

190 N
VAN NESS
OFFICES

Stabilized Downtown Office with Owned Solar **For Sale**

190 N. Van Ness Avenue, Fresno, CA 93701

Jeff Kim

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CA Lic #01456017



Property Summary

190 N Van Ness Avenue ("190 Van Ness Professional Office Suites") is a multi-tenant office building situated on the corner of Van Ness and Nevada Avenues in the heart of Downtown Fresno, in close proximity to Community Regional Medical Center. The asset is configured as twelve individual office suites ranging from 198 to 342 SF, ideally sized for small professional users across the legal, medical, beauty, education, and professional services sectors.

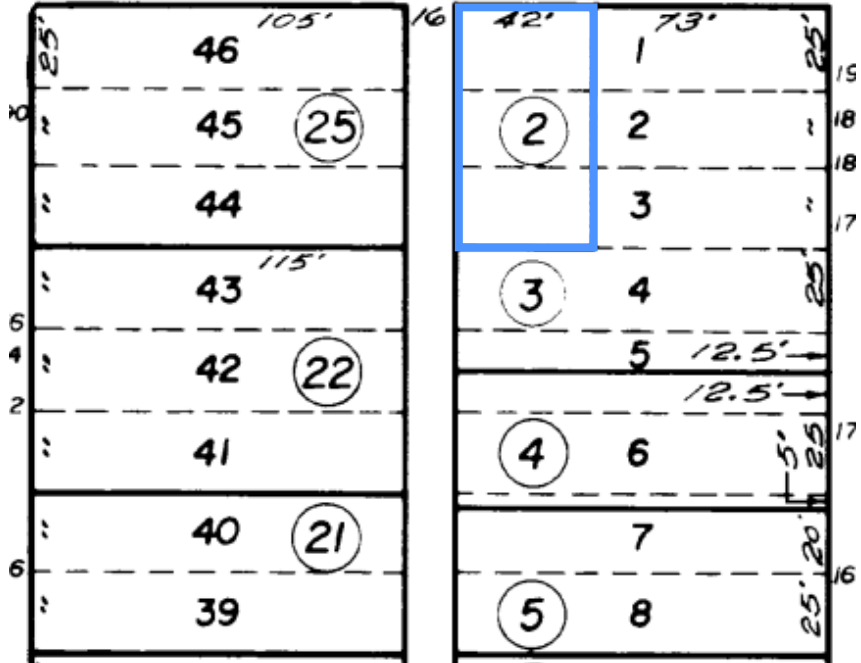
The building has been recently renovated (see exterior and interior photographs that follow) and features a fenced on-site parking lot and a fully owned rooftop solar system. The solar installation materially reduces utility expense under the building's gross-lease structure. This impact is clearly reflected in the 2025 financials, where utility costs declined approximately 36% year-over-year. Currently 92% leased (11 of 12 units occupied), 190 N Van Ness offers investors a turnkey, income-producing opportunity, while providing an owner-occupier with the added benefit of offsetting ownership costs with in-place rental income.

PROPERTY SUMMARY

Address:	190 N. Van Ness Avenue, Fresno, CA
Land Area:	±3,747 SF
APN's:	459-311-02
Zoning:	RS5
Price:	\$599,900
CAP Rate:	6.7%
Price PSF:	\$160.10
Occupancy:	92%

OVERVIEW HIGHLIGHTS

- Fenced on-site parking lot
- Turnkey investment opportunity
- Ideal for an owner-operator looking to offset office overhead with investment income
- Owned rooftop solar system, permanent reduction in operating costs
- Prime Downtown Fresno cornerlocation at Van Ness & Nevada Avenues.



Financial Summary

Unit	Tenant	Move In Date	Lease Expires	Monthly Rent	Square Feet
101	The Outreach Team LLC	2/16/2026	Month-to-Month	\$550.00	305
102	Church (Gonzales-Reed)	2/1/2025	Month-to-Month	\$376.00	198
103	The Outreach Team LLC	2/16/2026	Month-to-Month	\$700.00	342
104	Massage (Nauk)	12/1/2024	Month-to-Month	\$550.00	220
105	Medical Distribution (Asberry)	8/1/2025	7/31/2026	\$600.00	242
106	Vacant	N/A	N/A	N/A	208
107	Centro Gallego Naturists	10/2/2023	Month-to-Month	\$550.00	211
108	The Outreach Team LLC	2/16/2026	Month-to-Month	\$550.00	215
109	Printer Repair (Andrews)	8/1/2023	Month-to-Month	\$550.00	213
110	Music School (Bonstein)	7/26/2024	Month-to-Month	\$550.00	257
111	Attorney (Dayan)	1/22/2024	Month-to-Month	\$600.00	239
112	Beauty Salon (Sardina)	8/10/2024	Month-to-Month	\$600.00	266
Total				\$6,176.00	

All leases are gross lease - Landlord pays taxes, insurance, maintenacne & utilities.

PRICE	PRICE PSF
\$599,900	\$160.10
CAP Rate	
6.7%	

190 N. Van Ness **Fresno, CA**

Income & Expenses	
Gross Rental Income (Annual)	76,693.51
Expenses	
Cleaning & Maintenance	\$8,176.05
Insurance	\$3,211.82
Management Fees (8% Projected)	\$6,135.48
Repairs	\$1,389.91
Taxes (1.29% @ \$599.9K)	\$7,738.71
Internet	\$1,182.33
Trash	\$1,589.46
Utilities	\$5,852.25
Landscaping	\$1,440.00
Total Expenses	(\$36,716.01)
NOI	\$39,977.50
CAP Rate	6.7%



PROPERTY PHOTOS

190 N. Van Ness Fresno, CA

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PROPERTY PHOTOS

190 N. Van Ness Fresno, CA



Tower District



City Hall

Fresno Courthouse



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190 N. Van Ness Avenue | Fresno, CA

Office Building For Sale

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