

FOR SALE OR LEASE > TOWER DISTRICT BUILDING

353 E. Olive Avenue

FRESNO, CALIFORNIA



REDUCED PRICE!



20,349 SF
Fresno's Popular "Tower District"

Property Features

- > Retail, Office, Entertainment Uses!
- > "Tower District" Building.
- > Ample On-Site and Street Parking.
- > Flexible Zoning.
- > Close to Highways 99 and 180.
- > Street Front Showroom.
- > Buy or Lease.
- > **REDUCED!**



Do Not Disturb Tenant.
Shown by Appointment Only.



AGENT: STEVE RONTTELL
559 221 1271 | EXT. 113
FRESNO, CA
steve.ronttell@colliers.com
BRE #00932510

COLLIERS INTERNATIONAL
7485 N. Palm Avenue, #110
Fresno, CA 93711
www.colliers.com/fresno

Property Summary

Location: 353 E. Olive Avenue, Fresno, CA

Building Size: 20,349 SF

Parcel Size: 43,444 SF

Zoning: CMS - Commercial Main Street

Parking: 40+ stalls plus street

Customer Demographics:	Population	Avg. HH Income
1 Mile:	18,835	\$46,211
2 Miles:	67,774	\$43,165
3 Miles:	158,208	\$42,586
4 Miles:	257,382	\$45,104
5 Miles:	359,052	\$47,758

Asking Rent: \$0.65 psf, NNN

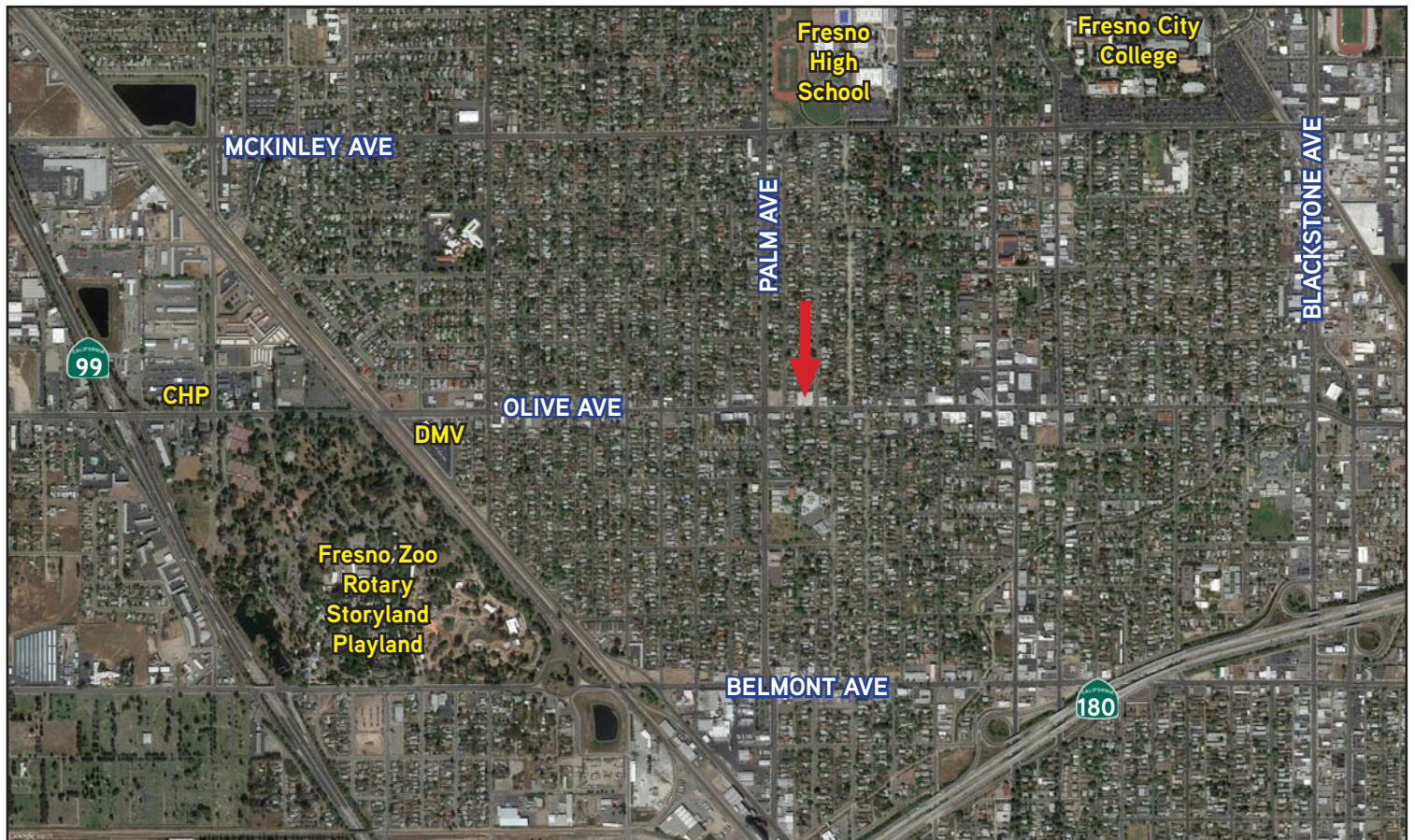
Asking Price: ~~\$2,050,000~~ REDUCED \$1,995,000

Availability: 30 days notice



The Tower District is Fresno's dining, arts and entertainment district. The Tower's character is set by a wide variety of businesses. Restaurants, cafes, nightclubs, performing arts venues, theaters, galleries, bakeries, delis, plus a unique blend of specialty retail establishments are all within walking distance of each other, and most are locally owned and operated.

www.TowerDistrict.org
www.TowerDistrictNews.com



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