

OFFERING MEMORANDUM

# MOTEL FOR SALE REHABILITATION PROJECT

2570 S EAST AVENUE  
FRESNO, CA



**EXCLUSIVELY LISTED BY:**

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*section one*  
INVESTMENT OVERVIEW

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**OFFERING SUMMARY**

**PROPERTY DESCRIPTION**

**OFFERING HIGHLIGHTS**

**PROPERTY PHOTOS**

**AERIAL & REGIONAL MAPS**



# FRESNO INN

## **EVENT CENTER ON ±2.5 ACRES OF LEASED LAND**

2570 S EAST AVENUE  
FRESNO, CA

**Pravin Joshi of MGR Real Estate are proud to present the opportunity to acquire the Fresno Inn located at 2570 S East Avenue, Fresno, CA — a unique hospitality and event property situated in the heart of California's Central Valley. Positioned on a highly visible site with convenient access to Highway 99 and major Fresno thoroughfares, the property offers exceptional accessibility for both local and regional visitors.**

**The Fresno Inn Event Center features an established hospitality operation with guest lodging accommodations, event space capabilities, and ample on-site parking, making it well suited for continued hotel operations, special events, group lodging, or redevelopment potential. The property benefits from strong visibility along South East Avenue and proximity to Downtown Fresno, Fresno Yosemite International Airport, industrial distribution corridors, and major employment centers throughout the region.**

### **INVESTMENT HIGHLIGHTS**

The Fresno Inn Event Center offers the opportunity to acquire a well-located hospitality and event property in Fresno's growing Central Valley market. Positioned on S East Avenue with convenient access to Highway 99 and Fresno Yosemite International Airport, the property benefits from strong accessibility, established operations, and long-term upside potential in one of California's primary regional growth corridors.

Direct Proximity to Highway 99

## OFFERING HIGHLIGHTS

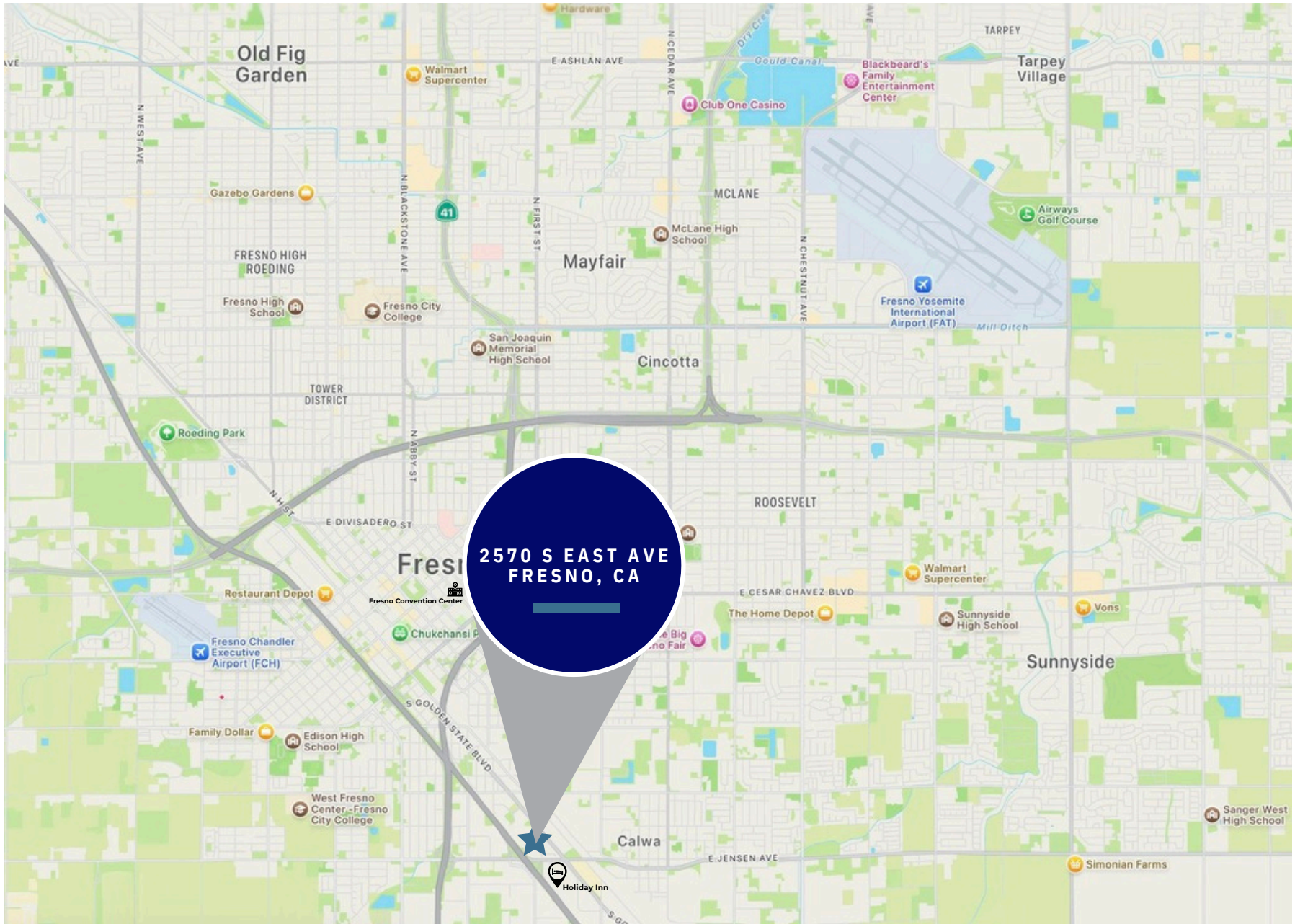
**2570 S EAST AVENUE**  
FRESNO, CA

OFFERING PRICE  
**\$3,500,000**

Offering Price	\$3,800,000
Price/SF Total	\$109.81
Square Feet Lot	±97,574
Square Feet	±31,872
Occupancy	Owner Occupied
Zoning	General Commercial (GC)
Year Built	1986







***section two***

MARKET OVERVIEW

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**LOCATION OVERVIEW**

**MARKET RESEARCH**

**DEMOGRAPHICS**

**INCOME**



## **FRESNO** CALIFORNIA

- POPULATION: 550,105
- ELEVATION: 308 FT
- FOUNDED: 1872
- HEART OF THE SAN JACUIN VALLEY
- AIRPORT SERVED
- ENTRANCE TO YOSEMITE NATIONAL PARK

## FRESNO OVERVIEW

Fresno, CA, remains an attractive housing market known for its relative affordability compared to other California cities. As of April 2026, the median home price is approximately **410,000**, reflecting a mixed trend—national data shows a 3% year-over-year increase, while local data indicates a 3% decline in March. New homes are priced notably higher, with a median of **598,537**. Active listings total around 3,200 properties, and homes typically spend 42 days on the market, with 35% selling above the asking price despite economic challenges. The housing market is impacted by high mortgage rates but continues to appeal to residents moving away from pricier areas.

### METRO HIGHLIGHTS



#### Logistics Hub for Central California

Proximity to ports and land availability has enticed developers to build a wealth of new speculative supply



#### HIGH INCOMES

Well-paying jobs in the logistics industry, utilities and health care contribute to a median annual household income that is 35% higher than the U.S Median



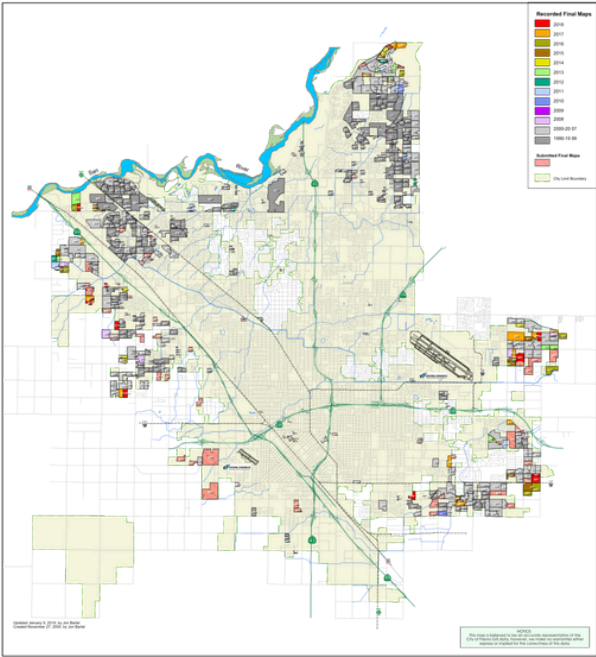
#### EDUCATED WORKFORCE

One third of all residents age 25 and older have obtained at least a bachelor's degree, well above the U.S. average.

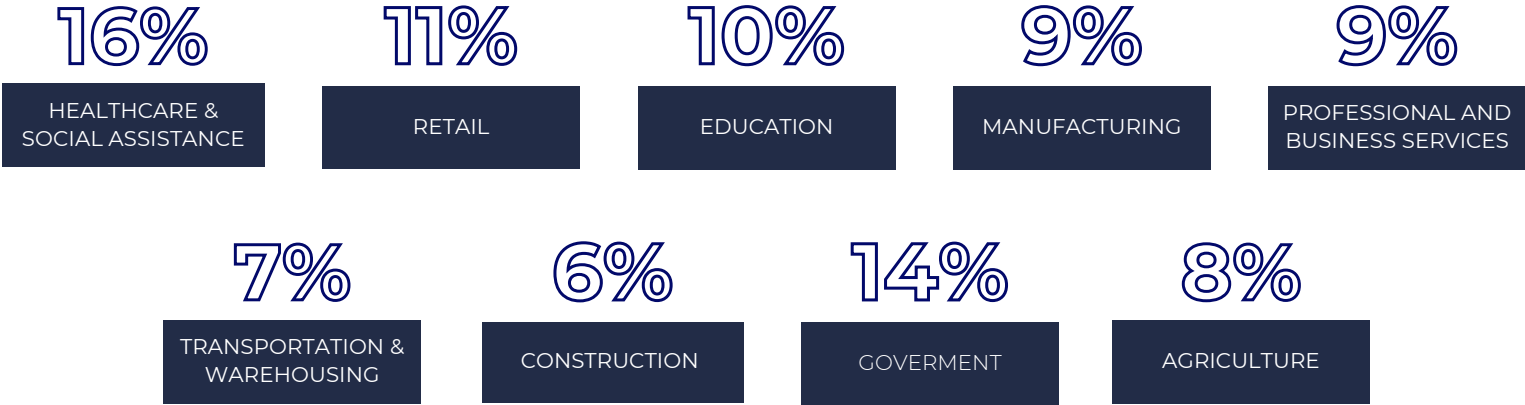


# ECONOMY

- **Diverse Economic Base:** Fresno’s economy is supported by a broad mix of industries including agriculture, healthcare, logistics, manufacturing, education, retail, and professional services, creating a stable employment environment and continued business growth opportunities.
- **Strategic Central Valley Location:** Located in the heart of California’s Central Valley, Fresno benefits from direct access to Highway 99, State Route 41, and major transportation corridors, making the city an important distribution and logistics hub for California.
- **Population Growth & Affordability:** Fresno continues to experience steady population growth driven by its relative affordability compared to coastal California markets. The city offers a lower cost of living while still maintaining access to major California metros.



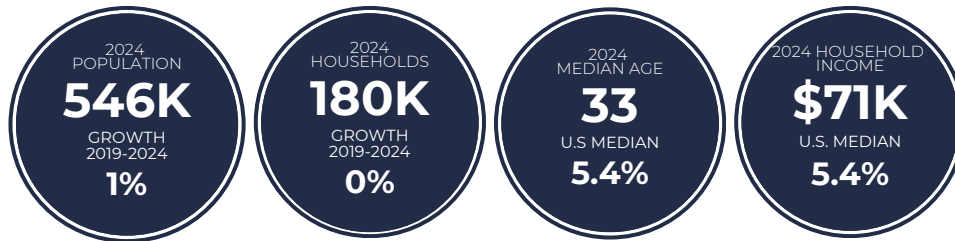
## SHARE OF 2023 TOTAL EMPLOYMENT



## DEMOGRAPHICS

- As of the latest estimates, Fresno has a population of approximately 546,000 residents, making it the fifth-largest city in California and one of the fastest-growing major cities in the Central Valley.
- Fresno features a diverse and multicultural population with strong Hispanic, Asian, White, and African American communities contributing to a vibrant cultural and business environment.
- The city maintains a relatively young population with a median age of approximately 33 years old, supporting a strong workforce presence and continued residential demand.

### 2024 POPULATION BY AGE



### QUALITY OF LIFE

Fresno offers residents a unique combination of urban amenities and Central Valley affordability. The city provides access to numerous parks, entertainment venues, restaurants, shopping centers, and cultural attractions while maintaining proximity to Yosemite National Park, Sequoia National Park, and Kings Canyon National Park.



Month	Category	Rent	Occupancy Tax	Occupancy Tax Exempt	Other Charges	Total Payment	Deposit
January	Rental Guest	\$48,260.75	\$5,887.81	\$0.00	\$698.22	\$57,660.96	\$0.00
February	Rental Guest	\$78,129.83	\$9,531.85	\$0.00	\$1,789.03	\$92,238.03	\$610.00
March	Rental Guest	\$94,130.45	\$11,409.63	\$74.30	\$1,082.73	\$104,778.50	-\$440.00
April	Rental Guest	\$87,440.53	\$10,660.16	\$7.61	\$1,940.53	\$100,364.90	\$90.00
May	Rental Guest	\$89,612.93	\$10,746.74	\$186.05	\$2,823.79	\$102,597.20	\$411.00
June	Rental Guest	\$82,493.39	\$9,582.43	\$481.77	\$3,679.69	\$95,020.78	-\$398.00
July	Rental Guest	\$78,879.87	\$9,337.75	\$285.60	\$1,650.07	\$89,672.18	-\$63.00
August	Rental Guest	\$86,632.71	\$10,569.20	\$0.00	\$386.25	\$96,604.31	-\$80.00
September	Rental Guest	\$77,651.60	\$10,674.49	\$0.00	\$679.06	\$90,442.17	\$100.00
October	Rental Guest	\$56,471.23	\$8,018.91	\$0.00	\$704.17	\$64,224.94	-\$150.00
November	Rental Guest	\$75,881.43	\$10,765.22	\$0.00	\$189.94	\$86,688.79	\$0.00
December	Rental Guest	\$96,177.44	\$13,657.20	\$0.00	-\$944.73	\$110,006.90	\$0.00
Total	Rental Guest	\$951,762.16	\$120,841.39	\$1,035.33	\$14,678.75	\$1,090,299.66	\$80.00

Month	Category	Rent	Occupancy Tax	Occupancy Tax Exempt	Other Charges	Total Payment	Deposit
January	Rental Guest	\$73,147.91	\$10,387.00	\$0.00	-\$484.84	\$83,408.66	\$0.00
February	Rental Guest	\$88,460.93	\$12,561.45	\$0.00	-\$1,264.69	\$99,335.59	\$0.00
March	Rental Guest	\$103,202.19	\$14,654.71	\$0.00	-\$1,463.22	\$116,718.89	\$0.00
Total	Rental Guest	\$264,811.03	\$37,603.16	\$0.00	-\$3,212.75	\$299,463.14	\$0.00

## C O N F I D E N T I A L I T Y   &   D I S C L A I M E R

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