

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

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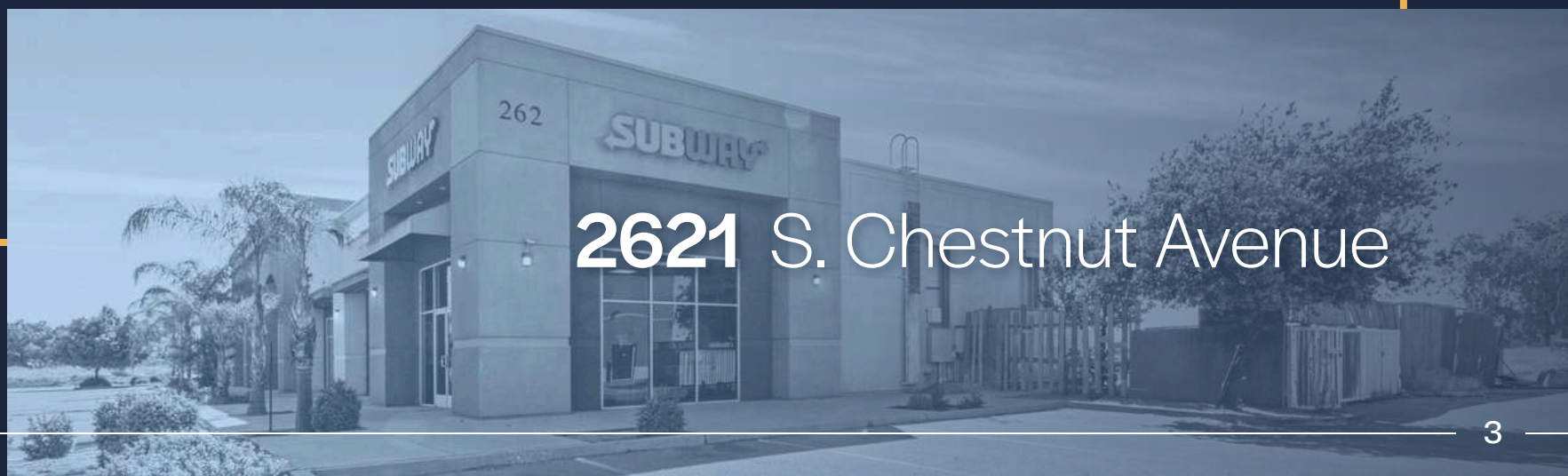
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Executive **Summary**

Southeast Fresno Strip Center Investment Opportunity



2621 S. Chestnut Avenue

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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.

Constructed in 2008, the asset is designed for single-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



±13,000 SF
BUILDING AREA



C-M
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)
- Dual frontage: ±332' on Jensen Ave & ±232' on S. Chestnut Ave
- 95 stalls
- Zoned C-M allowing flexible commercial uses
- Existing established tenant (Subway)



Property **Photos**

Southeast Fresno Strip Center Investment Opportunity





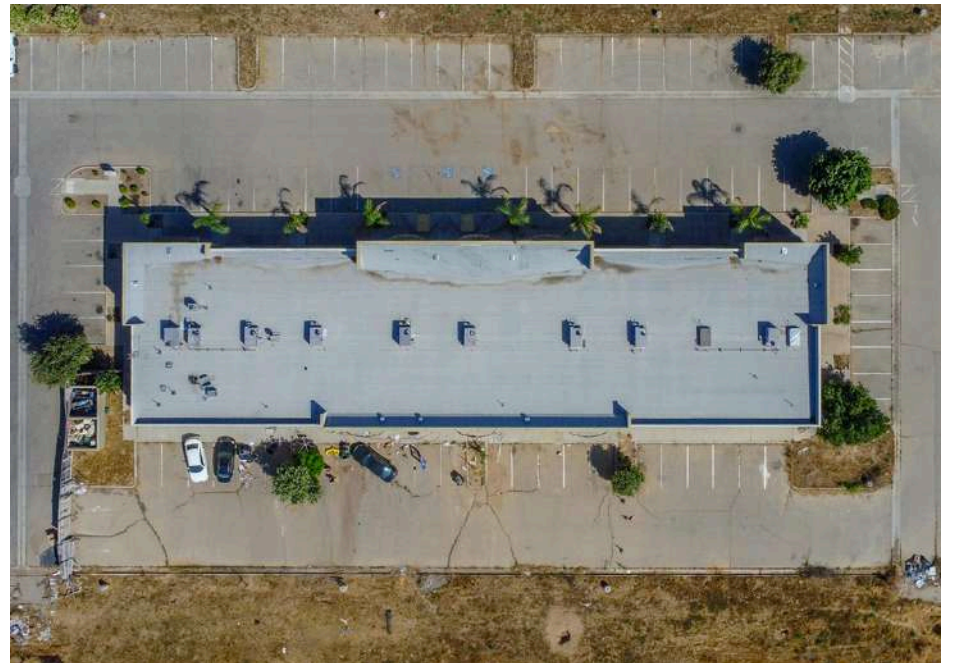




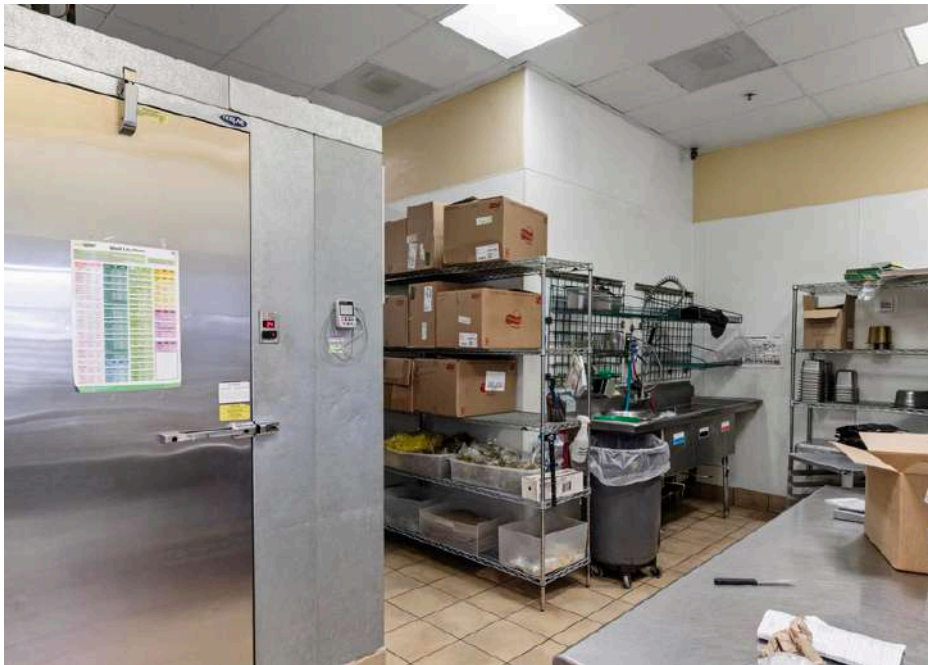




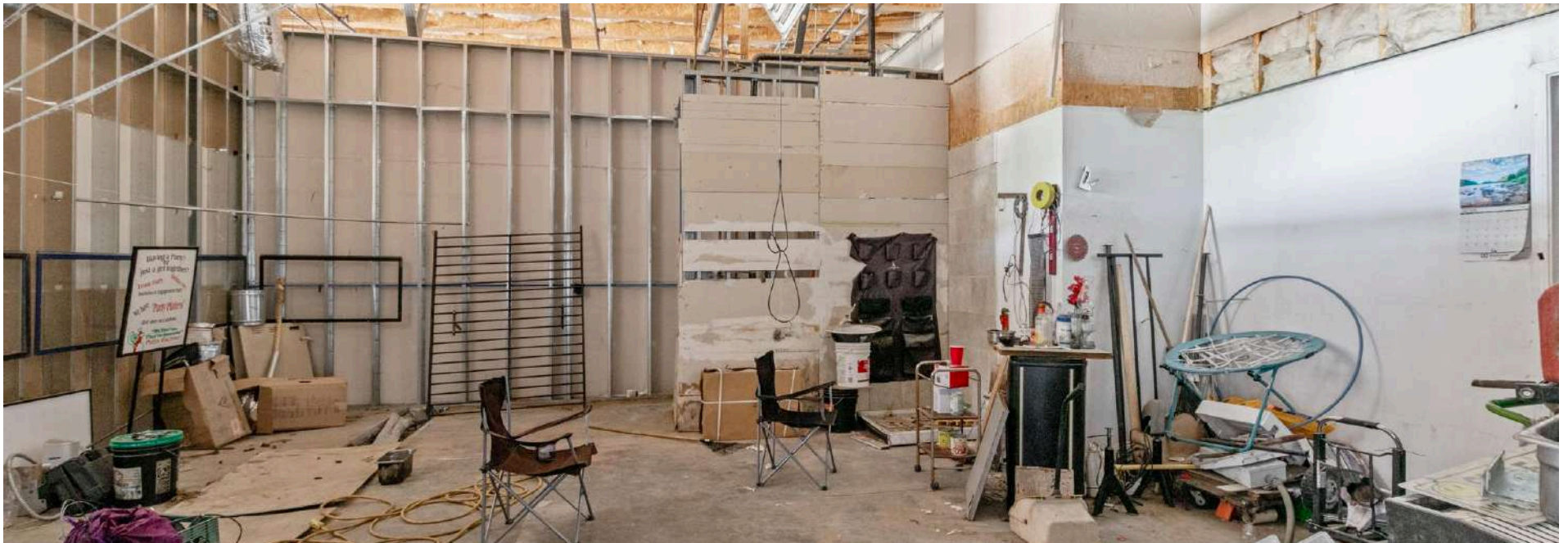


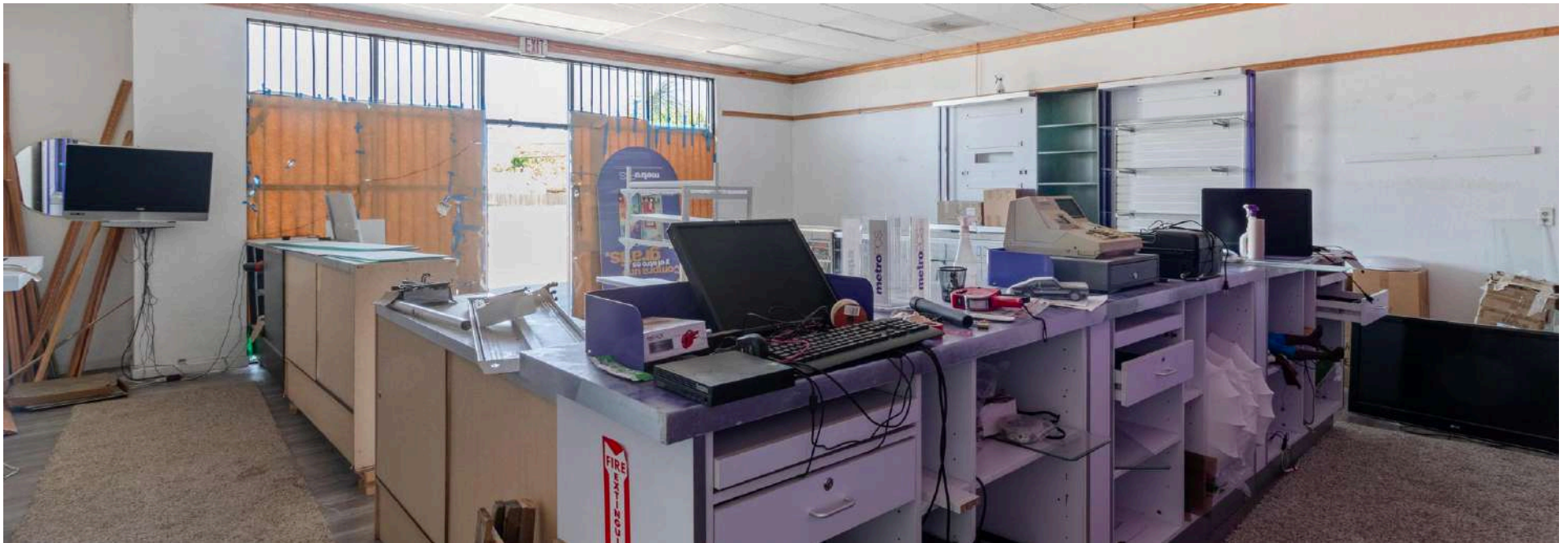




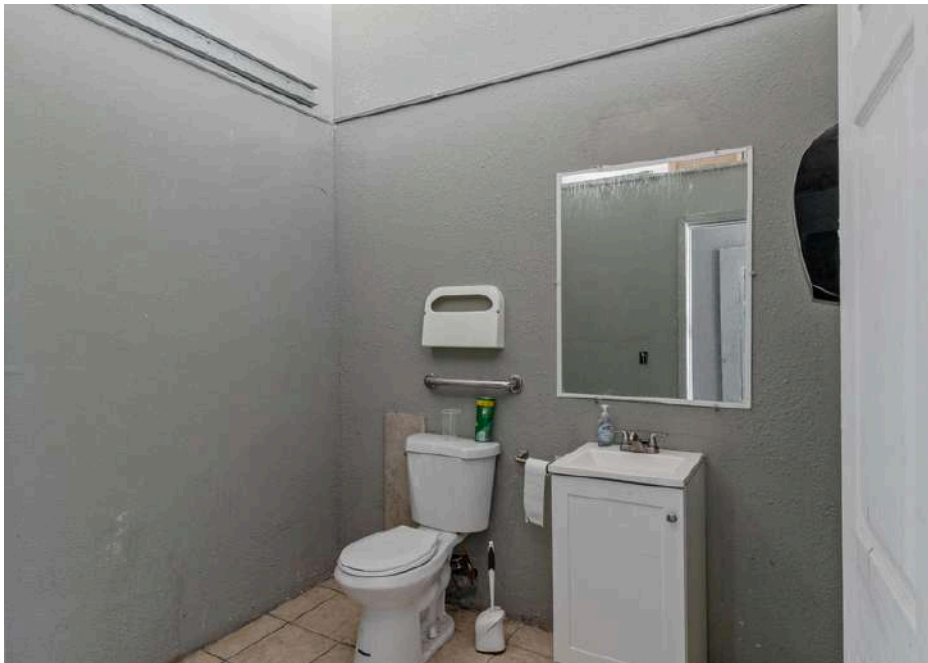












Strip Retail Center

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.



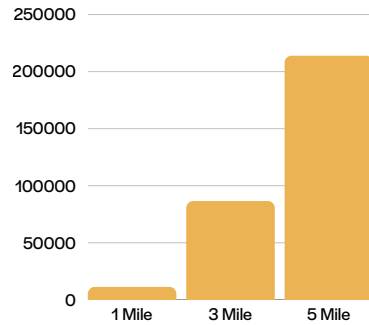


Demographics **& Traffic Count**

Southeast Fresno Strip Center Investment Opportunity



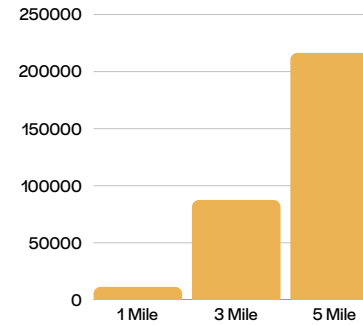
2025 Population Estimate



Growth 2020 - 2025

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

2030 Population Projection



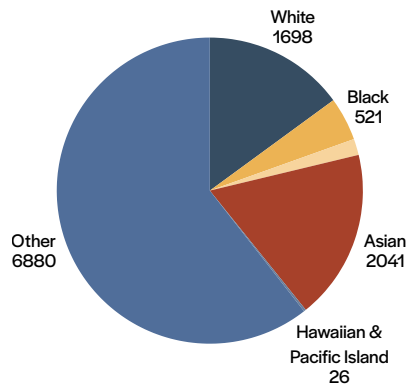
2030 Projection

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

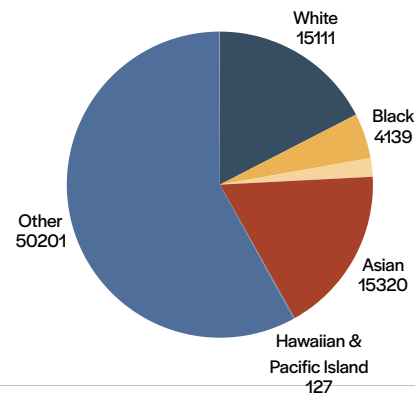
2025 Population by Hispanic Origin

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

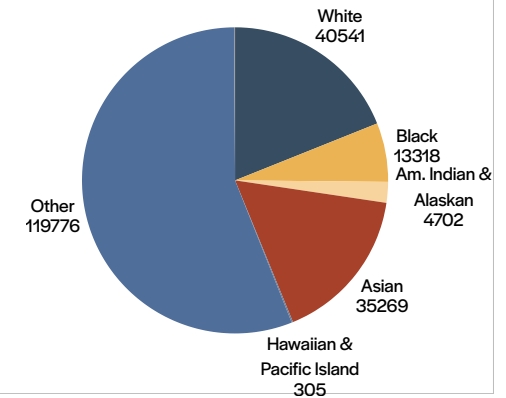
2025 Population - 1 Mile



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

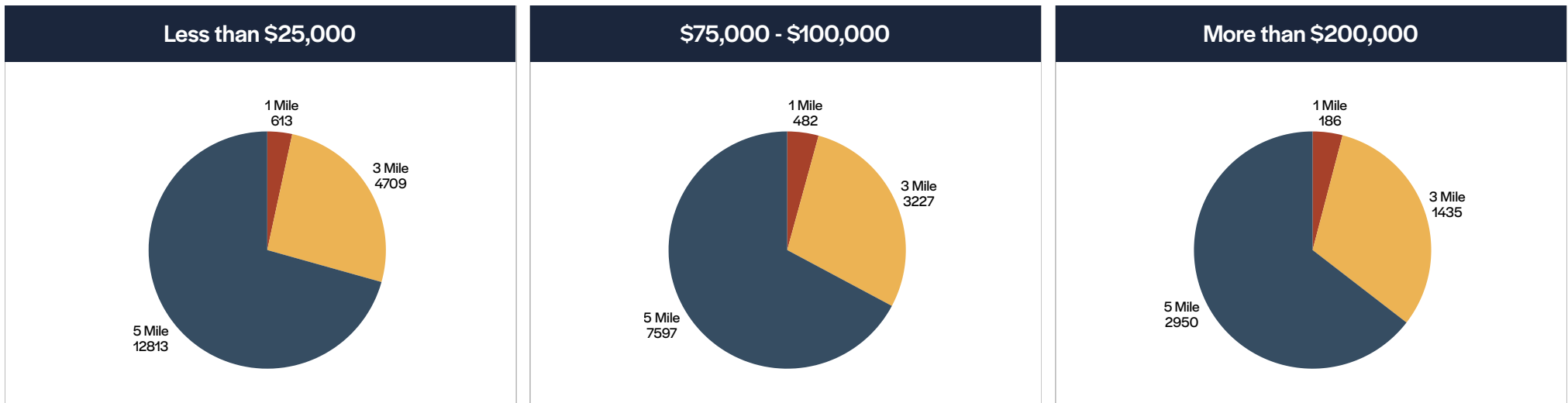


2025 Med Household Income

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

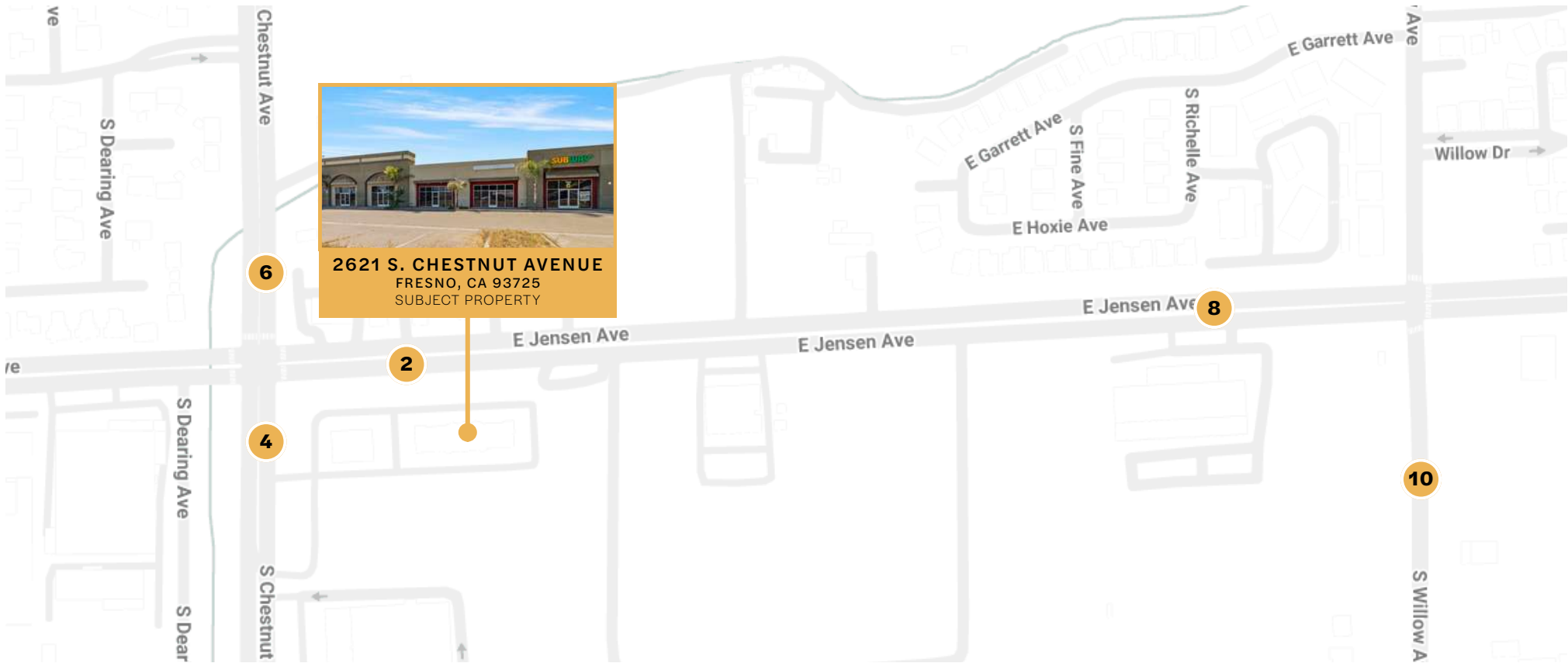
2025 Households by HH Income

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
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17,450 MPSI



13,314 MPSI



15,170 MPSI

E Jensen Ave

S Chestnut Ave

S Chestnut Ave

E Jensen Ave



Location **Overview**

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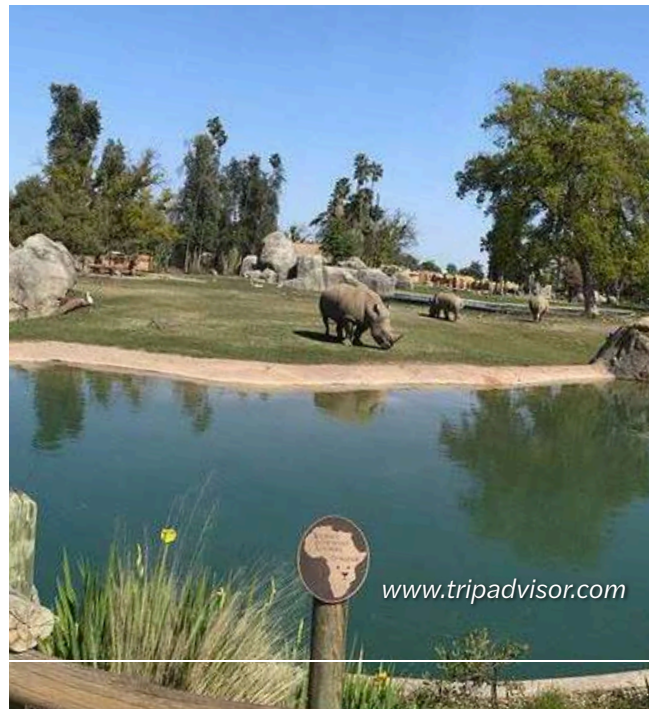
Fresno, California



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.



Area Amenities



FRESNO YOSEMITE
International Airport

DOLLAR TREE
SUBWAY
AT&T
Round Table

Walmart

TARGET
IN-N-OUT

Auto Zone
FIRESTONE

Walgreens
McDonald's
Foods Co.
CHASE
Burlington
FedEx

crumbl
cookies
McDonald's
TACO BELL
Wendy's
PRIMARY CARE

DOWNTOWN
FRESNO

Chinatown

McDonald's
FIRESTONE

FAIR

VALLARTA
SUPERMARKETS
ICHI BAN
JAPANESE RESTAURANT

CVS pharmacy
WinCo
FOODS

FRESNO PACIFIC
UNIVERSITY

ok produce

IN-N-OUT
McDonald's
KFC
TACO BELL



2621 S. CHESTNUT AVENUE
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WAGNER
LOGISTICS

KRAFT

FedEx
Ground

fulfillment
by amazon

EAST BAY TIRE CO.
FAMILY OWNED

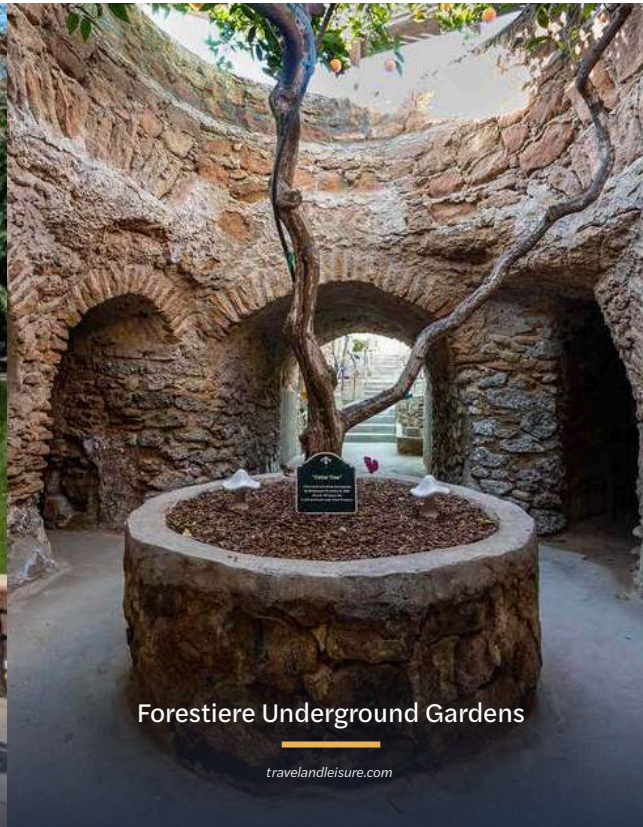
Fresno, California is a major agricultural and economic hub in the heart of California's Central Valley, serving as the county seat of Fresno County and one of the largest inland cities in the state. Historically shaped by farming, food processing, and water infrastructure development, Fresno has evolved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



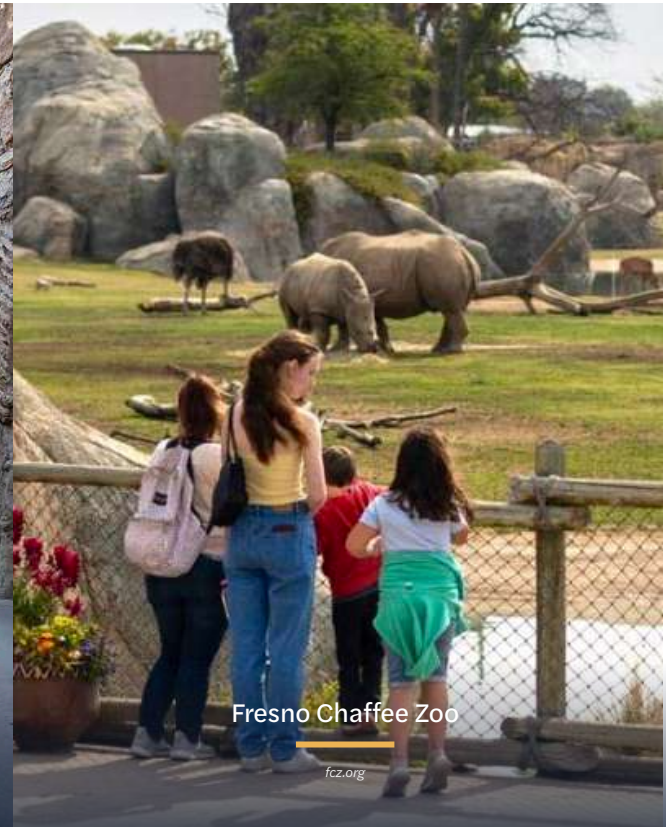
Woodward Park

[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.



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