

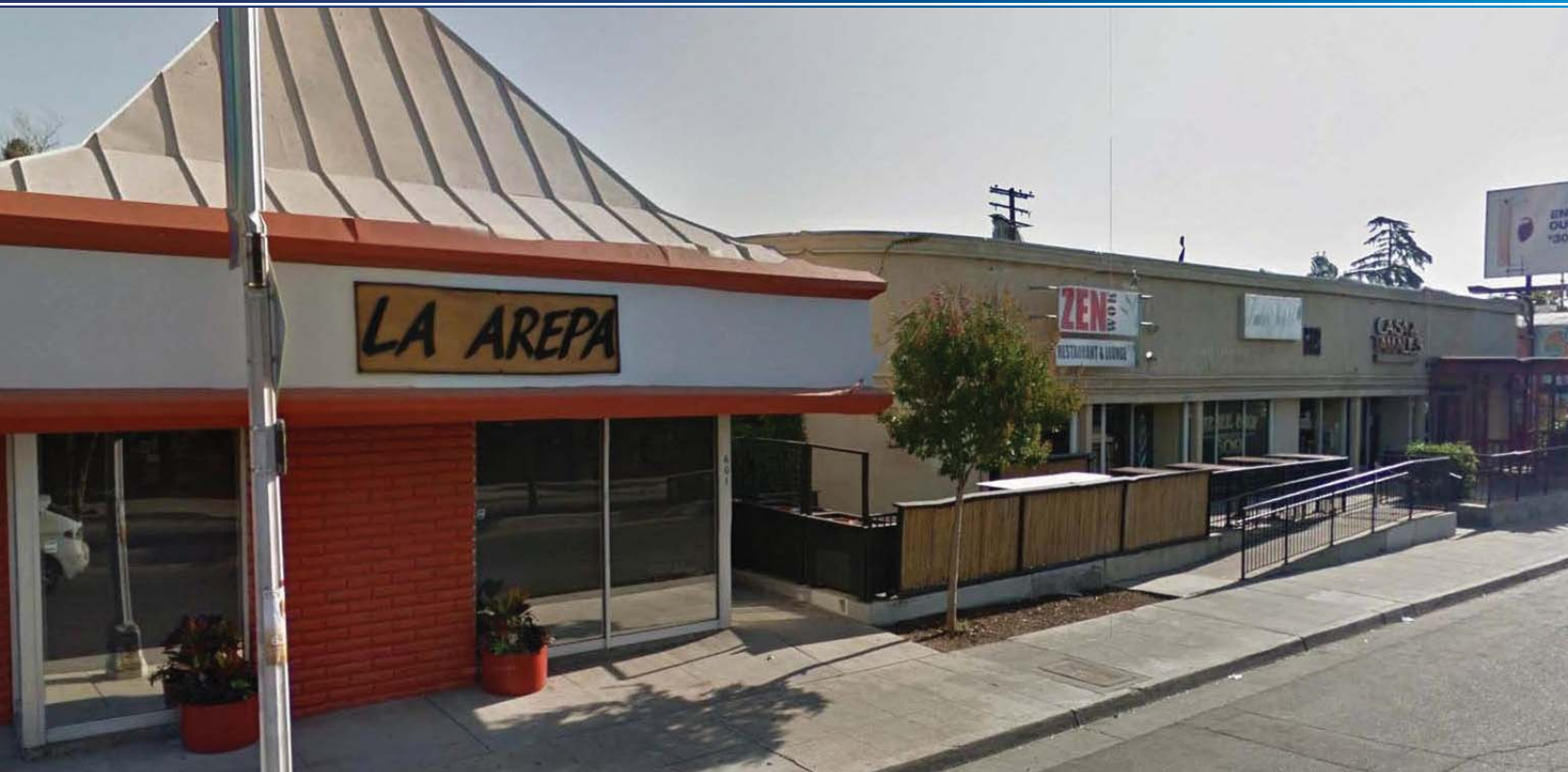
FOR SALE > TOWER DISTRICT MULTI-TENANT

601-609 E. Olive Avenue

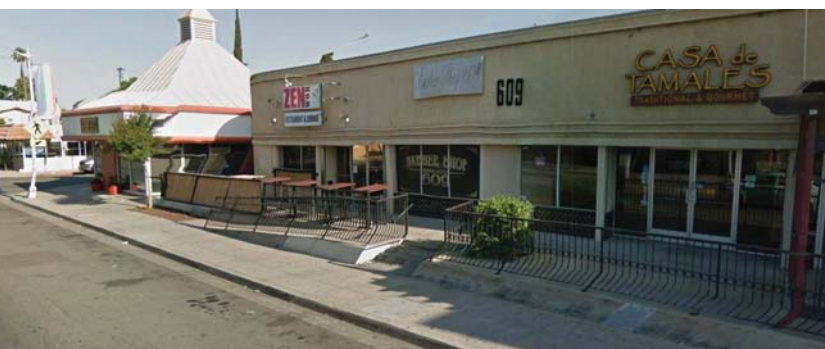
FRESNO, CALIFORNIA

Colliers
INTERNATIONAL

100% LEASED



6,154 SF | FRESNO'S POPULAR "TOWER DISTRICT"



Property Features

- Restaurant and Entertainment Uses
- High Profile "Tower District" Building
- Ample On-Site and Street Parking
- Flexible Zoning
- Close to Highways 99 and 180
- High Visibility, Patio Seating
- Buy or Lease
- Hard to Find Small Tower Investment Property

**Do Not Disturb Tenant
Shown by Appointment Only**



AGENT: ZACK KAUFMAN
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Property Summary

- > Location: 601-609 E. Olive Avenue, Fresno, CA
- > Building Size: 6,154 SF (Buyer to verify)
- > Parcel Size: 19,980 SF
- > Zoning: CMS - Commercial Main Street
- > Parking: 25+ stalls plus street
- > Asking Price: \$1,100,000

PRO FORMA

Gross Scheduled Income	\$98,242.20
<i>Operating Expenses (2017 Actual)</i>	
R & M	\$4,500
INS	\$1,593
City License	\$63
Utilities	\$3,287
Water/Sewer	\$4,956
Property Tax	\$8,247
NET INCOME	\$75,596.20

Demographics	Population	Avg. HH Income
1 Mile	19,744	\$45,264
2 Miles	71,543	\$42,288
3 Miles	164,464	\$42,349
4 Miles	266,636	\$44,887
5 Miles	366,202	\$47,677

Tenant	Suite	Square Footage	Comments
La Arepa Restaurant	601	1,620	\$1,900/mo., MG thru 1/31/2019; \$2,000/mo., MG thru 1/31/2020 Lease Ends 1/31/2020. Tenant pays water/sewer
Zen Wok Restaurant & Lounge	609a	1,300	\$1,390/mo., Gross. Month-to-Month Lease
Moon Child Tattoos & Record Shop	609b	1,000	\$1,400/mo., Gross thru 4/30/2019; (2) options to extend
Casa de Tamales	609c	2,234	\$3,395/mo., Gross thru 6/30/2018 \$3,496.85/mo., Gross thru 6/30/2019



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

