

# PAUL KINDER/CASTLE

1520 E. Olive  
Fresno, CA 93728  
(Tower District)

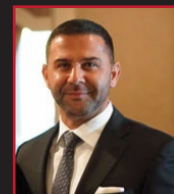
Lease rate: Negotiable  
Lease type: NNN  
Available: 3,500 sq ft  
Property Type: Live/Work  
Zoning: CMS

## FEATURES

- ✓ Heart of Tower District
- ✓ Easy Freeway Access
- ✓ Large Fenced Yard
- ✓ Excellent Visibility
- ✓ Professionally managed



📍 340 W. Cromwell Suite 101 Fresno, CA  
☎ (559) 840-2081  
✉ office@desantiscommercial.com  
🌐 DeSantisCommercial.com







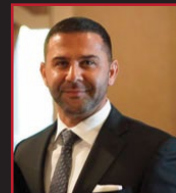
PIETRO DESANTIS  
Agent



☎ (559) 259-5951  
✉ Pietro@desantiscommercial.com

# RETAIL MAP



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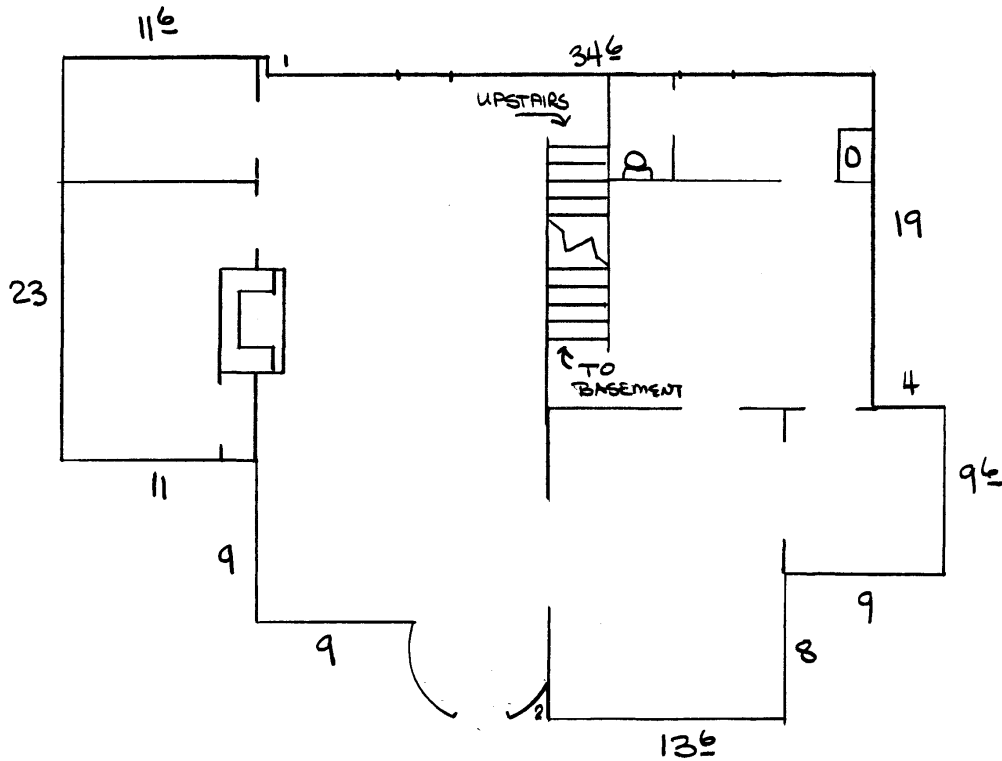


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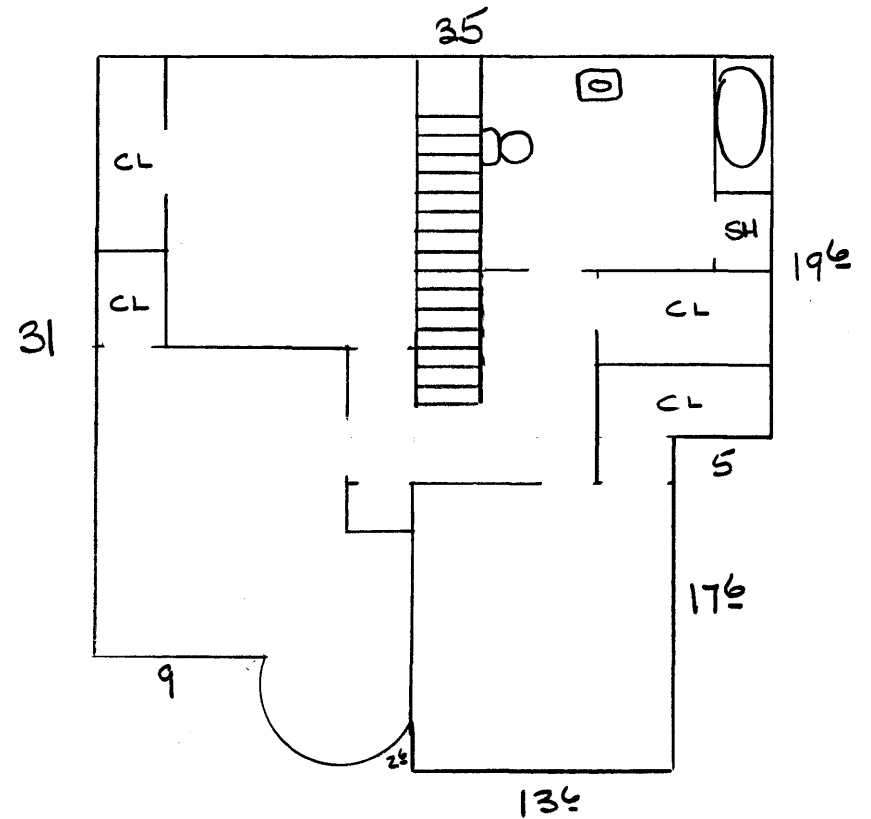


# FLOOR PLAN

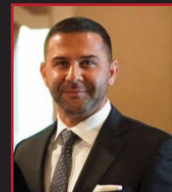
**1st Floor**  
1,473 SF



**2nd Floor**  
1,143 SF

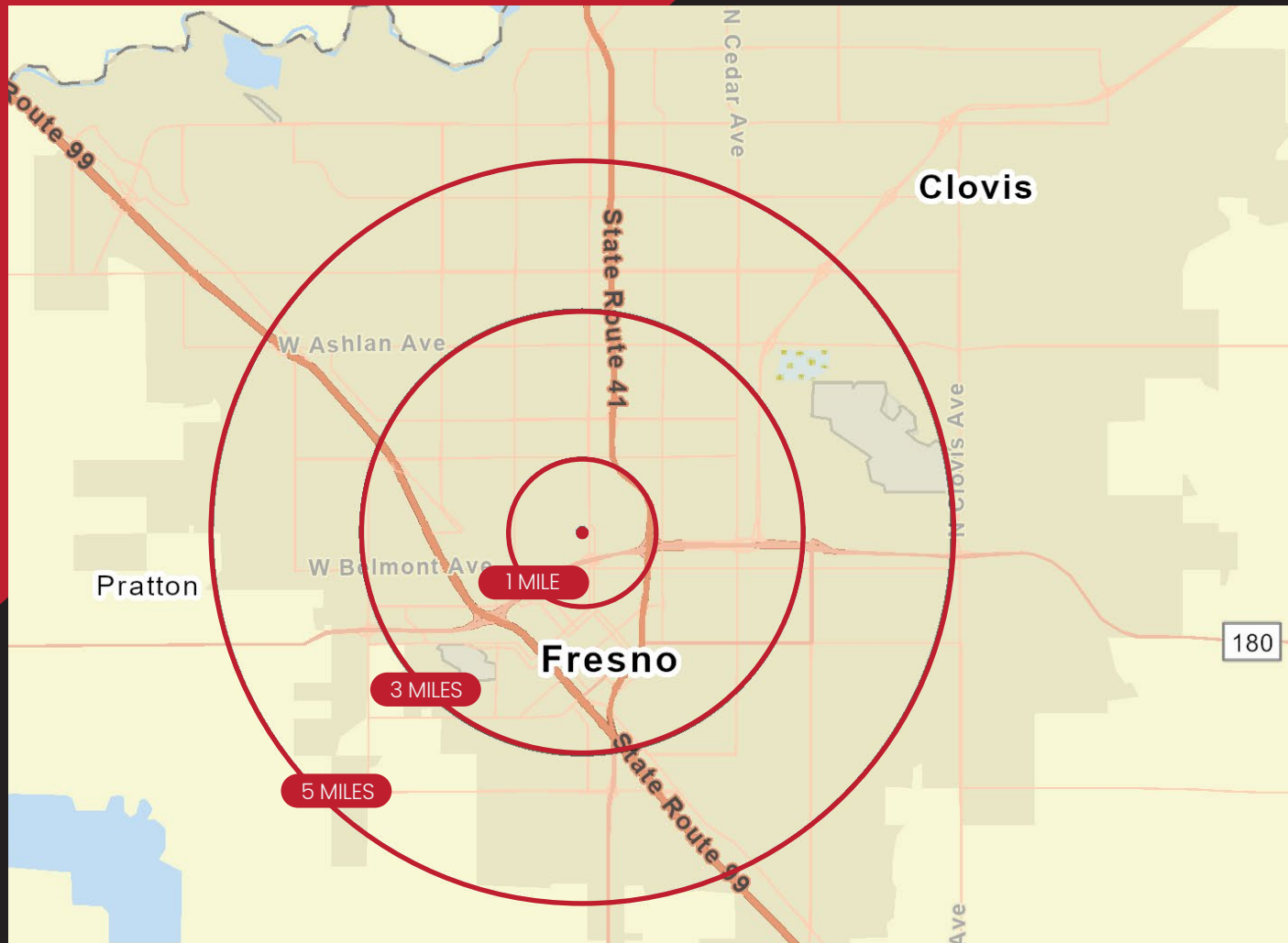


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# DEMOGRAPHICS



## PROPERTY SUMMARY





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2025 SUMMARY	1 MILE	3 MILE	5 MILE
Population	19,477	170,417	363,763
Households	7,148	54,518	117,741
Families	4,186	36,642	79,071
Average Household Size	2.69	3.03	3.02
Owner Occupied Housing Units	2,107	21,232	48,688
Renter Occupied Housing Units	5,041	33,286	69,053
Median Age	33.1	32.3	32.2
Median Household Income	\$45,548	\$48,896	\$54,528
Average Household Income	\$69,943	\$66,892	\$73,736

## TRAFFIC COUNT

- ✓ E olive AVE - 15,160 VPD
- ✓ N blackstone AVE - 6,834 VPD



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