

2621 S. CHESTNUT
AVENUE

FRESNO, CA 93725

Fresno Neighborhood Retail Center
with Strong Daily Demand

kw PACIFIC ESTATES
KELLERWILLIAMS.



SOUTHEAST FRESNO STRIP CENTER
INVESTMENT OPPORTUNITY

Table of Contents

03 Executive Summary

06 Property Photos

22 Demographic & Traffic Count

27 Location Overview



AMY SCOTT
Listing Agent

amy.scott@kwcommercial.com
760-902-8063
License#: 02106421

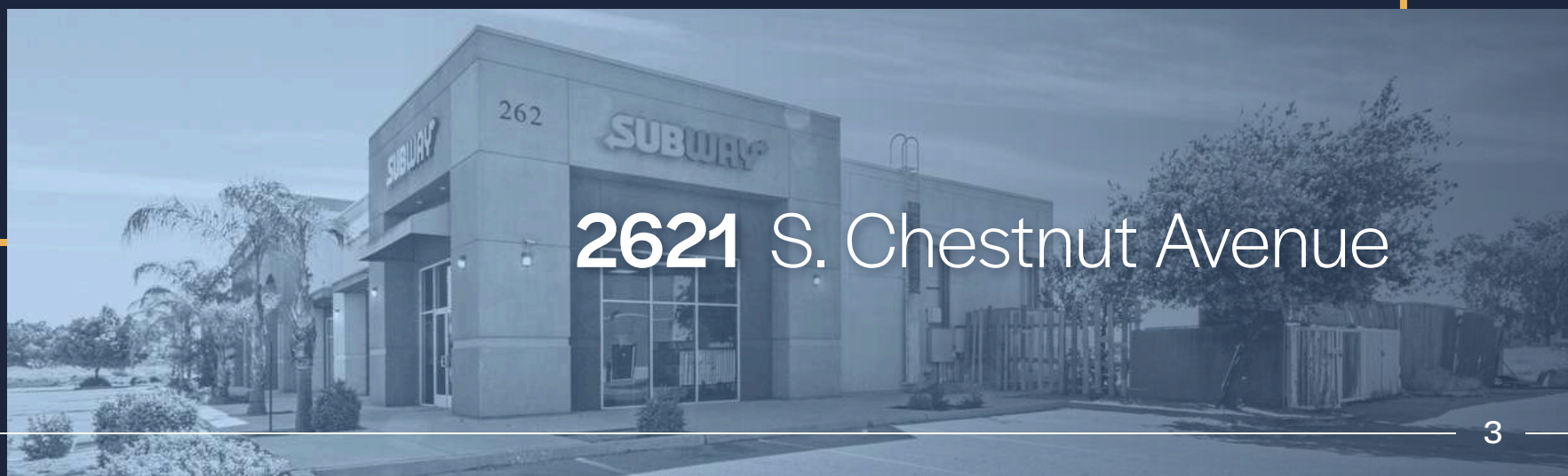
This document, including the attached Offering Memorandum, contains confidential information and trade secrets belonging to KW Commercial. The recipient of this information acknowledges and agrees to the following:

- Confidentiality Obligation: Recipient shall keep all information contained in this document strictly confidential and shall not disclose, disseminate, or share it with any third party without the prior written consent of the Disclosing Party.
- Purpose of Use: Recipient may use the confidential information solely for the purpose of evaluating and considering a potential transaction as described in the Offering Memorandum.
- Non-Disclosure Agreement: This notice does not constitute a separate Non-Disclosure Agreement (NDA) but serves as a reminder of the recipient's obligations concerning the confidential information provided herein.
- Return or Destruction: Upon the Disclosing Party's request or the conclusion of the evaluation, Recipient shall promptly return all copies of this document and its contents, or, at the Disclosing Party's option, destroy such materials.
- No Rights Granted: This notice does not grant any license or rights to the recipient with respect to the confidential information. By accessing this document, the recipient acknowledges their understanding of and agreement to the terms and obligations set forth in this Confidentiality Notice.



Executive **Summary**

Southeast Fresno Strip Center Investment Opportunity



2621 S. Chestnut Avenue

2621 S. Chestnut Avenue

FRESNO, CA 93725

2621 S. Chestnut Avenue represents a stabilized neighborhood retail strip center located in the Southeast Fresno submarket. The property consists of approximately 13,000 square feet of general retail space situated on a 1.62-acre parcel, offering strong frontage along both S. Chestnut Avenue and E. Jensen Avenue. The adjacent land (± 4.89 acres) offers meaningful development upside for additional pads or expansion.

Constructed in 2008, the asset is designed for multi-tenant occupancy and currently features an established tenant, providing consistent foot traffic and daily-use retail demand. Its positioning at a signalized intersection enhances visibility and accessibility, making it a well-located asset within a dense residential trade area.



**± 1.62 Acres +
Adjacent land (± 4.89 Acres)**
LAND AREA



$\pm 13,000$ SF
BUILDING AREA



IL
ZONING



Single-Tenant (Subway)
TENANCY



95
STALLS



2008
YEAR BUILT

2621 S. Chestnut Avenue

FRESNO, CA 93725

INVESTMENT HIGHLIGHTS

- High-visibility corner location at S. Chestnut Ave & E. Jensen Ave
- Positioned in a dense residential trade area with strong daily-needs demand
- Proximity to Fresno Yosemite International Airport (±12-minute drive)
- Strong commuter accessibility with nearby regional corridors
- Retail corridor supported by consistent traffic volumes exceeding 15,000+ VPD
- Opportunity for stable in-place income with long-term upside through tenant mix optimization

LOCATION HIGHLIGHTS

- ±13,000 SF multi-tenant retail strip center
- Built in 2008 with modern retail layout
- Situated on ±1.62 acres (70,502 SF) with an additional ±4.89 acres of adjacent land
- Dual frontage: ±332' on Jensen Ave & ±232' on S. Chestnut Ave
- 95 stalls
- Zoned IL allowing flexible commercial uses
- Existing established tenant (Subway)



Property **Photos**

Southeast Fresno Strip Center Investment Opportunity











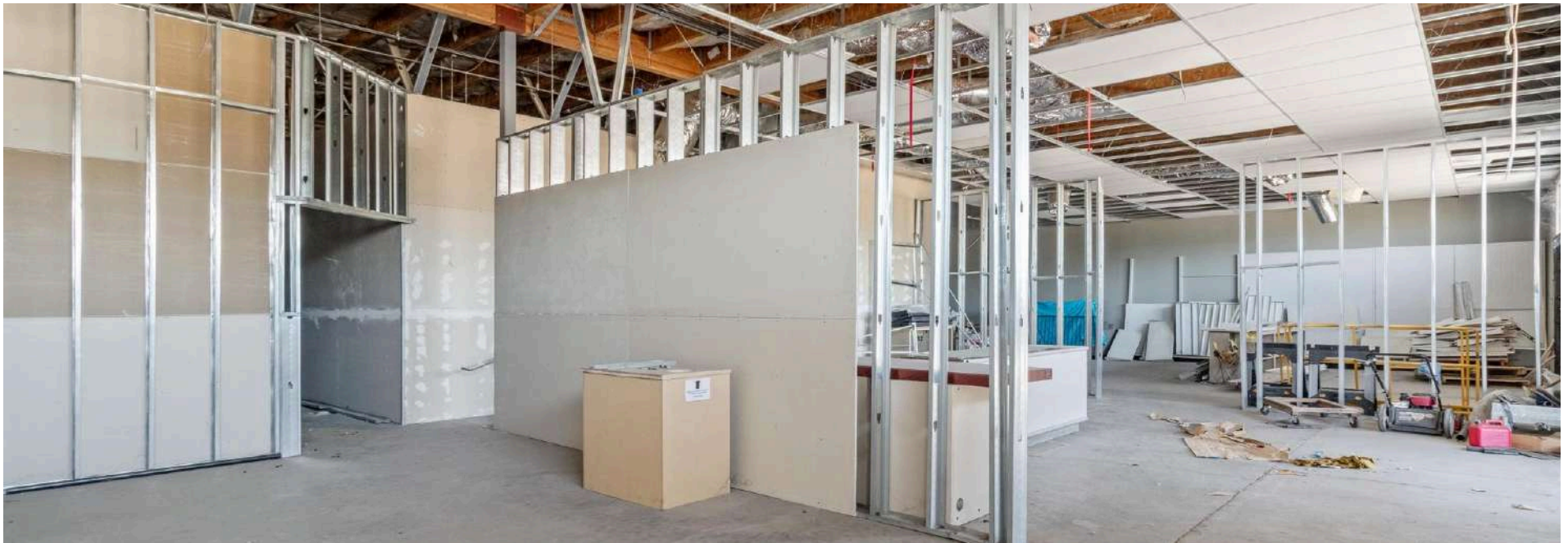








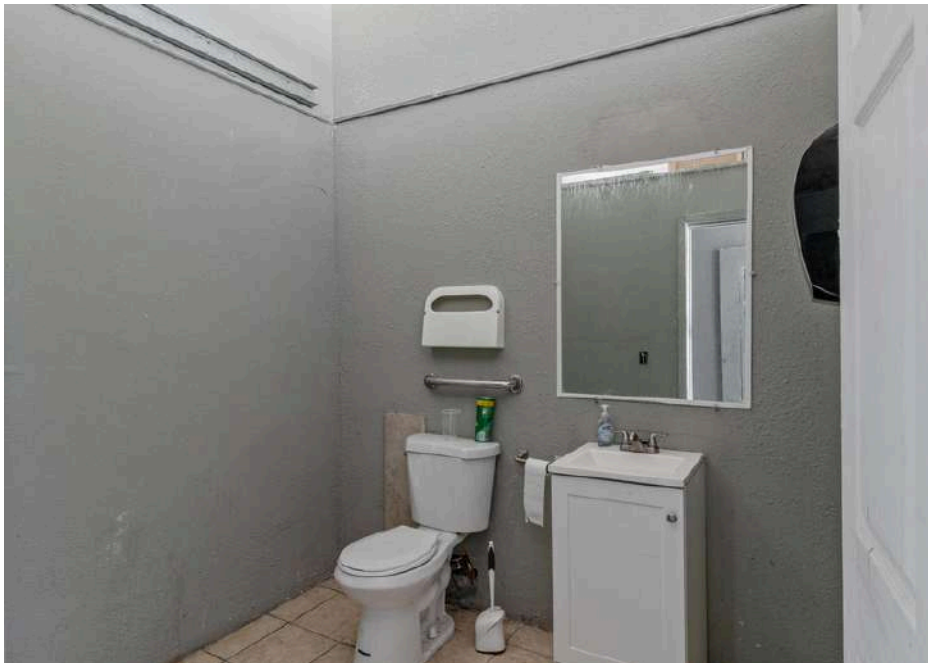












Strip Retail Center

Located in a well-connected industrial corridor of South Fresno, this strategically positioned property offers excellent accessibility and strong visibility along South Chestnut Avenue. Its convenient proximity to major transportation routes supports efficient logistics and steady traffic flow, making it a practical location for a range of industrial, distribution, or service-based operations.

As a functional asset within an established and steadily evolving market, it presents a compelling opportunity for both owner-users and investors. The property benefits from Fresno's pro-growth business climate and central California location, offering meaningful upside through operational enhancements, redevelopment, or long-term hold in a region experiencing continued economic expansion.



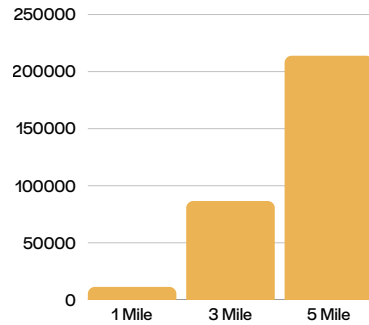


Demographics **& Traffic Count**

Southeast Fresno Strip Center Investment Opportunity



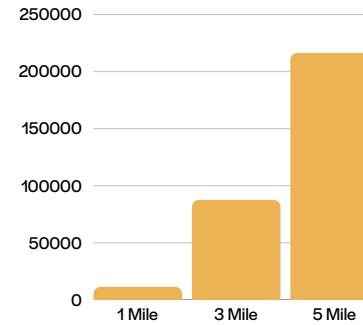
2025 Population Estimate



Growth 2020 - 2025

1 Mile	11,362
3 Mile	86,598
5 Mile	213,911

2030 Population Projection



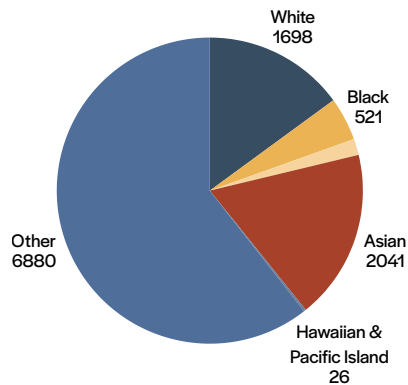
2030 Projection

1 Mile	11,384
3 Mile	87,550
5 Mile	216,405

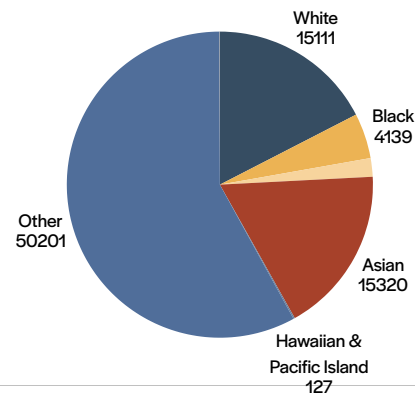
2025 Population by Hispanic Origin

1 Mile: 8,091 | 3 Mile: 58,298 | 5 Mile: 138,463

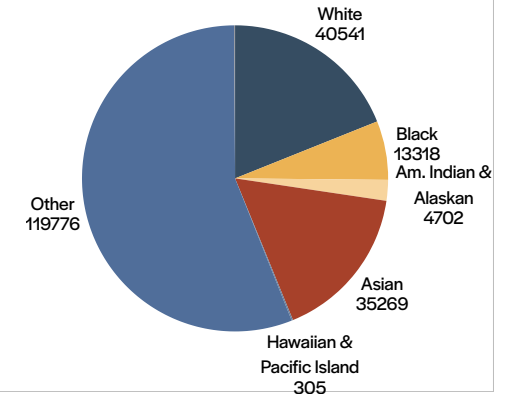
2025 Population - 1 Mile



2025 Population - 3 Mile



2025 Population - 5 Mile



Households	1 Miles		3 Miles		5 Miles	
2030 Projection	2,886		23,905		60,636	
2025 Estimate	2,879		23,628		59,900	
2020 Census	2,957		23,276		58,841	
Growth 2025-2030	0.24%		1.17%		1.23%	
Growth 2020-2025	-2.64%		1.51%		1.80%	
Owner Occupied	1,752	(60.85%)	11,326	(47.93%)	25,583	(42.71%)
Renter Occupied	1,126	(39.11%)	12,302	(52.07%)	34,318	(57.29%)



2025 Avg Household Income

1 Mile: \$85,797 | 3 Mile: \$80,436 | 5 Mile: \$73,979

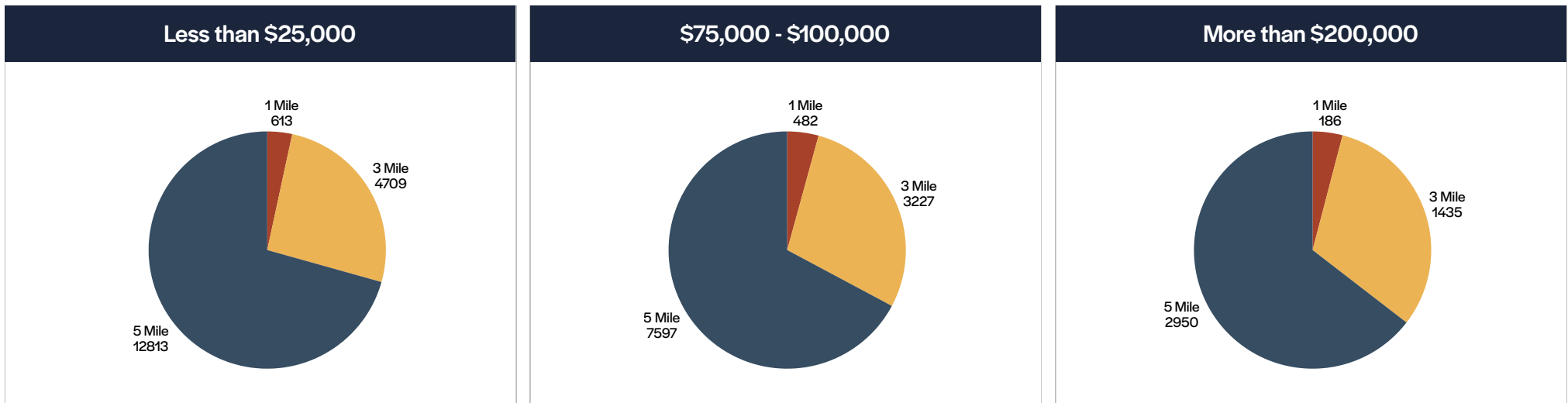


2025 Med Household Income

1 Mile: \$68,421 | 3 Mile: \$59,683 | 5 Mile: \$54,375

2025 Households by HH Income

1 Mile: 2,880 | 3 Mile: 23,630 | 5 Mile: 59,902



2024 Households by HH Income	1 Miles		3 Miles		5 Miles	
Income: <\$25,000	471	(16.35%)	5,358	(22.67%)	15,195	(25.37%)
Income: \$25,000-\$50,000	613	(21.28%)	4,709	(19.93%)	12,813	(21.39%)
Income: \$50,000-\$75,000	488	(16.94%)	3,906	(16.53%)	10,034	(16.75%)
Income: \$75,000-\$100,000	482	(16.74%)	3,227	(13.66%)	7,597	(12.68%)
Income: \$100,000-\$125,000	259	(8.99%)	2,036	(8.62%)	4,594	(7.67%)
Income: \$125,000-\$150,000	192	(6.67%)	1,478	(6.25%)	3,270	(5.46%)
Income: \$150,000-\$200,000	189	(6.56%)	1,481	(6.27%)	3,449	(5.76%)
Income: \$200,000+	186	(6.46%)	1,435	(6.07%)	2,950	(4.92%)

Traffic Count Report



#	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	E Jensen Ave	S Chestnut Ave	0.08 W	2025	15,004	MPSI	0.03
2	E Jensen Ave	S Chestnut Ave	0.08 W	2024	15,170	MPSI	0.04
3	S Chestnut Ave	E Jensen Ave	0.05 N	2024	13,319	MPSI	0.09
4	S Chestnut Ave	E Jensen Ave	0.05 N	2025	13,314	MPSI	0.09
5	S Chestnut Ave	E Jensen Ave	0.05 S	2025	12,159	MPSI	0.12
6	S Chestnut Ave	E Jensen Ave	0.05 S	2024	12,199	MPSI	0.12
7	E Jensen Ave	S Willow Ave	0.10 E	2025	17,239	MPSI	0.32
8	E Jensen Ave	S Willow Ave	0.10 E	2024	17,450	MPSI	0.32
9	S Willow Ave	E Jensen Ave	0.10 N	2025	1,760	MPSI	0.41
10	S Willow Ave	E Jensen Ave	0.10 N	2024	1,783	MPSI	0.42

Highway Access



2621 S. CHESTNUT AVENUE
FRESNO, CA 93725
SUBJECT PROPERTY



17,450 MPSI



13,314 MPSI



15,170 MPSI

E Jensen Ave

S Chestnut Ave

S Chestnut Ave

E Jensen Ave



Location **Overview**

Southeast Fresno Strip Center Investment Opportunity



Fresno, California



City of Fresno

Fresno, California, is a vibrant and strategically positioned city in the heart of California's Central Valley, known for its agricultural significance, growing economy, and community amenities. Located along State Route 41 and near Interstate 5, Fresno serves as a key hub connecting Northern and Southern California, supporting commerce, logistics, and regional travel. Its diverse economy, available land, and business-friendly climate make it appealing for investment and development.

Residents and visitors enjoy a wide range of experiences—from nearby outdoor recreation in the Sierra Nevada foothills to cultural attractions, dining, and events within downtown Fresno. The city benefits from strong regional connectivity, serving travelers, freight, and surrounding agricultural communities. With a combination of accessibility, economic opportunity, and lifestyle amenities, Fresno continues to play an important role in California's Central Valley.



www.tripadvisor.com



www.expedia.com/

Area Amenities



FRESNO YOSEMITE
International Airport

DOLLAR TREE
SUBWAY
AT&T
Jack in the Box
Round Table

Walmart
Supercenter

TARGET
IN-N-OUT BURGER
7-ELEVEN

Starbucks
Little Caesars
Firehouse Subs
Auto Zone
ARCO

Walgreens
McDonald's
Foons Co.
CHASE
Burlington
FedEx

crumbl cookies
McDonald's
Denny's
TACO BELL
Wendy's
food maxx
DiCiro's
PRIMARY CARE

DOWNTOWN
FRESNO

Chinatown

McDonald's
BURGER KING

FAIR
MARKET

VALERIA SUPERMARKETS
ICHI BAN
JAPANESE RESTAURANT

CVS pharmacy
WinCo
FOODS

FRESNO PACIFIC
UNIVERSITY

OK produce

DOLLAR GENERAL
7-ELEVEN



2621 S. CHESTNUT AVENUE
FRESNO, CA 93725
SUBJECT PROPERTY

IN-N-OUT BURGER
KFC
TACO BELL

SHELL
WAGNER
LOGISTICS

FedEx
Ground

fulfillment
by amazon

EAST BAY TIRE CO.
Starbucks
FOOD EXPRESS

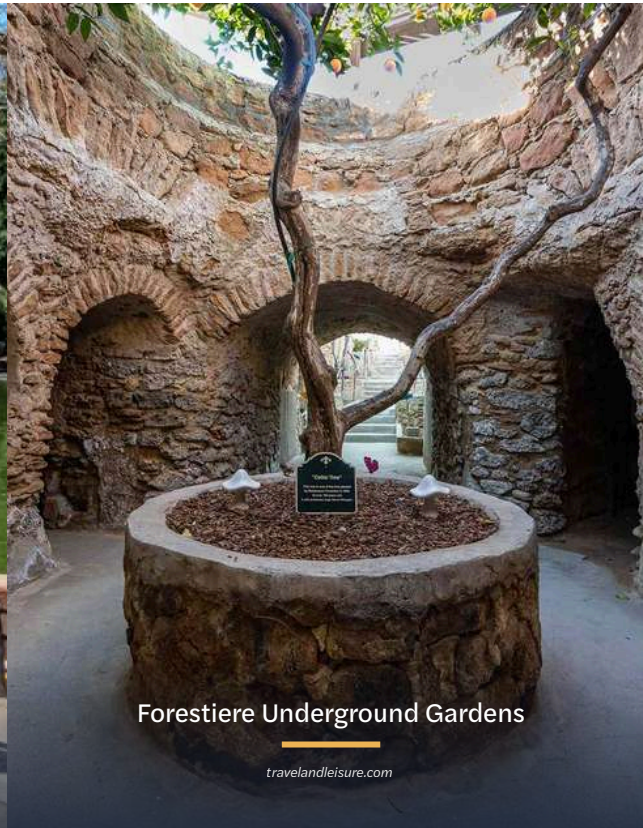
Fresno, California is a major agricultural and economic hub in the heart of California's Central Valley, serving as the county seat of Fresno County and one of the largest inland cities in the state. Historically shaped by farming, food processing, and water infrastructure development, Fresno has evolved into a regional center for commerce, logistics, healthcare, and education.

With a population of over 540,000 residents, Fresno offers a diverse urban environment supported by strong agricultural output and a growing base of distribution, manufacturing, and service industries. Its central location along key transportation corridors, including State Route 99 and proximity to Interstate 5, supports efficient movement of goods and access to statewide markets. The city benefits from a steady workforce, a broad consumer base, and proximity to major destinations such as Yosemite National Park, positioning Fresno as a stable and expanding market for commercial, residential, and service-oriented development.



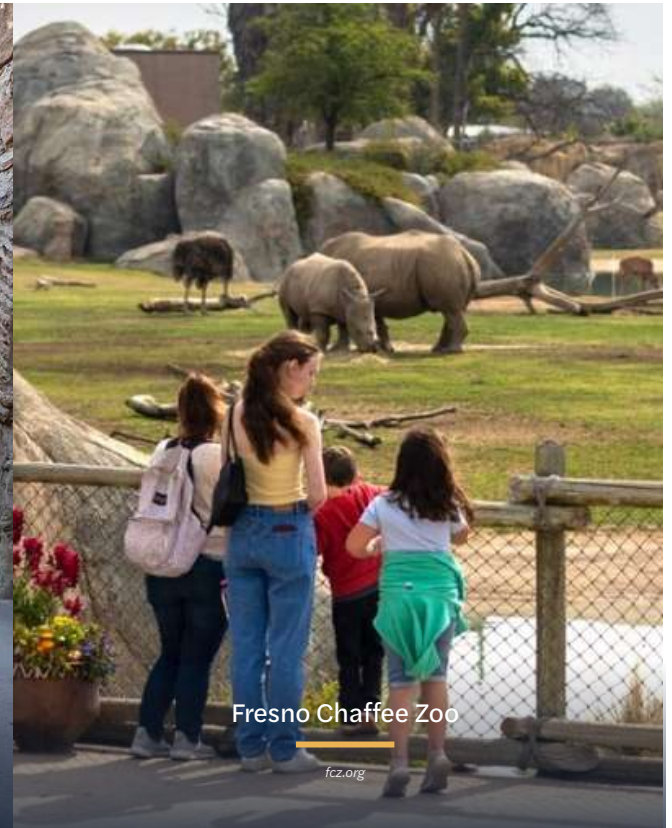
Woodward Park

[homes.com](https://www.homes.com)



Forestiere Underground Gardens

[travelandleisure.com](https://www.travelandleisure.com)



Fresno Chaffee Zoo

[fczo.org](https://www.fczo.org)

Strategically located in the heart of California's Central Valley, Fresno, California provides convenient access to major regional highways, including State Route 99 and nearby Interstate 5, supporting strong connectivity to key recreational and visitor destinations. Guests benefit from proximity to national parks, cultural attractions, and urban amenities that position Fresno as a central gateway for tourism throughout the region. The area attracts outdoor enthusiasts, families, and domestic travelers seeking access to iconic natural landmarks, local dining, and year-round events. Combined with its role as a regional hub and limited lodging options near major park entrances, Fresno supports consistent accessibility and demand for short-term and overnight stays.

Forestiére Underground Gardens

A unique subterranean network of rooms and passageways built by hand over decades.

Woodward Park

A large public park offering walking trails, gardens, and scenic river views.

Fresno Chaffee Zoo

A popular family attraction showcasing diverse wildlife exhibits and interactive experiences.



2621 S. CHESTNUT AVENUE
FRESNO, CA 93725
SUBJECT PROPERTY



AMY SCOTT
Listing Agent

amy.scott@kwcommercial.com

760-902-8063

License#: 02106421

The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from KW Commercial and it should not be made available to any other person or entity without the written consent of KW Commercial. By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the Offering Memorandum. If you have no interest in the subject property at this time, please return this Offering Memorandum to KW Commercial.

This Offering Memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. KW Commercial has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, KW Commercial has not verified, and will not verify, any of the information contained herein, nor has KW Commercial conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided.

All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property. All potential buyers are strongly advised to take advantage of their opportunities and obligations to conduct thorough due diligence and seek expert opinions as they may deem necessary, especially given the unpredictable changes resulting from the continuing COVID-19 pandemic. KW Commercial has not been retained to perform, and cannot conduct, due diligence on behalf of any prospective purchaser. KW Commercial's principal expertise is in marketing investment properties and acting as intermediaries between buyers and sellers. KW Commercial and its investment professionals cannot and will not act as lawyers, accountants, contractors, or engineers. All potential buyers are admonished and advised to engage other professionals on legal issues, tax, regulatory, financial, and accounting matters, and for questions involving the property's physical condition or financial outlook. Projections and pro forma financial statements are not guarantees and given the potential volatility created by COVID-19, all potential buyers should be comfortable with and rely solely on their own projections, analyses, and decision making.)

Any rent or income information in this offering memorandum, with the exception of actual, historical rent collections, represent good faith projections of potential future rent only, and KW Commercial makes no representations as to whether such rent may actually be attainable. Local, state, and federal laws regarding restrictions on rent increases may make these projections impossible, and Buyer and its advisors should conduct their own investigation to determine whether such rent increases are legally permitted and reasonably attainable.