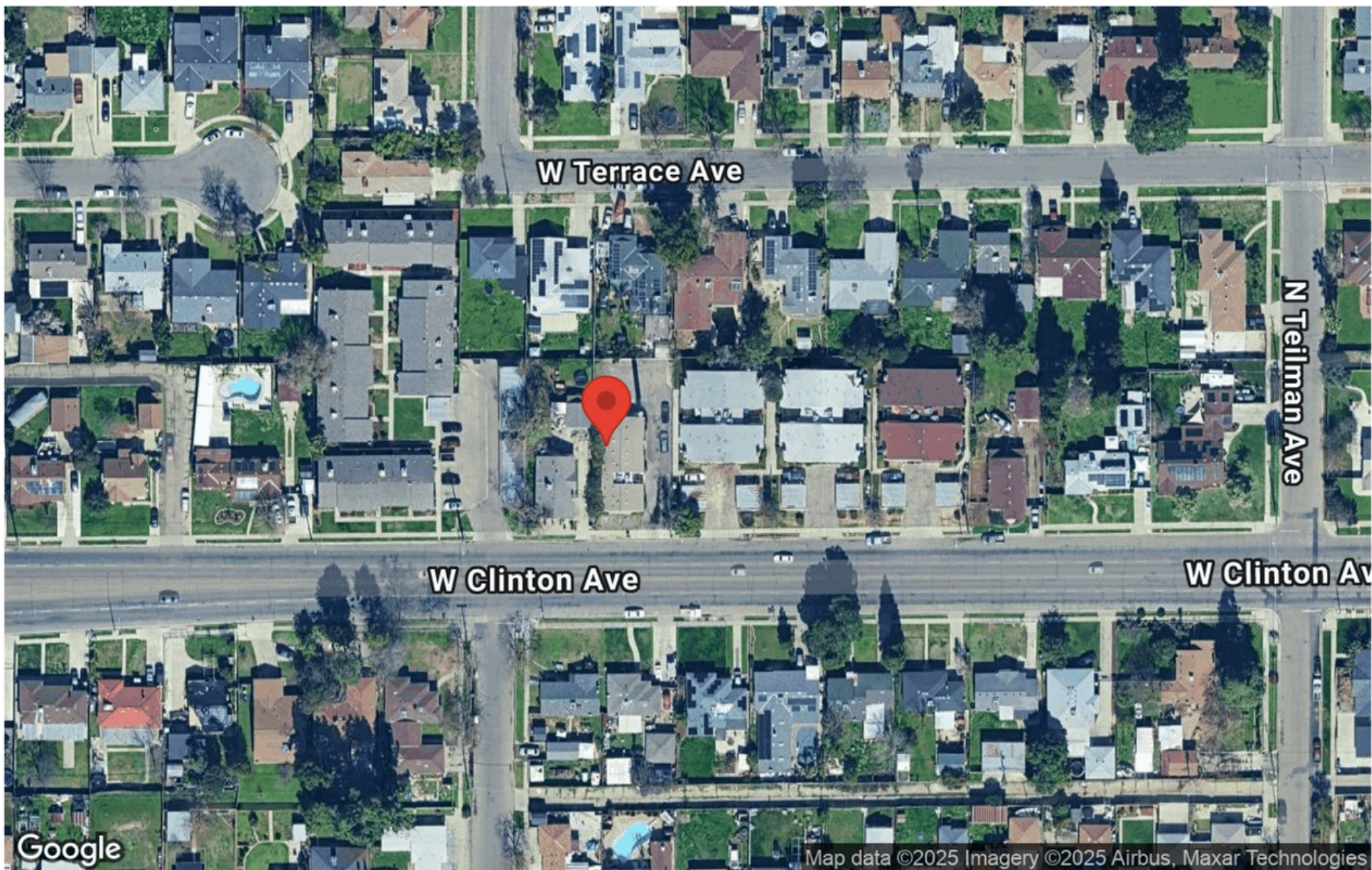


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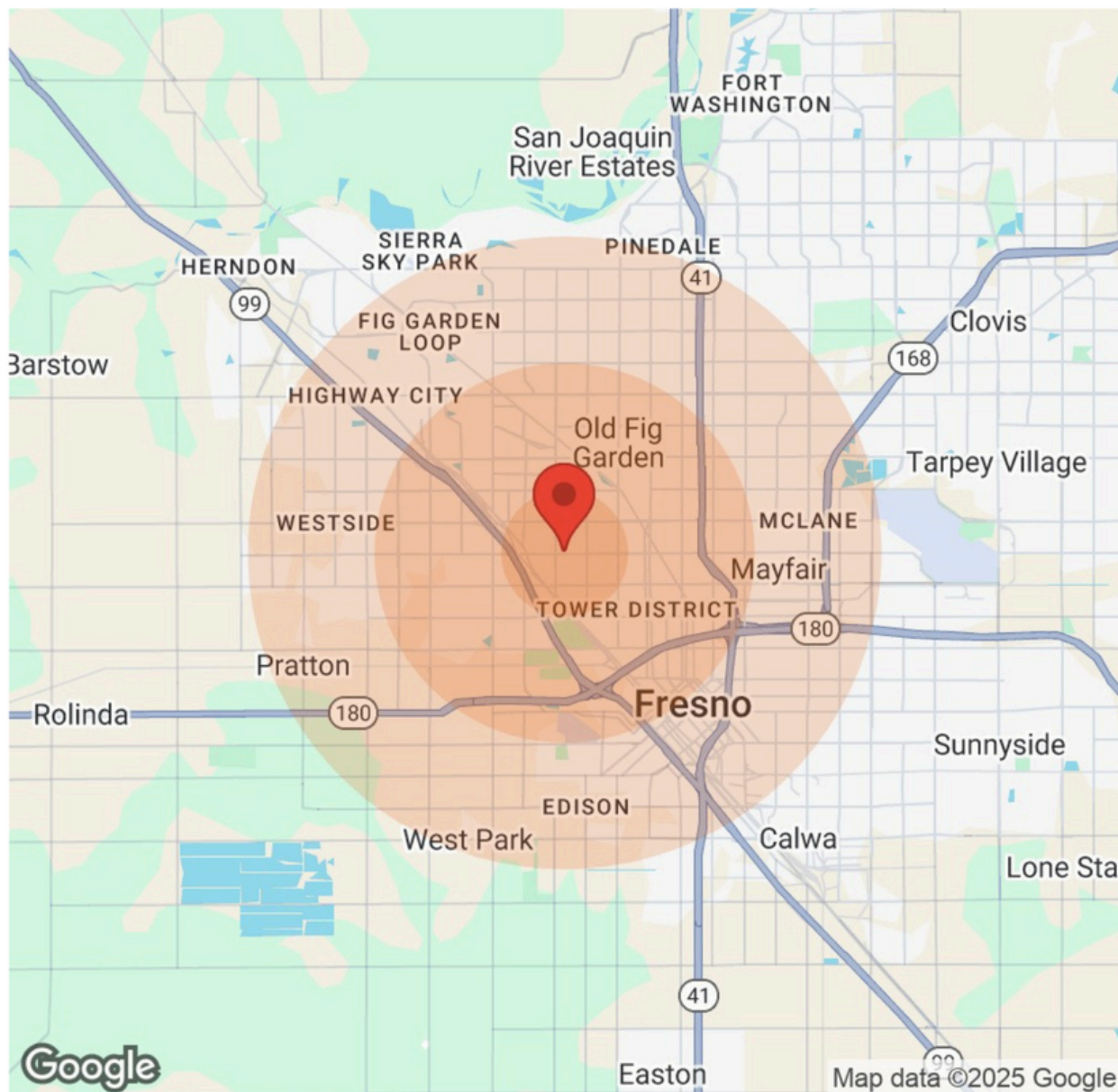
MAPS & DEMOGRAPHICS



MAPS



DEMOGRAPHICS



Population	1 Mile	3 Miles	5 Miles
Male	10,719	70,296	176,368
Female	11,409	71,470	180,756
Total Population	22,128	141,766	357,124

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	5,789	36,632	92,187
Ages 15-24	3,419	22,041	55,710
Ages 25-54	8,586	56,379	140,506
Ages 55-64	2,097	13,181	32,577
Ages 65+	2,237	13,533	36,144

Race	1 Mile	3 Miles	5 Miles
White	11,196	69,668	173,542
Black	1,374	10,103	25,425
Am In/AK Nat	215	1,482	3,436
Hawaiian	N/A	33	120
Hispanic	13,619	85,490	207,275
Multi-Racial	16,334	101,822	247,848

Income	1 Mile	3 Miles	5 Miles
Median	\$30,861	\$34,621	\$38,296
< \$15,000	1,926	10,354	20,933
\$15,000-\$24,999	1,343	7,324	18,001
\$25,000-\$34,999	779	5,663	13,710
\$35,000-\$49,999	922	6,312	16,877
\$50,000-\$74,999	1,194	7,857	19,847
\$75,000-\$99,999	778	4,195	11,438
\$100,000-\$149,999	520	3,106	8,910
\$150,000-\$199,999	65	697	2,539
> \$200,000	37	569	1,793

Housing	1 Mile	3 Miles	5 Miles
Total Units	8,531	52,704	129,344
Occupied	7,887	48,418	119,499
Owner Occupied	3,674	22,356	56,598
Renter Occupied	4,213	26,062	62,901
Vacant	644	4,286	9,845



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