

**FOR SALE**

# 1221 VAN NESS AVE. FRESNO, CALIFORNIA



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# PROPERTY INFORMATION

1221 Van Ness Avenue is a six-story office building with a basement totaling approximately 47,040 gross square feet, prominently located in the core of Downtown Fresno. Constructed in 1967, the building offers a solid structural footprint well-suited for owner-user occupancy, redevelopment, or value-add repositioning.

The property is currently vacant, with any existing occupants on short-term or month-to-month leases, providing immediate flexibility for a new owner to implement leasing, renovation, or adaptive reuse strategies. The multi-story configuration and basement level allow for a variety of potential uses, subject to zoning and approvals, within a central business district setting.

Situated along Van Ness Avenue, the site benefits from proximity to downtown government offices, courts, transit, parking facilities, and supporting amenities, making it a compelling opportunity for users or investors seeking a centrally located Fresno asset with near-term control and upside potential.

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<b>SALE PRICE</b>	\$2,600,000 (\$55.27/PSF)
<b>BUILDING SF</b>	47,040 SQ. FT.
<b>LOT AREA</b>	21,600 SQ. FT. (0.5 AC)
<b>ZONING</b>	DTC (Downtown Core)
<b>YEAR BUILT</b>	1967
<b>APN</b>	466-154-21
<b>PARKING SPACES</b>	22 On- site (Adjacent - City Parking Garage 8 with 213 stalls)
<b>TENANCY</b>	Currently demised for multi-tenancy with single tenant potential.
<b>BUILDING NOTES</b>	3 Elevators. Common Core Restrooms on floors 2 – 6.

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# SITE PLAN AERIAL



**PARKING** 

FEDERAL ALLY

VAN NESS AVENUE



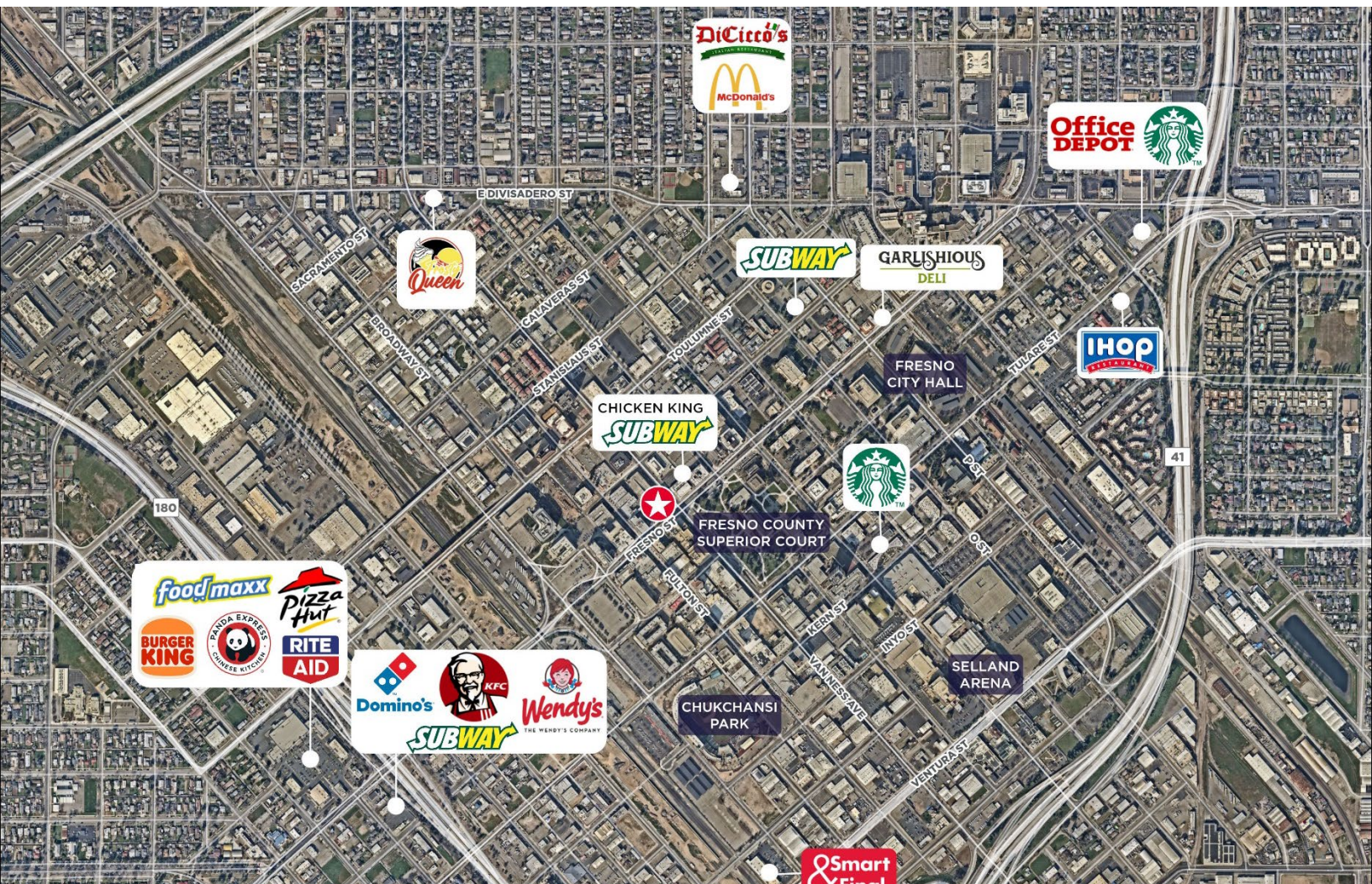
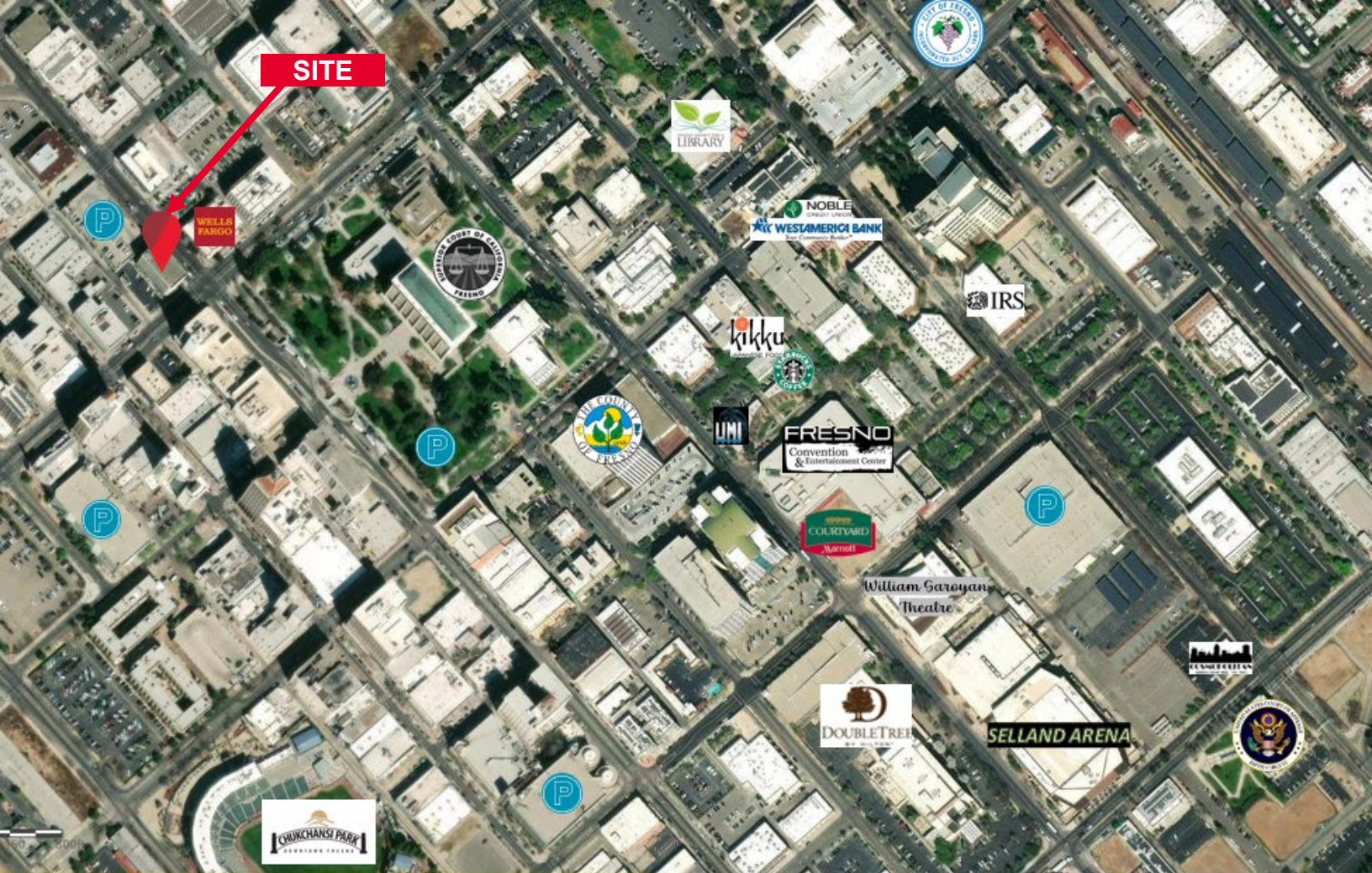
DEDICATED  
PARKING  
LOT

FRESNO STREET

# NEIGHBORHOOD AERIAL



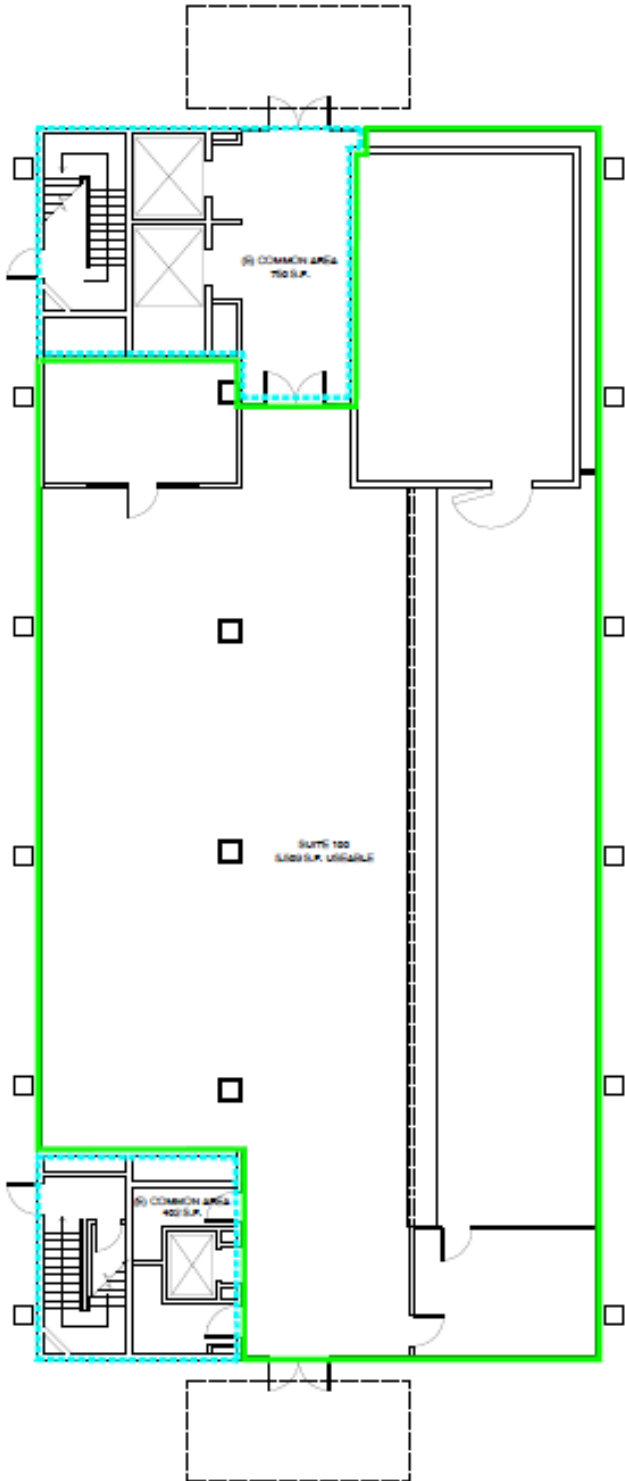
Located at the corner of Fresno Street and Van Ness Avenue, this office building is positioned within Downtown Fresno's established professional and civic district, surrounded by government offices, legal and financial services, and local businesses, with convenient access to Highway 41, transit, and downtown amenities.



# 1<sup>ST</sup> FLOOR – FLOOR PLAN

TOTAL FLOOR SPACE: 6,661 S.F. (USEABLE)  
TOTAL COMMON SPACE: 1,152 S.F.  
REMAINING FLOOR SPACE: 5,509 S.F. (USEABLE)

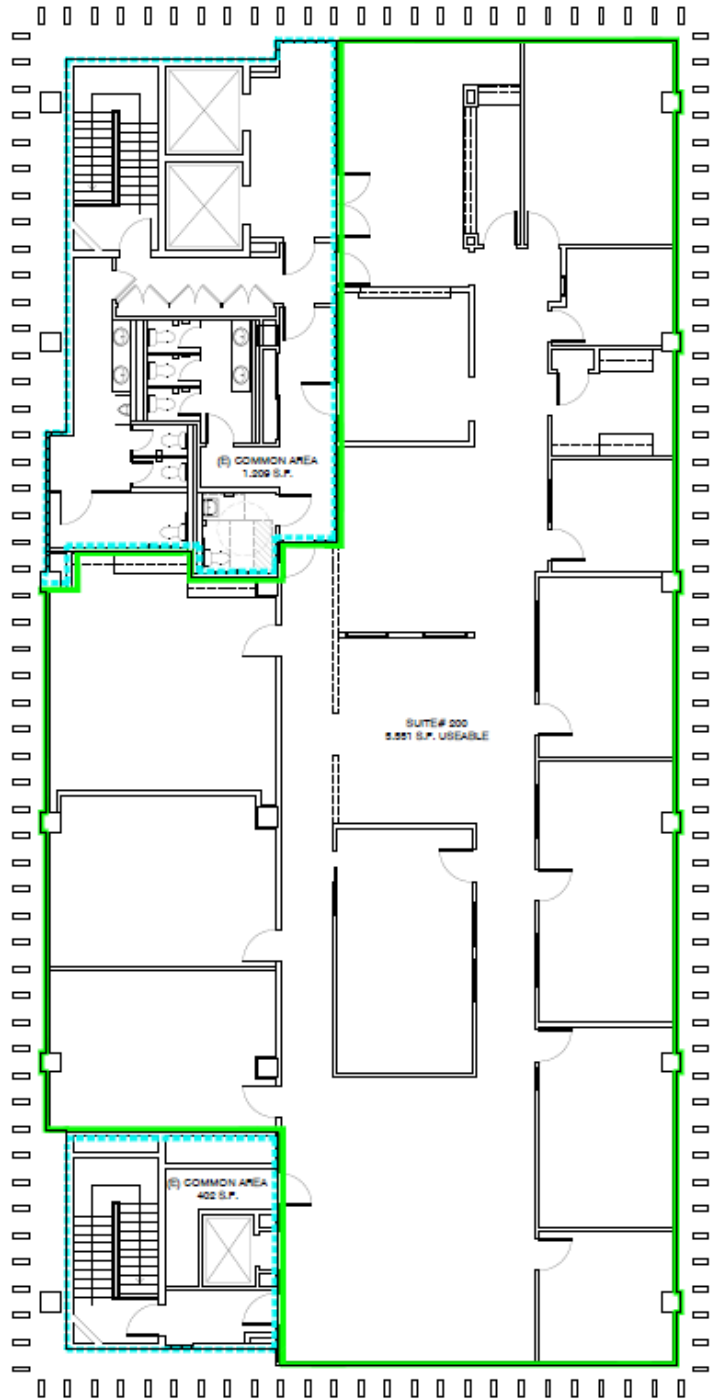
LOAD FACTOR:  
1,152 S.F. / 5,509 S.F. = 0.209% (20.9%)



# 2<sup>ND</sup> FLOOR – FLOOR PLAN

TOTAL FLOOR SPACE: 7,162 S.F. (USEABLE)  
TOTAL COMMON SPACE: 1,611 S.F.  
REMAINING FLOOR SPACE: 5,551 S.F. (USEABLE)

LOAD FACTOR:  
1,611 S.F. / 5,551 S.F. = 0.290% (29.0%)



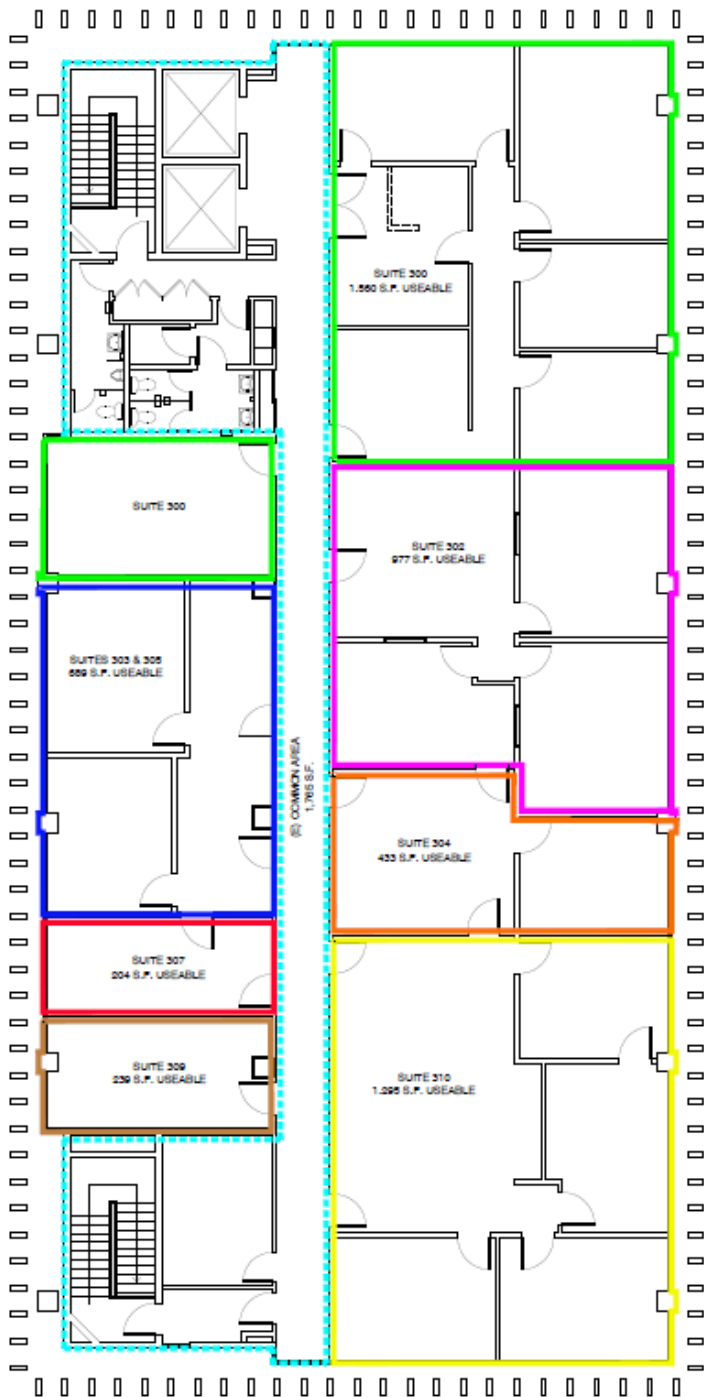
# 3<sup>rd</sup> FLOOR – FLOOR PLAN

TOTAL FLOOR SPACE: 7,162 S.F. (USEABLE)  
 TOTAL COMMON SPACE: 1,765 S.F.  


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 REMAINING FLOOR SPACE: 5,397 S.F. (USEABLE)

LOAD FACTOR:  
 1,765 S.F. / 5,397 S.F. = 0.327% (32.7%)



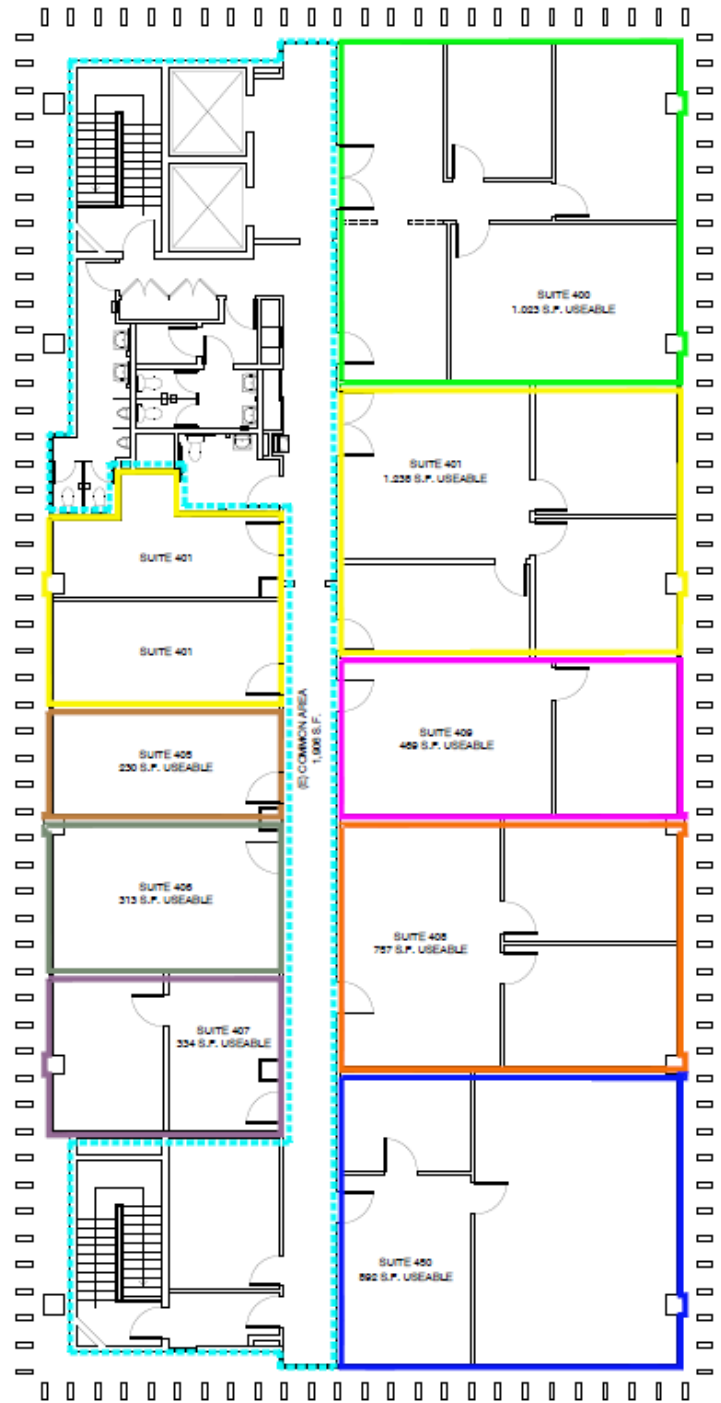
# 4<sup>th</sup> FLOOR – FLOOR PLAN

TOTAL FLOOR SPACE: 7,162 S.F. (USEABLE)  
 TOTAL COMMON SPACE: 1,906 S.F.  


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 REMAINING FLOOR SPACE: 5,256 S.F. (USEABLE)

LOAD FACTOR:  
 1,906 S.F. / 5,256 S.F. = 0.363% (36.3%)



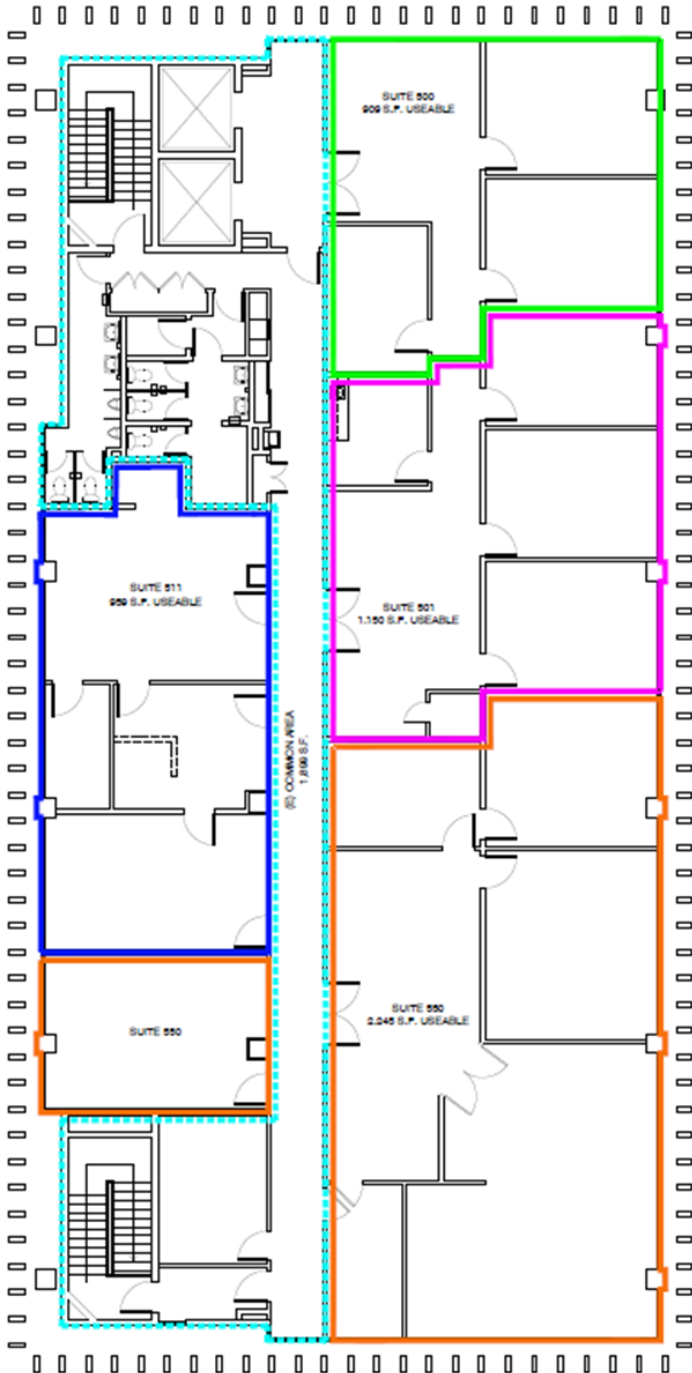
# 5th FLOOR – FLOOR PLAN

TOTAL FLOOR SPACE: 7,162 S.F. (USEABLE)  
 TOTAL COMMON SPACE: 1,899 S.F.  


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 REMAINING FLOOR SPACE: 5,263 S.F. (USEABLE)

LOAD FACTOR:  
 1,899 S.F. / 5,263 S.F. = 0.361% (36.1%)



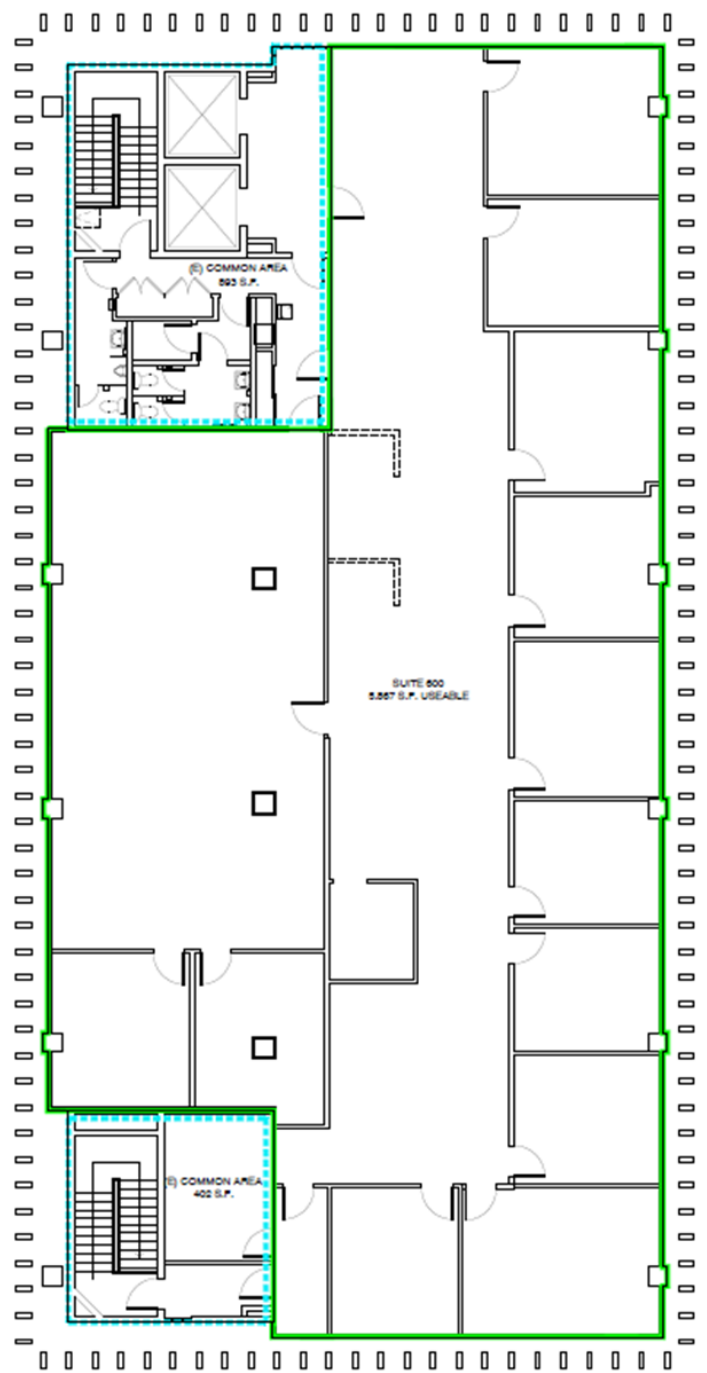
# 6th FLOOR – FLOOR PLAN

TOTAL FLOOR SPACE: 7,162 S.F. (USEABLE)  
 TOTAL COMMON SPACE: 1,295 S.F.  


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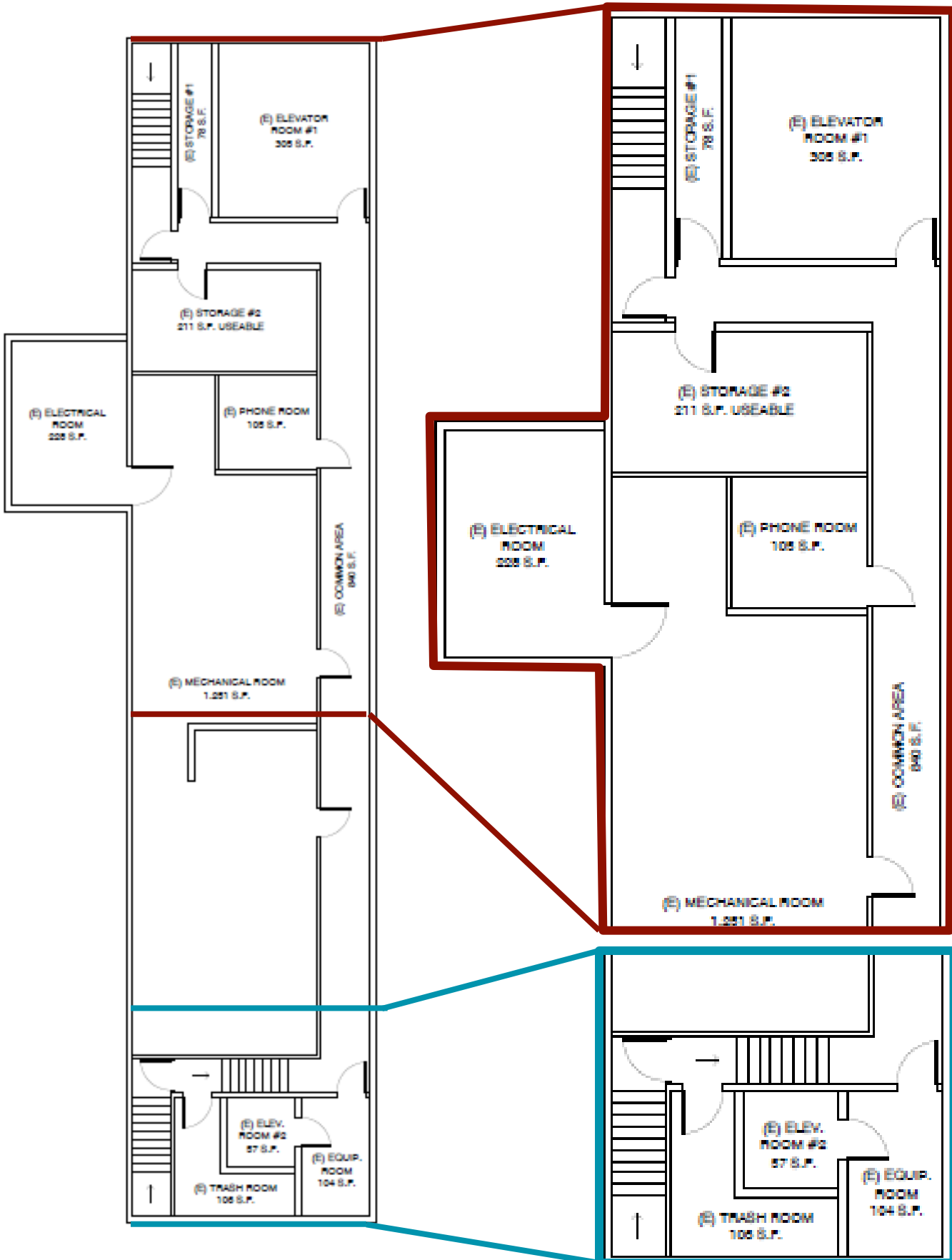
 REMAINING FLOOR SPACE: 5,867 S.F. (USEABLE)

LOAD FACTOR:  
 1,295 S.F. / 5,867 S.F. = 0.221% (22.1%)



# BASEMENT – FLOOR PLAN

TOTAL FLOOR SPACE: 3,285 S.F. (USEABLE)





The property is centrally located in Downtown Fresno along Van Ness Avenue, within the city's primary business and government core.

The site offers convenient access to major regional transportation corridors, including State Route 41, State Route 99, and State Route 180, allowing efficient connectivity throughout Fresno and the greater Central Valley.

The surrounding area includes government offices, courts, restaurants and supporting downtown services within close proximity.





# 1221 VAN NESS AVENUE DOWNTOWN FRESNO

## CONTACT:

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