



OFFERING MEMORANDUM

# COMMERCIAL PROPERTY

1036-1038 W CLINTON AVE  
FRESNO, CA 93705

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COMMERCIAL

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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

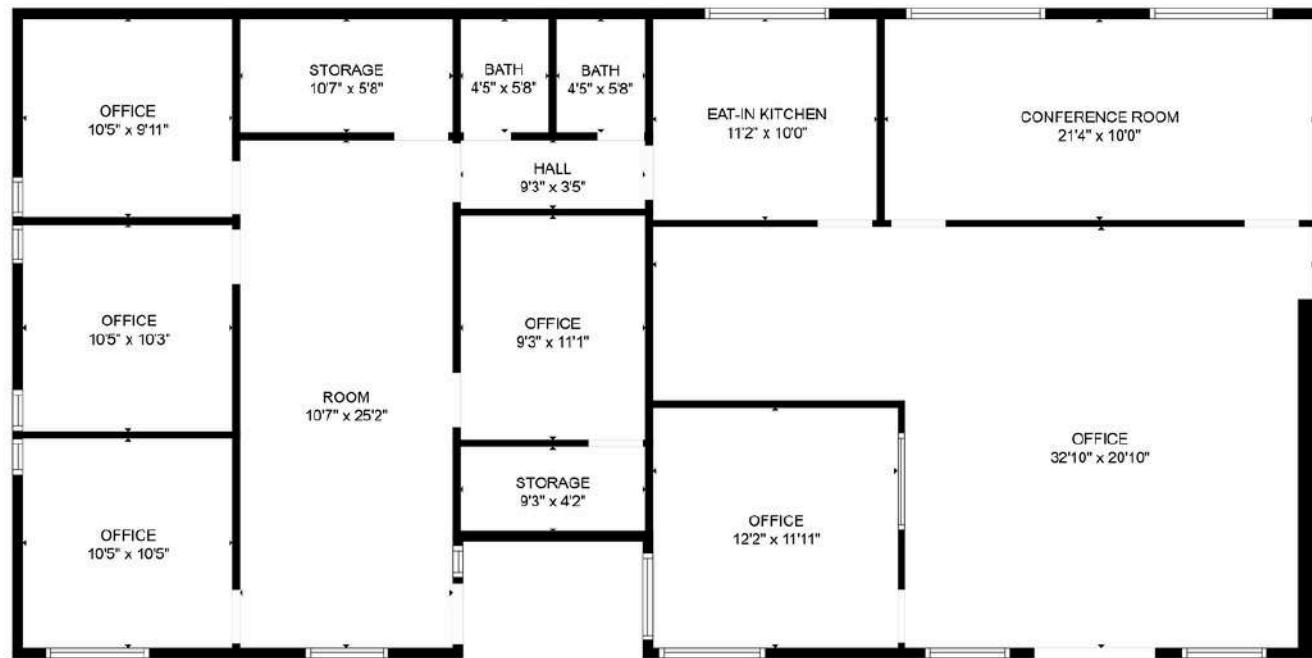
	TYPE	SQ. FT.	LEASE TO	MONTHLY RENT (CURRENT)	MONTHLY RENT (MARKET)
UNIT #1	NN	2,432	American Ambulance	\$2,000	\$2,500
UNIT #					
UNIT #					
UNIT #					
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UNIT #					
UNIT #					
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UNIT #					
UNIT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

# 03

## FLOOR PLANS



# FLOOR PLANS

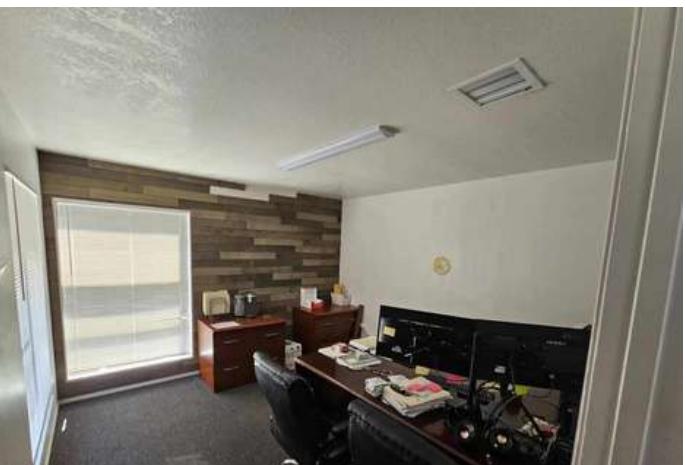
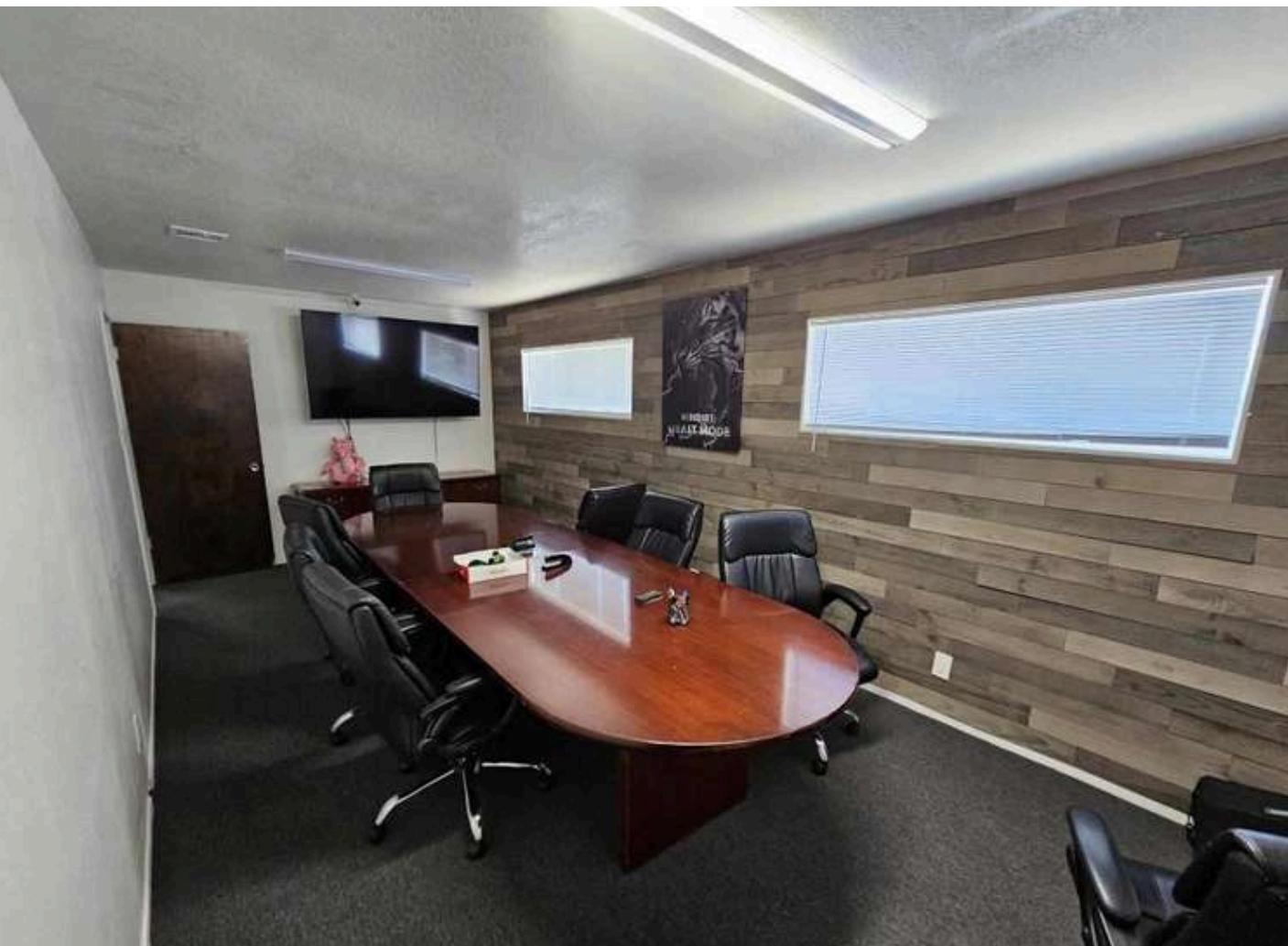
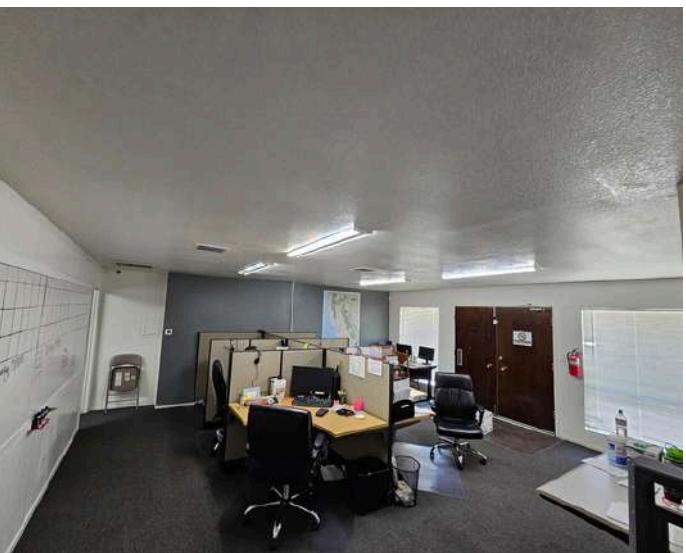


FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

# 04

## PROPERTY PHOTOS





# 05

## AREA OVERVIEW

AREA OVERVIEW

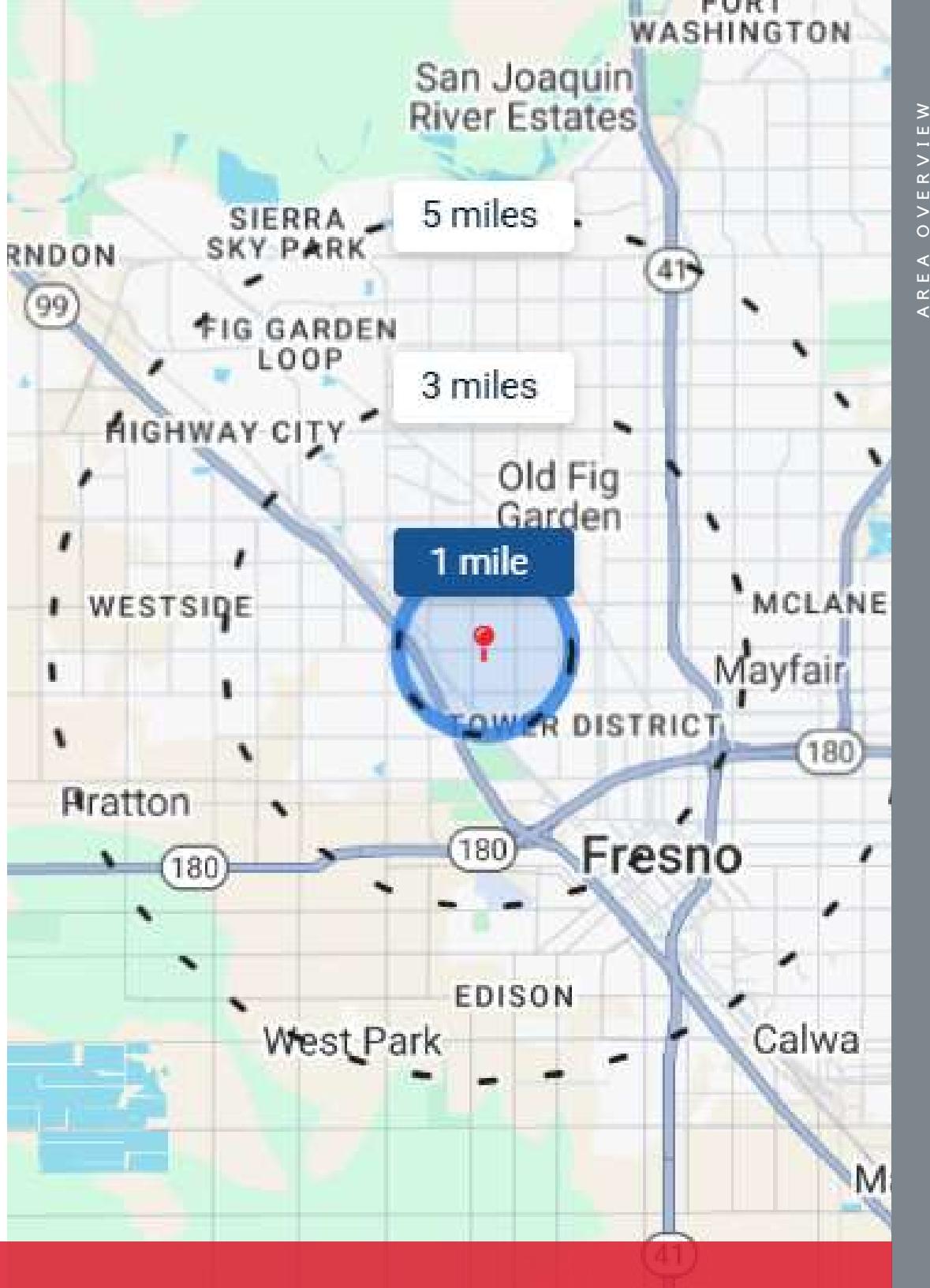
NEARBY AMENITIES



# AREA OVERVIEW

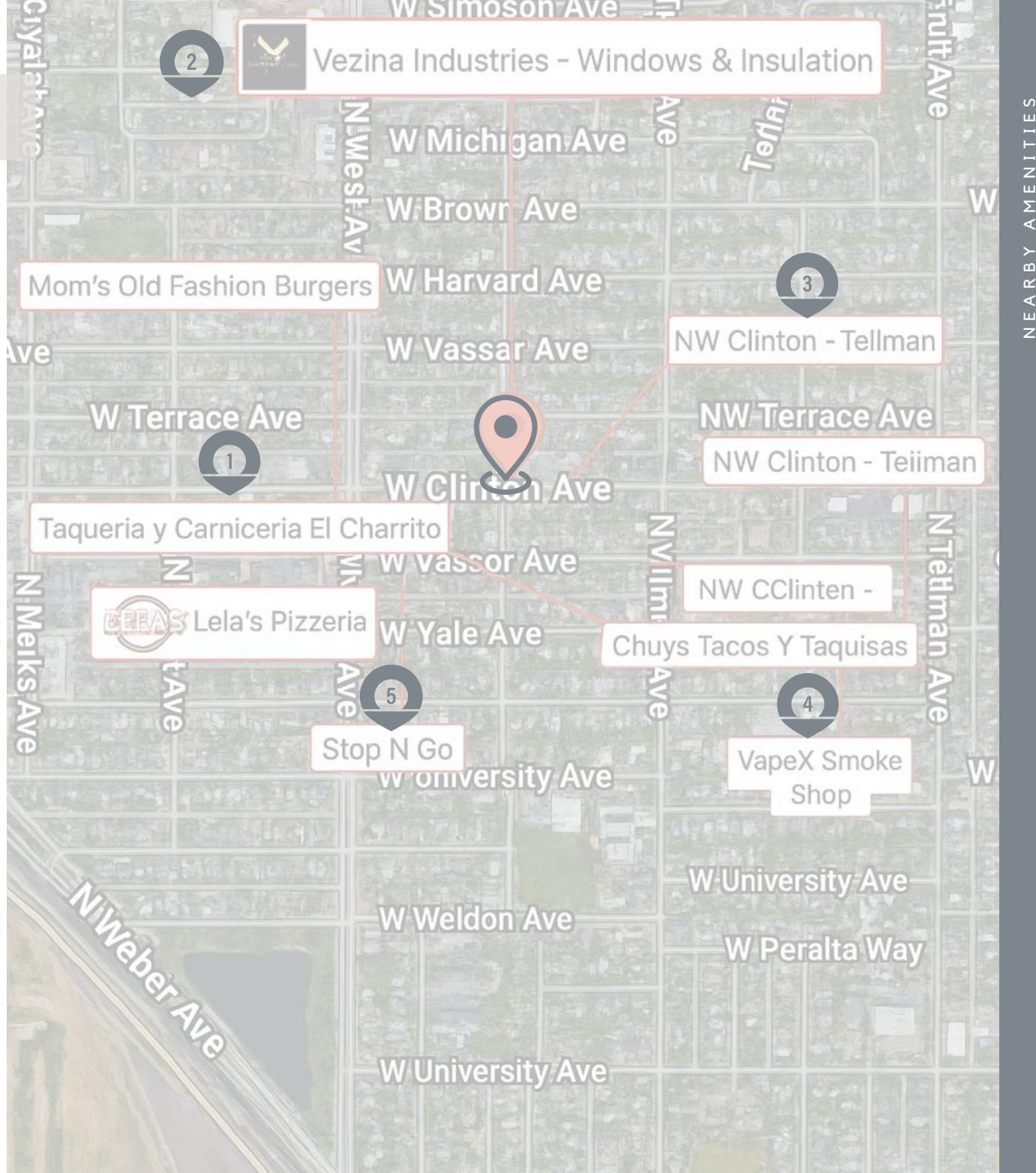
## FRESNO, CA

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

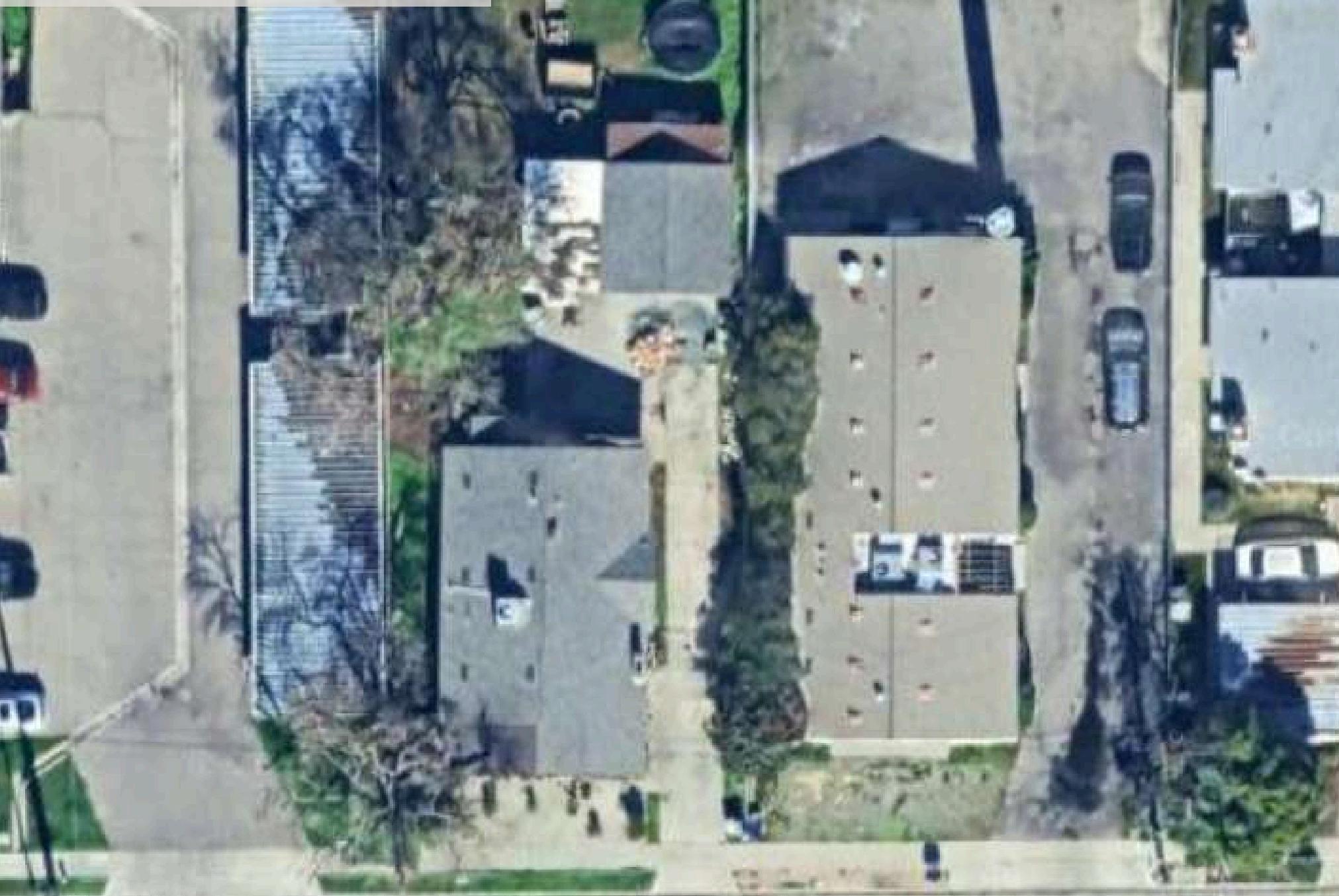


# 06

## MAPS & DEMOGRAPHICS

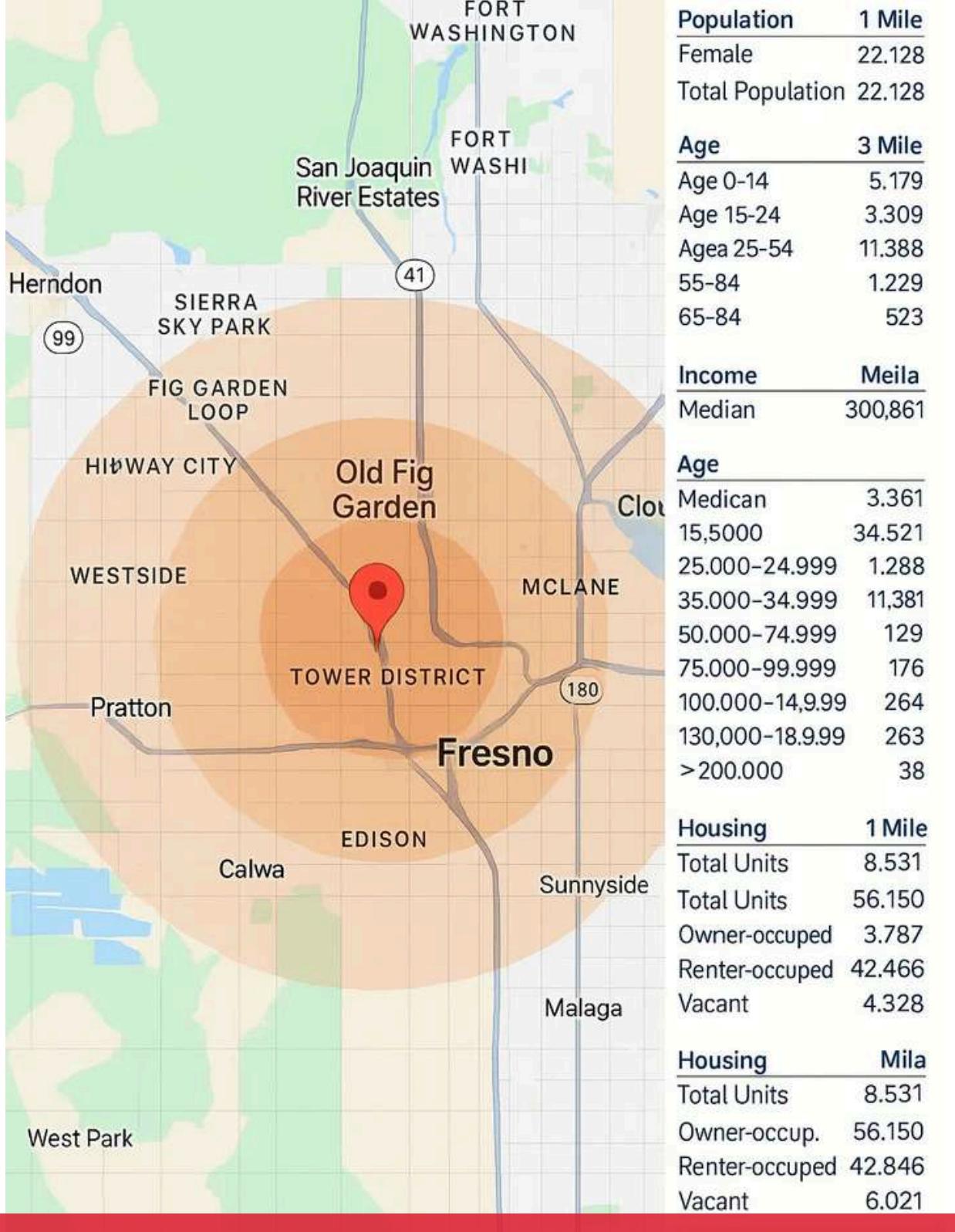


# MAPS



1036-1038 W CLINTON AVE, FRESNO CA 93705

# DEMOCRAPHICS





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