

# SAITO COMPANY

OFFERING MEMORANDUM

1130 Van Ness Avenue

Prime Retail Space in DTN Fresno  
2,280 Sq. Ft. Available



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1130 Van Ness Avenue

Fresno, CA 93728

**For Sale / For Lease**

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# PROPERTY OVERVIEW

1130 Van Ness Ave.

## Property Overview

1130 N. Van Ness Avenue presents an opportunity to serve in the heart of Fresno's Tower District—one of the city's most dynamic and walkable neighborhoods. This distinctive brick building features an open layout with vaulted ceilings, a fireplace, and a generous outdoor seating area, offering a flexible footprint suitable for a wide range of uses.

The property also includes a fenced parking lot with approximately 30± parking stalls—a valuable asset in the district. With daily traffic counts exceeding 15,000± vehicles and a Walk Score of 85, the site benefits from strong visibility, foot traffic, and ease of access.

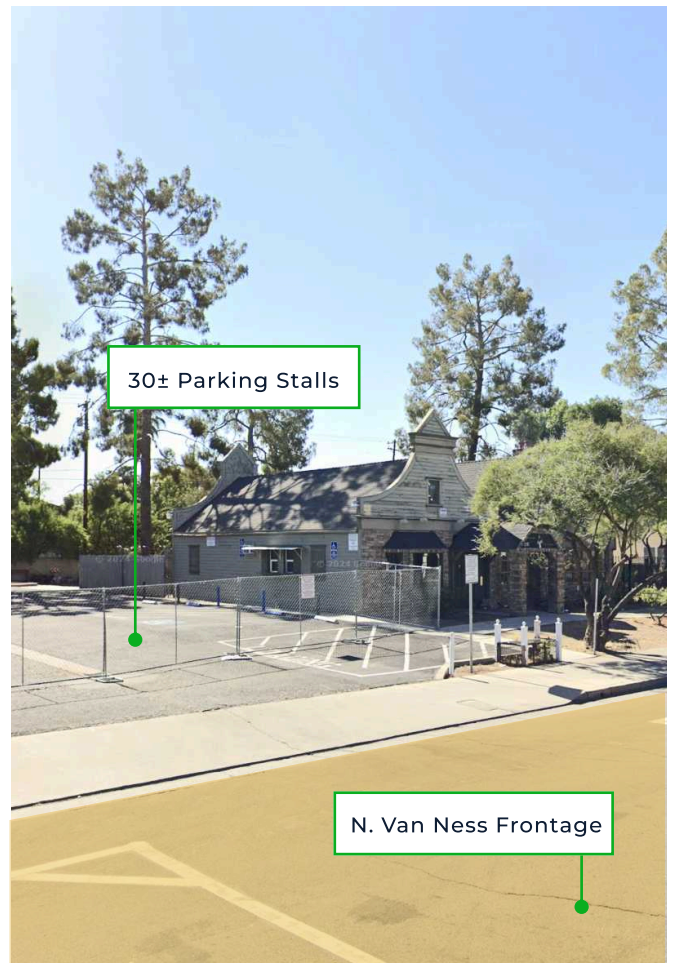
Surrounded by established neighborhoods and supported by nearby residential, commercial, and mixed-use developments—both existing and underway—1130 N. Van Ness is well-positioned to serve as a long-term anchor in a growing and evolving urban district. This is an ideal opportunity for an owner-user or investor looking to secure a presence in one of Fresno's most active and collaborative retail corridors.

*This district is home to notable local retailers such as Component Coffee, Sam's Italian Deli & Market, Veni Vidi Vici, and Howlin Wolf, reinforcing its reputation as a hub of creativity, community, and commerce. In addition, is just a block from dense residential neighborhoods with quaint, character-rich homes that draws investors and home enthusiasts from around the country and Fresno City College, of which serves 30,000± students annually.*

[Schedule a Tour Now](#)

## Lease Offering

PRICE/RATE	Contact Broker for Details
SIZE	2,280 Sq. Ft. available
LEVELS	Single Story
PARKING	30± Parking Stalls
TYPE	Retail
COUNTY	Fresno County
ZONING	C6

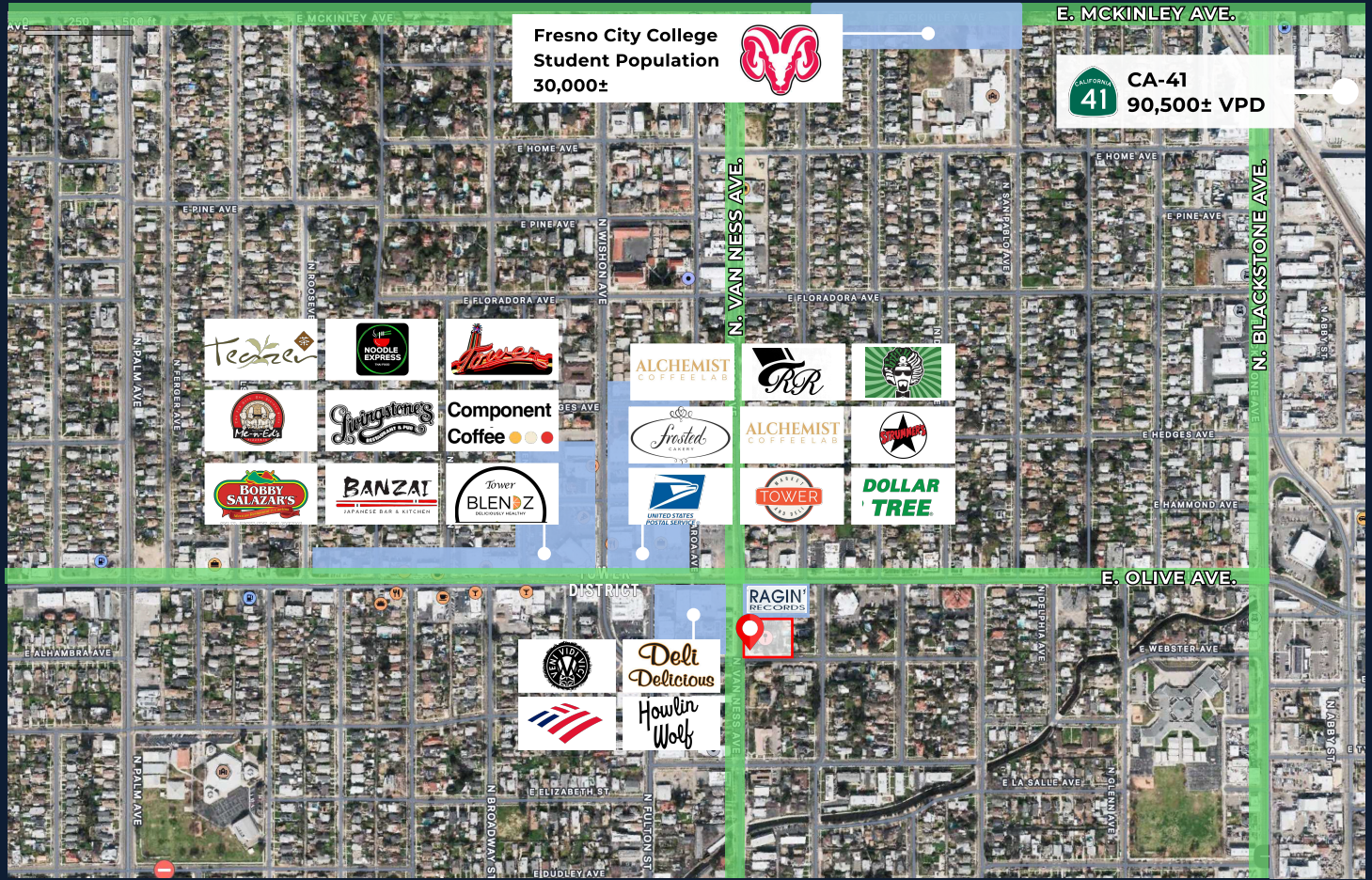


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# VICINITY MAP

1130 Van Ness Ave.

## Vicinity Map



The Tower District is one of Fresno's most historic and vibrant neighborhoods—an eclectic hub for dining, retail, and nightlife just north of downtown. Anchored by the iconic Tower Theatre and lined with vintage shops, bars, and music venues along Olive Avenue, the area blends early 20th-century charm with strong community energy and ongoing investment. With over 80± local businesses and a loyal, diverse customer base, the district continues to attract residents, visitors, and investors seeking authentic character and long-term opportunity.

### TRAFFIC COUNTS:

Van Ness Ave Northbound	6,950± VPD
E Olive Ave Eastbound	15,160± VPD
<b>Total Traffic Counts</b>	<b>22,110± VPD</b>

### SURROUNDING MAJOR RETAILERS

Fresno City College	0.8MI
Fresno High School	4.3MI
Fresno Yosemite Airport	6.9MI
California State University, Fresno	7.9MI

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# LOCATION OVERVIEW

Fresno, CA.

## Location Overview

### Fresno, CA.

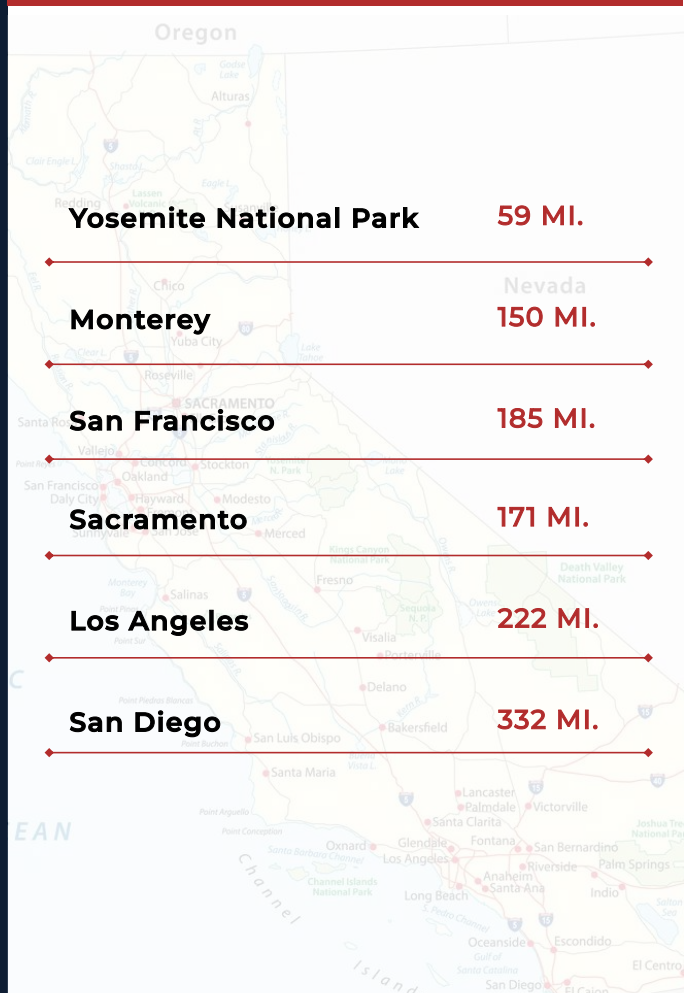
As the 6th largest city in California, Fresno is a major player in the commercial sector. Its central location ensures connectivity to major cities like Los Angeles and San Francisco, making it an ideal hub for businesses targeting the Central Valley market.

Fresno's growing population and economic activity drive a thriving market. The attraction to notable Downtown Fresno and Tower District has cultivated a vibrant atmosphere, with destinations like the Fulton Street Mall, Chukchansi Park, and the Brewery District drawing consistent foot traffic. This activity underscores the area's appeal as a retail and entertainment destination. Major attractions, including the Fresno Convention Center, The Saroyan Theater, and Tower Theatre of the Performing Arts further enhance its status as a gathering point for both locals and visitors.

The Tower District is the ultimate hub for retail, dining, and nightlife. It features over 80± businesses, including local boutiques, galleries, vintage shops, and a wide variety of retailers and organizations. The area is also known for its walkability, with a walk score of 85, reflecting its compact, accessible layout and walking distance from Fresno City College of which serves over 30,000± students annually.



### Surrounding Cities



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