

Sale or Lease Opportunity in Fresno's Historic Tower District

10 E. Olive Fresno CA 93728

3,220 Square feet of Class A Commercial Office Space

The newest building in the neighborhood

1 mile from Freeway 99

1 mile from Freeway 180

2 miles from Freeway 41

3 miles from Freeway 168



10 E. Olive, Fresno Ca 93728 3220 sf office space for sale or lease: Mike Briggs Properties 559-486-6758

PROPERTY DETAILS

Address: 10 E. Olive, Fresno CA 93728

Total Square Feet: 3,220

First Floor 1,620

Second Floor 1,600

Total Lot Size: 6,534 square feet

Current Layout: First floor 2 private offices of approximately 100 sf each, conference room of approximately 145 sf, Break room, rest rooms and open work space. Second Floor approximately 1600 feet of open work space with existing desks and work spaces.

Divisible/remodel: Designed to convert to 4 units with 5 meters. All interior walls are movable

Assessor Parcel Number: 450-201-28

Year Built: 2004

Parking: Up to 35 spaces, back lot secure.

Electricity: Up to 440 watts, 5 meters, in case the property is divided into 4 units.

Most Recent Use: Call Center (12 years)

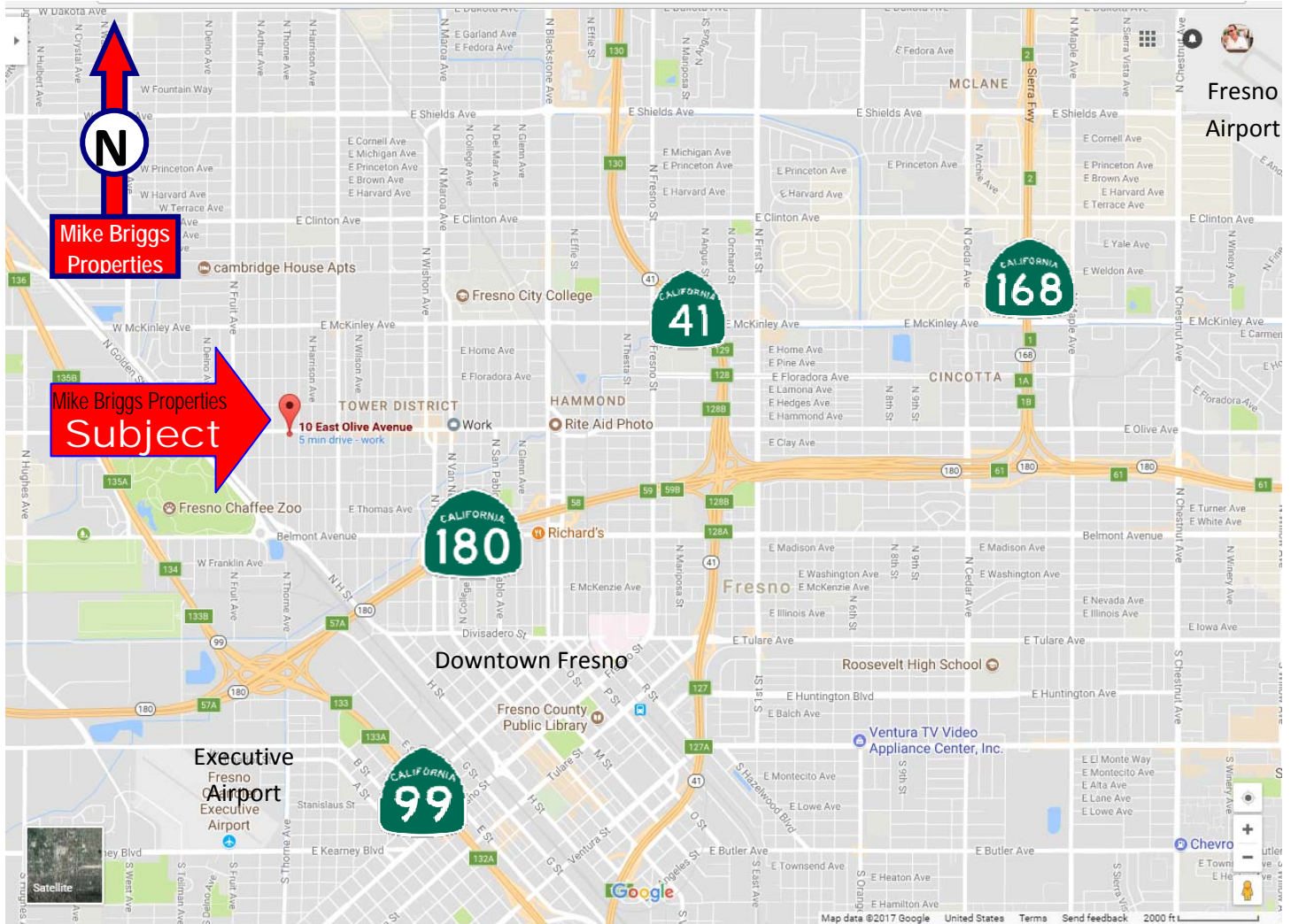
City of Fresno Zoning: Commercial Main Street (CMS)

Permitted Uses:

1. Office
2. Multi Unit Residential
3. Adult Day Care
4. Child Day Care
5. Community and Religious Assembly
6. Community Garden
7. Cultural Institutions
8. Government Offices
9. Medical/Dental
10. Substance Abuse Treatment Clinic
11. Instructional Services
12. Park and Recreation Facilities
13. Grooming and Pet Stores
14. Artist's Studio
15. Banks and Credit Unions
16. Bar/Restaurant (with CUP)
17. Grocery/Mini Mart
18. Liquor Store (with CUP)
19. Live/Work
20. Maintenance and Repair Services
21. Massage Establishments
22. Tattoo or Body Modification Parlor
23. General Retail
24. Gun Shop (with CUP)
25. Nurseries and Garden Centers
26. Second Hand/Thrift Stores

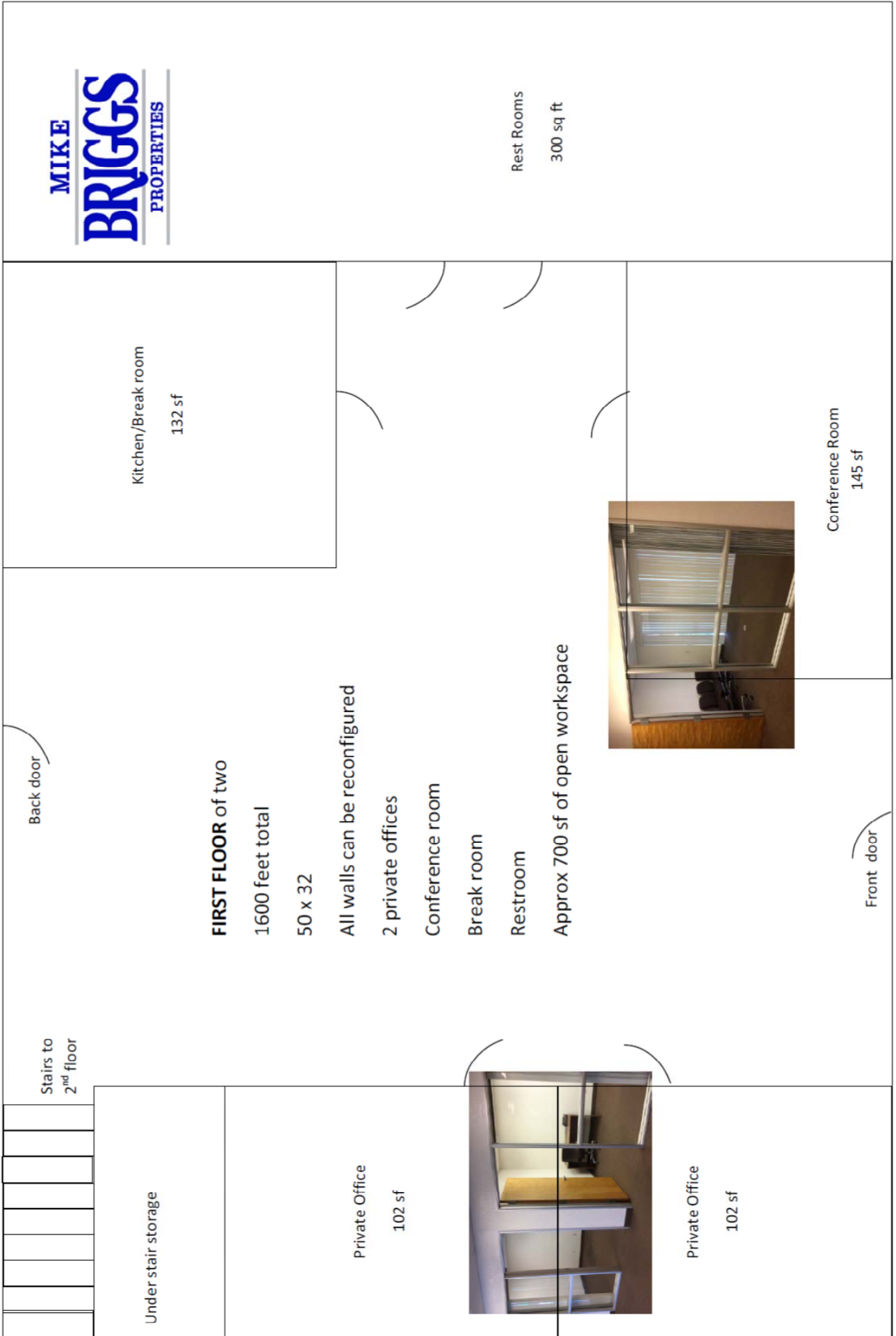
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City of Fresno, CA Area Map



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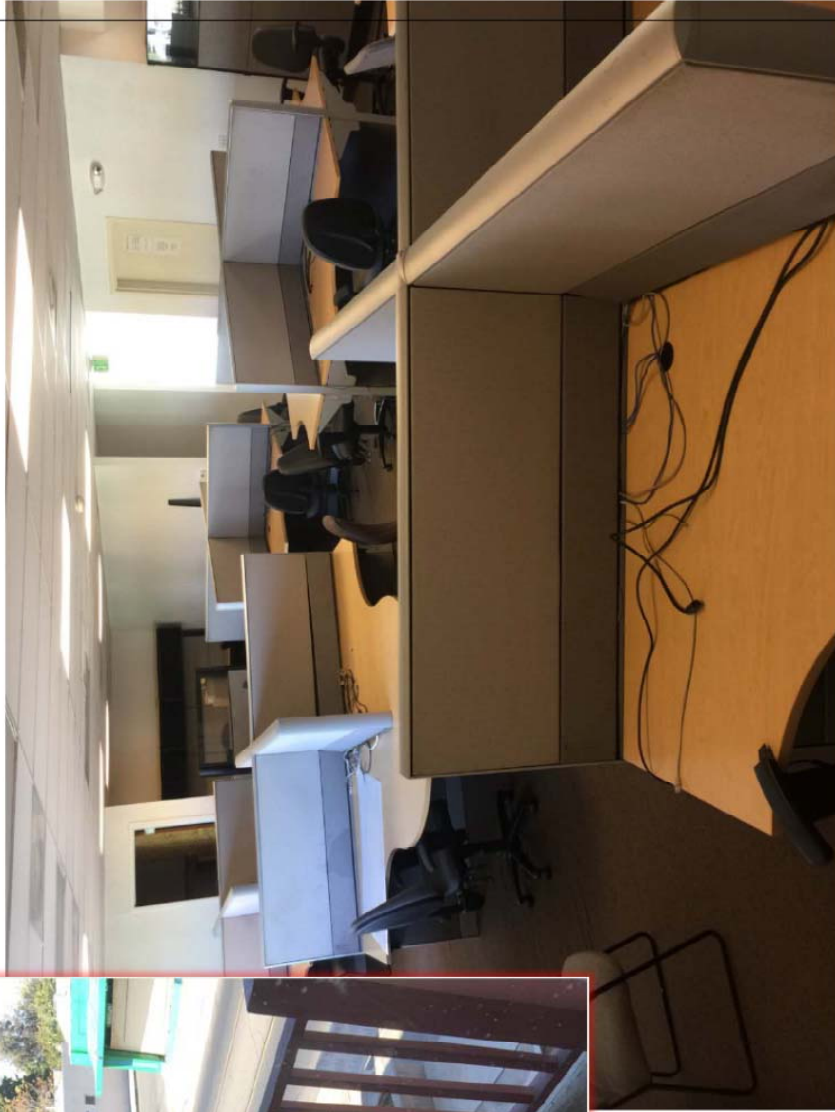
Second Floor

1600 feet total

50 x 32

Open floor plan

Office fixtures included



FRESNO FACTS:

Fresno is a large, rapidly expanding City— larger than Oakland and Sacramento. The City of Fresno is the geographic center of the State of California, located 188 miles southeast of San Francisco and 222 miles north of Los Angeles. Fresno County is in the heart of the San Joaquin Valley, the richest and most productive agricultural region in the United States (with annual agricultural sales in excess of \$3 billion for over 250 commodities). The Fresno metropolitan area had a population of over 600,000 in 2005, and Fresno County had a population of 776,200. Since 1980, Fresno County has grown at an average annual rate of approximately 3.2%. Fresno is the 6th largest city in California, and the 57th largest in the United States. Fresno County residents enjoy sunshine 83 % of the time and experience an average of 10.6 inches of rainfall per year.

THE ECONOMY: While agriculture is an important element in the economic strength of the region, many unrelated industries complement and stabilize the local economy, including private sector plants and service centers, -country skiing, large state and federal government offices, hospitals, and educational institutions.



According to the California State Employment Development Department, workers in agricultural production and services account for roughly 17% of the total Fresno employment base, with unrelated industries and employers accounting for 83% of the employment base. There are a large number of major projects underway.

- Expansion of the freeway system including freeways 41, 180 and 168 totalling almost \$350 million already spent.
 - \$105 million Basketball arena (Recently Completed).
 - Recently completed \$26 million Grizzle AAA Baseball stadium.
 - A Regional Medical Center covering 22 acres.
- A \$110 million Federal Courthouse (Recently Completed).
 - IRS Processing Center (Recently Completed)

Growth in the next decade will be dramatic in the following areas:

Call Centers— In the last year alone, three have opened up including Bank of America employing close to 700.

Agricultural processing— textile mills, canning, fruit juices, value added products like pasta sauces.

Warehouse/Distribution— most recently, The GAP with almost one million square feet under roof.



Triple A Stadium – Fresno Grizzlies (Huston Astros) 2.6 miles

Tower Theatre for the Performing Arts .6 miles

Fresno City Hall/County/Courts 2.6 miles

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