



OFFERING MEMORANDUM
Spacious 5-Unit in Bullard Neighborhood
Investment Opportunity

6075 N. Poplar Avenue | Fresno, California

Jeff Kim
559 212 4489 | jeff.j.kim@colliers.com
CA Lic #01456017

Colliers

Offering Summary

Colliers is pleased to present the exclusive listing of **6075 N. Poplar Ave**, a five-unit multifamily asset in the desirable Bullard neighborhood of North Fresno. Clean, well maintained, and professionally managed, the property pairs dependable income with recent capital improvements already in place, making it an ideal opportunity for an investor seeking limited operational oversight in one of Fresno's most sought after residential submarkets.

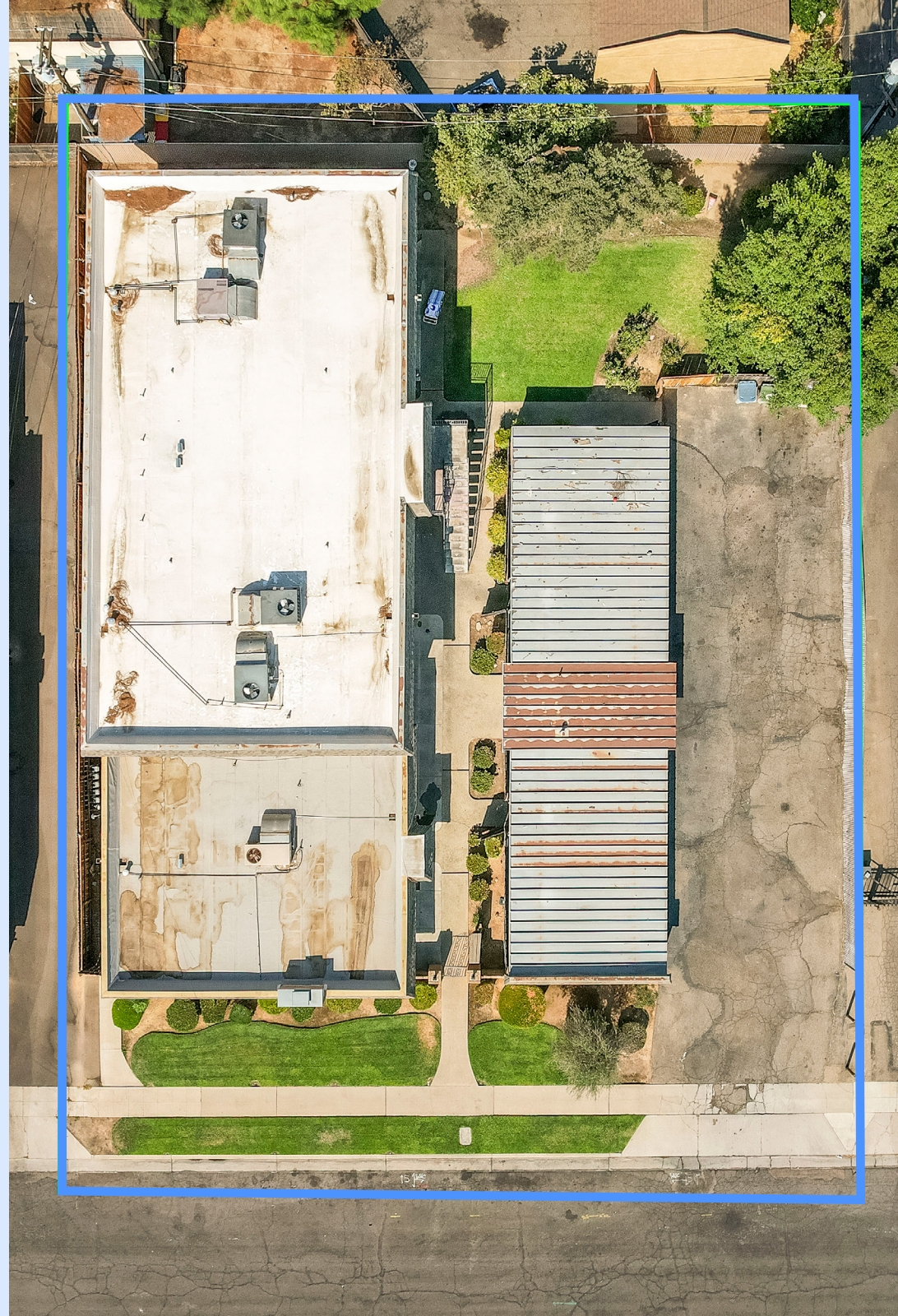
Each of the five units is a spacious 2 bedroom, 1 bathroom flat of approximately 1,100 square feet, a generous layout that consistently attracts quality, longer term tenants. One unit is currently vacant, already turned and actively being marketed for rent at \$1,600, offering a new owner immediate lease up potential while the balance of the property provides stable in place income.

Recent investment includes tastefully refreshed interiors, a roof replaced within the last several years, and an upgraded electrical system, leaving a well-cared for asset with minimal near-term capital needs. An on-site laundry room adds supplemental income; each unit includes a dedicated covered carport space, and current professional management by Chambers Property Management delivers a turnkey ownership experience.

Served by the highly regarded Bullard High School attendance area and located near Woodward Park, shopping, and major commuter routes, 6075 N. Poplar Ave combines a proven unit mix, recent improvements, and a premier North Fresno location into a compelling, low maintenance addition to any multifamily portfolio.

The units are separately metered for P.G.&E. and paid by tenant.

Financial documents available upon request.





Investment Summary

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Price:

6075 N. Poplar Avenue
\$1,049,000



Price Per Sq. Ft.:

\$187.79

Price Per Door:

\$209,800

CAP Rate:

5.82%

GRM:

11.27

Avg. Rent Per Unit:

\$1,550

HIGHLIGHTS



Recently improved with new roof and upgraded electrical



Turn-key, well-managed investment



On-site laundry facility



Spacious units at ~1,100 SF per unit



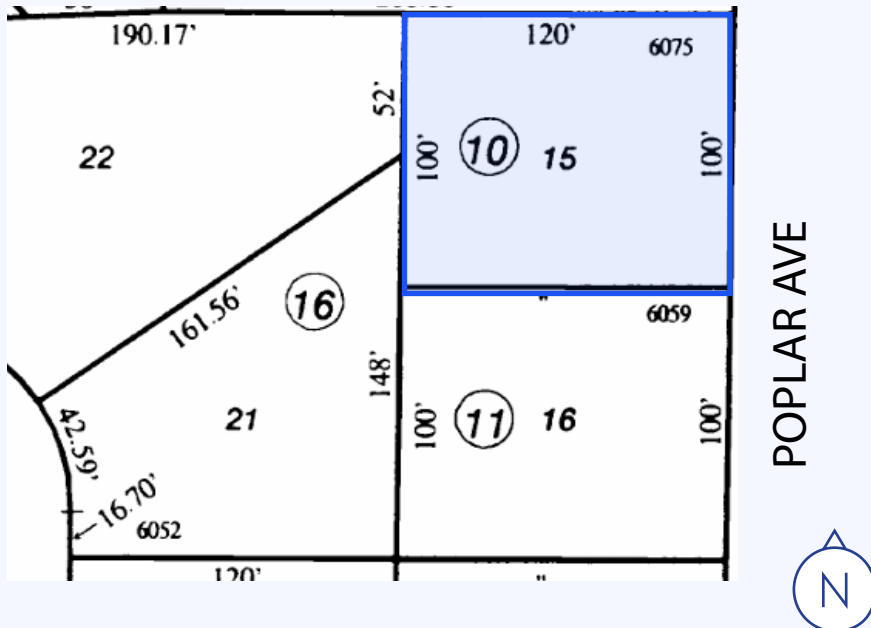
Located in Fresno's Bullard Neighborhood

Property Summary

Overview Highlights

Total Square Feet:	±5,586 square feet
Land Area:	±12,000 square feet
APN:	407-391-10
Year Built:	1968
Number of Units:	Five (5)
Parking:	Six (6) single covered-carport spaces

PARCEL MAP



Financial Summary

Unit Mix & Rent

Unit	Unit Type	Square Feet	Current Rent	Proforma Rent	Lease Exp.
A	2 Bed/1 Bath	1,100	\$1,600	\$1,600	4/2025
B	2 Bed/1 Bath	1,100	\$1,705	\$1,705	8/2025
C	2 Bed/1 Bath	1,100	\$1,171	\$1,600	N/A
D	2 Bed/1 Bath	1,100	\$1,676	\$1,676	2/2024
E	2 Bed/1 Bath	1,100	\$1,600	\$1,600	N/A
Totals		5,586	\$7,752	\$8,181	

Value Summary

Based on Yr. 1 Proforma	
Income	
Estimated Y1 Annual Rents	\$93,024.00
Stabilized Annual Rents	\$98,172.00
Vacancy Allowance 3%	(\$2,945.16)
Proforma Gross Income	\$95,226.84
Expenses	
Insurance	\$5,229.33
Taxes (1.29% @ \$1.049M)	\$13,532.10
Utilities - Gas & Electricity	\$1,080.00
Utilities - Water & Sewer	\$2,775.00
Trash	\$3,005.00
Landscape	\$2,400.00
Pest Control	\$250.00
Management Fees	\$5,890.32
Total Expenses	(\$34,161.75)
Proforma Net Income	\$61,065.09
Proforma CAP Rate	5.82%



PROPERTY PHOTOS

6075 N. Poplar Ave., Fresno, CA



PROPERTY PHOTOS

6075 N. Poplar Ave., Fresno, CA



PROPERTY PHOTO

6075 N. Poplar Ave., Fresno, CA

Fresno, located in the heart of the San Joaquin Valley, is the largest city in Central California, spanning about 115 square miles in Fresno County. As the economic hub of the region, Fresno plays a key role in supporting the area’s large-scale agricultural industry, which is the backbone of the surrounding Metropolitan Fresno area. Its central location makes Fresno a convenient distance from major cities like Los Angeles (220 miles to the south), San Francisco (185 miles to the northwest), and Sacramento (170 miles to the north).

This prime location also puts Fresno within easy reach of several iconic natural attractions. Yosemite National Park, Sierra National Forest, Kings Canyon National Park, and Sequoia National Park are all within 75 miles, offering endless opportunities for outdoor recreation.

In addition to its proximity to nature, Fresno boasts a vibrant community life, rich in cultural and recreational activities. The city is home to attractions like the Fresno Chaffee Zoo, Chukchansi Stadium, the Fresno Art Museum, and the unique Forestiere Underground Gardens, offering something for everyone.

Metro Highlights

 **Agriculture Base.** Favorable growing conditions support a thriving agricultural industry centered around fruits, vegetables, nuts, dairy and meat generating more that \$8 billion annually. Companies in this sector are notable employers.

 **Transit Connectors.** Fresno has access to the Bay Area and Los Angeles via Highway 99. Fresno Yosemite International Airport provides air service to local residents and tourists.

 **Outdoor-Oriented Tourism.** Fresno County’s proximity to three national parks - Yosemite, Kings Canyon and Sequoia - supports the local tourism industry.

Economy Highlights

- Health care providers, such as Community Regional Medical Center, Kaiser Permanente, Saint Agnes Medical Center and the Fresno VA Medical Ceneter, are some of hte largest local employers.
- Sizable agricultural companies with a local presence include Cargill Meat Solutions, Harris Ranch Beef Company, Sun-Maid Growers of California and Foster Farms.
- Fresno State, Pelco Inc., and State Center Community College also contribute to employment.
- Fresno’s 10,650-room hotel sector, supported by an established wine industry and national parks, benefits the region’s economy, with annual occupancy reaching nearly 62 percent in 2023.

Major Employers

Employer	Employees
Community Hospitals Central CA - Community Health System	3,400
Fresno Community Hosp. & Medical Ctr - Community Health System	3,000
Kaiser Foundation Hospitals - Health Plan	2,356
Fresno Community Hosp. & Medical Center - Hospital Loading Dock	1,950
Saint Agnes Medical Center	1,688
Wawona Packing Co LLC - Gerawan Farming Partners	1,400
Community Regional Medical Center	1,000
Unilab Corporation	910
Fresno County Superintendent Schools	900
Kaiser Foundation Hopsitals - Kaiser Permanente	892
P.G.&E.	838
Juvenile Justice Division Cal	813
Sun-Main Growers California	750
Fresno Auto Dealers Auction	704
KWPH Enterprises - American Ambulance	700
Permanente Medical Group, Inc.	626
Woolf Farming Co Cal Inc - Lansing Farming Co	624
Vallarta Food Enterprises, Inc. - Vallarta Supermarket 49	612
Fresno County Economic Opportunities - Fresno EOC	600

Area Demographics

6075 N. Poplar Avenue | Fresno, CA



POPULATION	1 Mile	3 Miles	5 Miles
2026 Population	15,164	124,700	350,171
2031 Projected Population	15,140	125,535	348,378
2000 Census Population	13,904	120,683	311,074
Daytime Population	50,408	180,907	391,745
Employed Age 16+	7,962	62,935	144,592
HOUSEHOLDS	1 Mile	3 Miles	5 Miles
2026 Households	6,601	49,321	131,106
2031 Projected Households	6,683	49,565	132,486
2000 Census Households	6,339	47,202	115,137
2026 - 2031 Annual HH Change	0.25%	0.10%	0.21%
HOUSEHOLD INCOME	1 Mile	3 Miles	5 Miles
2026 Average HH Income	\$98,578	\$106,108	\$100,609
2031 Average HH Income	\$107,710	\$115,752	\$110,530
2026 Median HH Income	\$69,234	\$76,020	\$73,869
2031 Median HH Income	\$73,797	\$82,550	\$80,774
2026 Per Capita Income	\$42,769	\$41,347	\$37,731
HOUSEHOLD UNITS	1 Mile	3 Miles	5 Miles
2026 Housing Units	6,929	51,908	137,571
Owner Occupied	3,121	24,790	63,344
Renter Occupied	3,480	24,531	67,762
Vacant	328	2,587	6,465
2031 Housing Units	7,021	52,354	139,365
Owner Occupied	3,248	25,180	64,590
Renter Occupied	3,435	24,384	67,897
Vacant	338	2,789	6,879
2000 Census Housing Units	6,650	49,418	121,248
Owner Occupied	3,224	25,843	62,100
Renter Occupied	3,114	21,360	53,036
Vacant	312	2,215	6,112

POPULATION PROFILE	1 Mile	3 Miles	5 Miles
By Age			
2026 Total Population	15,164	126,700	350,171
Under 20	21.7%	25.1%	26.4%
20 to 34 Years	21.0%	22.8%	22.9%
35 to 39 Years	6.4%	6.9%	7.2%
40 to 49 Years	12.0%	12.6%	11.9%
50 to 64 Years	15.8%	14.6%	15.0%
Age 65+	23.2%	19.0%	16.5%
Median Age	40.7	36.6	35.4
By Educational Attainment			
2026 Population Age 25+	10,897	85,268	231,470
Less than 9th Grade	1.9%	3.9%	5.2%
9th - 12th Grade, No Dipolma	5.9%	7.5%	8.4%
High School Graduate	20.9%	18.7%	20.2%
GED/Alternative Credential	1.2%	2.5%	3.2%
Some College, No Degree	23.7%	21.2%	20.9%
Associate Degree	9.4%	10.0%	10.4%
Bachelor's Degree	24.1%	24.1%	21.2%
Graduate/Professional Degree	13.0%	12.0%	10.5%
By Gender			
2026 Total Population	15,164	126,700	350,171
Male Population	7,257	61,356	171,894
Female Population	7,907	65,344	178,277
By Marital Status			
2026 Population Age 15+	12,752	103,677	281,956
Never Married	35.5%	41.5%	41.5%
Married	43.2%	42.5%	43.7%
Widowed	9.1%	6.2%	5.2%
Divorced	12.1%	9.8%	9.7%

Area Demographics

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Population

In the identified area, the current year population is 15,164. The 2010 Census population count in the area was 13,988, and 15,183 in 2020, a 0.8% annual growth rate. The rate of growth since 2020 was -0.0% annually. The five-year projection for the population in the area is 15,140 representing a change of -0.0% annually. Currently, the population is 47.9% male and 52.1% female. The median age in this area is 40.7, compared to U.S. median age of 39.6.



Housing

Currently 47.3% of the 6,929 housing units in the area are owner occupied; 52.7% renter occupied; and 4.7% are vacant. 64.2% of the housing units in the US are owner occupied; 35.8% are renter occupied; and 9.8% are vacant. In 2010, there were 6,581 housing units in the area - 44.6% owner occupied, 49.1% renter occupied, and 6.3% vacant. The annual rate of change in housing units since 2020 is 0.3%. Median home value in the area is \$445,928, compared to a median home value of \$370,578 for the U.S. In five years, median home value in the area is projected to change to \$547,545, compared to a median home value of \$440,921 in the US.



Households

The household count in this area has changed from 6,484 in 2020 to 6,601 in the current year, a change of 0.29% annually. The five-year projection of households is 6,683, a change of 0.25% annually from the current year total. Average household size is currently 2.27, compared to 2.32 in the year 2020. The number of families in the current year is 3,732 in the specified area.

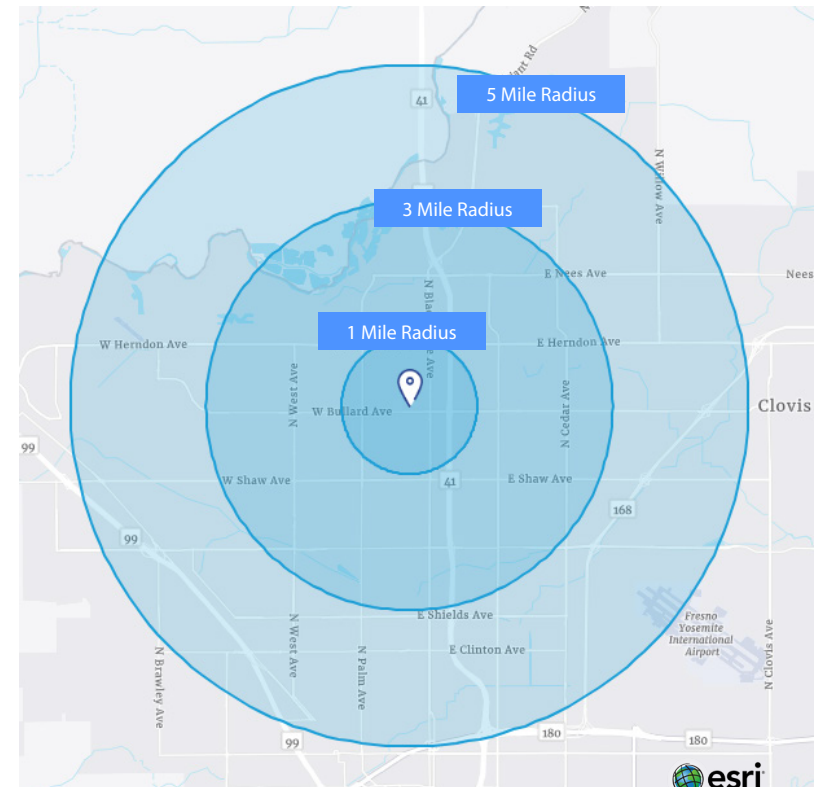


Income

Current median household income is \$69,234 in the area, compared to \$81,624 for all U.S. households. Median household income is projected to be \$73,797 in five years, compared to \$92,476 for all U.S. households.

Current average household income is \$98,578 in this area, compared to \$116,179 for all U.S. households. Average household income is projected to be \$107,710 in five years, compared to \$128,612 for all U.S. households.

Current per capita income is \$42,769 in the area, compared to the U.S. per capita income of \$45,360. The per capita income is projected to be \$47,358 in five years, compared to \$50,744 for all U.S. households.



5-Unit Property

Location Map

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Jeff Kim
Broker Associate
559 212 4489
jeff.j.kim@colliers.com
CA Lic #01456017

Colliers
7485 N. Palm Avenue, #110
Fresno, California 93711
559 221 1271
colliers.com/fresno

Colliers