

AVAILABLE FOR SALE OR LEASE

FREESTANDING FORMER RESTAURANT IN FRESNO, CA



Property Features:

- Heart of the Tower District
- Prime retail/restaurant location
- Signage on front, east and west sides of building
- Busy walkable street on primary Tower District corridor
- Strong daytime employment with close proximity to Downtown Fresno
- Property features EECU ATM providing additional income (see page 4 for details)
- Signalized corner with dedicated parking lot

Location:

861 Olive Avenue, Fresno, California
NEC Wishon Ave. and Olive Ave.

Sales Price:

\$895,000

Lease Rate:

\$1.25/SF/Mo + NNN for full building "as-is"

Building Size:

± 5,700 SF

Lot Size:

± 16,975 SF

Zoning:

CMS (Commercial – Main Street)

Demographics:

	1 Mile	2 Mile	3 Mile	5 Mile
Population	21,342	77,140	168,678	369,724
Avg HH Income	\$52,028	\$48,592	\$48,005	\$52,625



COMMERCIAL | RETAIL
ASSOCIATES

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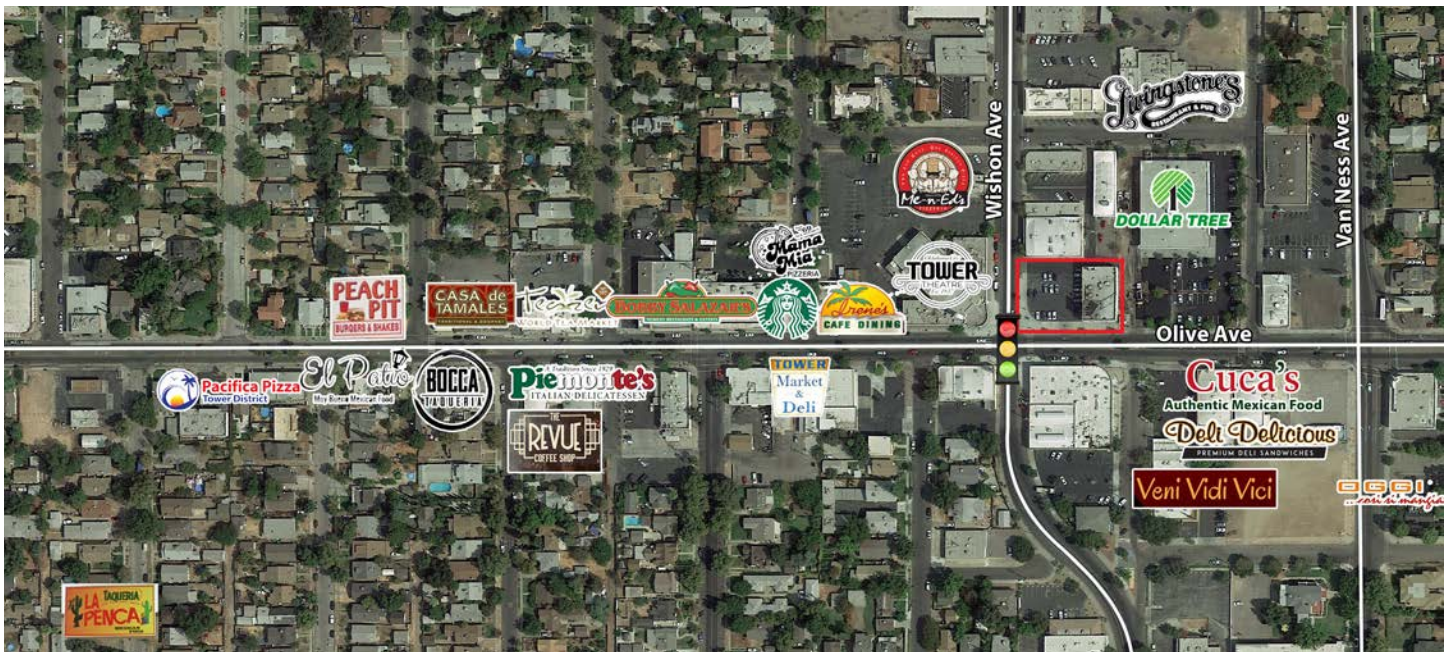
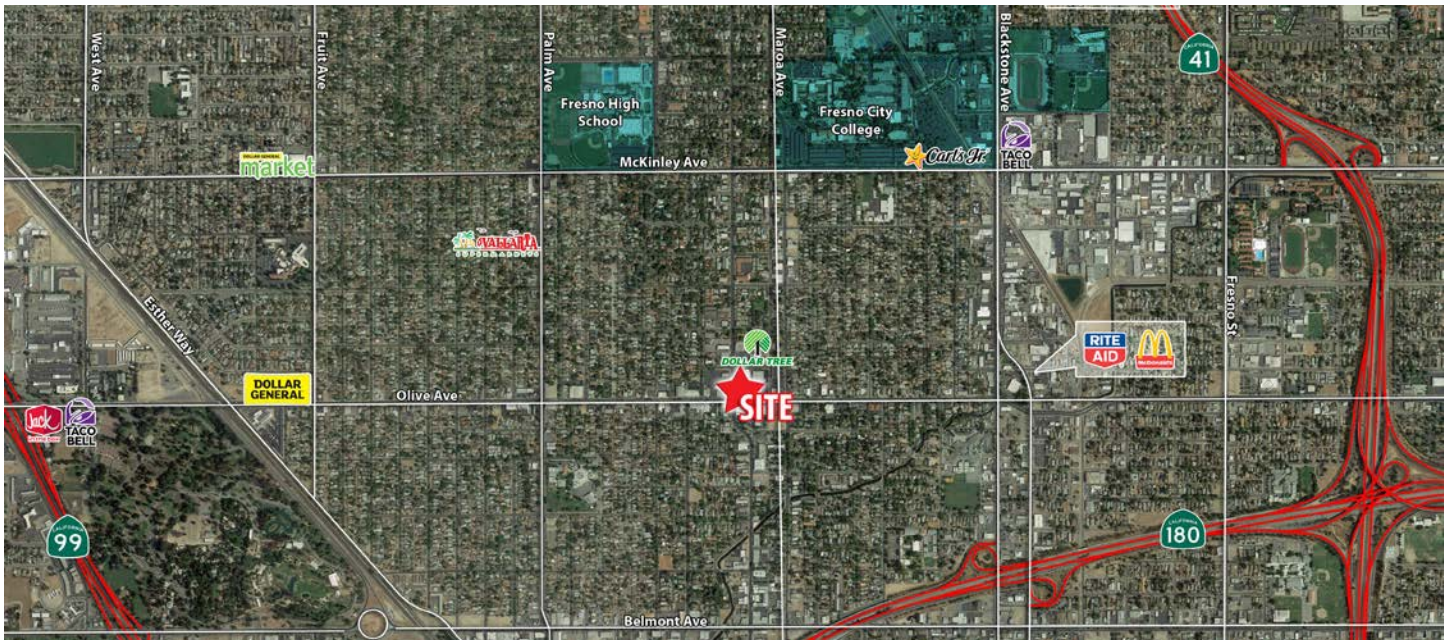
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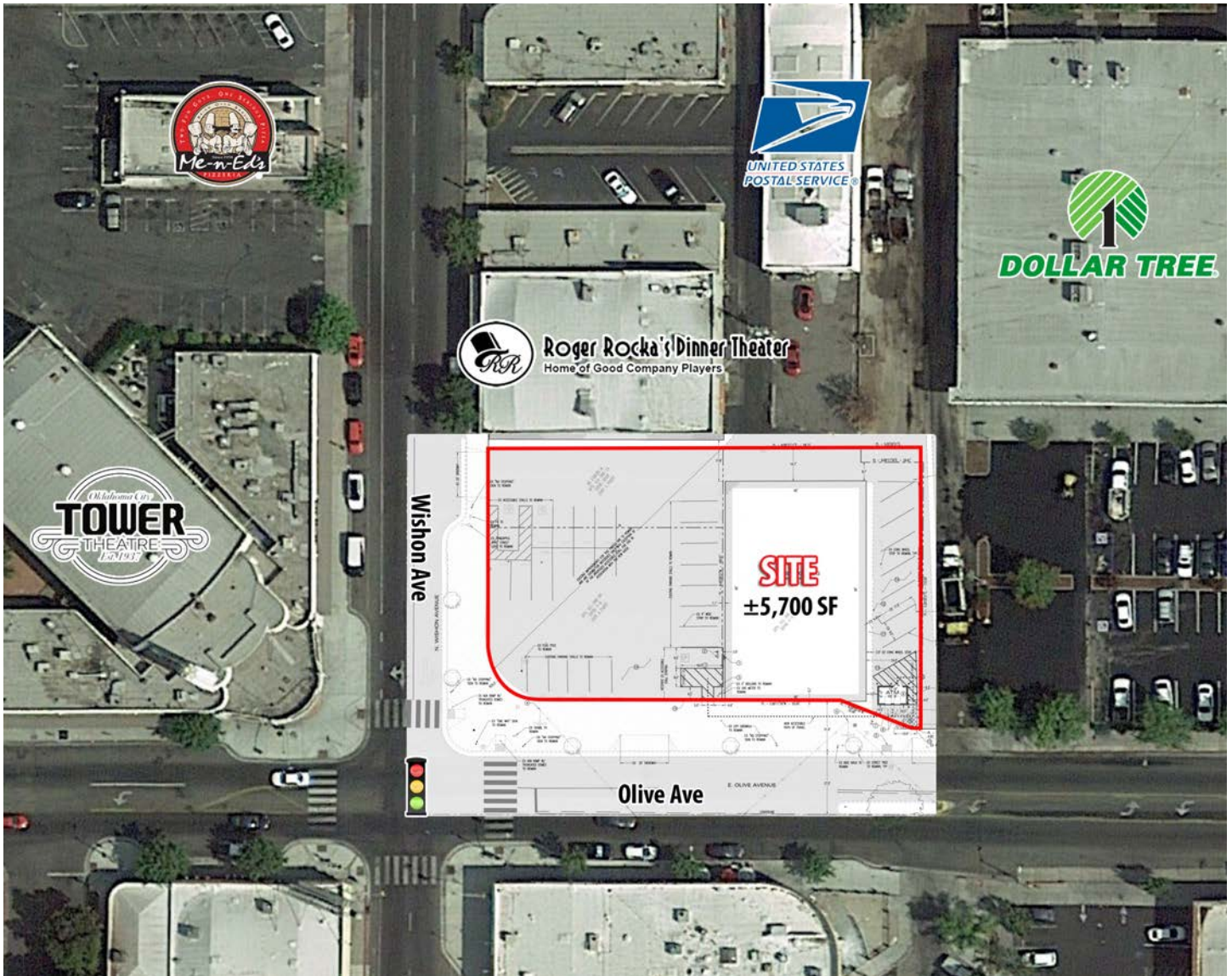
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Site Plan



*Not to Scale. Parcel Outline Estimated.



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Property Photos



ATM REVENUE	<u>EECU Walk-Up ATM</u>
Lease Term:	10-Years (effective 8/1/2017 - 7/31/2027)
Option Terms:	(2) 5-Year Options
Annual Base Rent:	\$15,000
Base Rental Increases:	5% Every 5-Years
CAM Payments:	\$100/mo. fixed for full lease term



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