

4582 E HARVEY AVENUE & 744 N MAPLE AVENUE



FRESNO, CALIFORNIA 93702

±10.24-Acre Mixed-Use Land Assemblage

Infill Residential / Mixed-Use Development Site | NMX Zoning | Holding Income

8.14 ACRES

2.1 ACRES

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EXECUTIVE SUMMARY

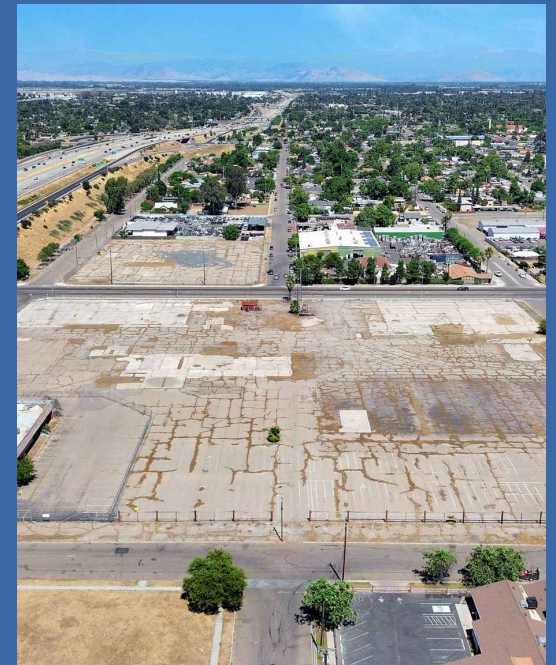
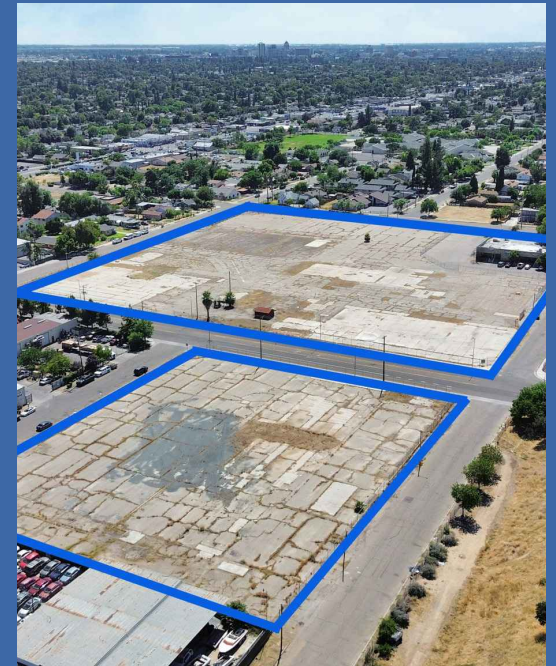
A rare opportunity to acquire approximately 10.24 acres of strategically located land in the heart of Fresno, offered as a single assemblage with significant redevelopment potential. Two parcels — 4582 E Harvey Avenue and 744 N Maple Avenue — are offered together, pairing an income-producing office property with adjacent vacant land. Both are zoned NMX (Neighborhood Mixed-Use), unlocking a wide range of commercial, residential, and mixed-use development possibilities.

The primary parcel at 4582 E Harvey Avenue comprises 8.14 acres and includes an existing 9,128-square-foot office building constructed in 1984. The building is configured as 20 individual office spaces and currently generates approximately \$4,450 per month in rental income — providing interim cash flow while ownership advances longer-term redevelopment plans. The offering is priced primarily on the underlying land value and its long-term development potential, with in-place income offsetting carrying costs during the entitlement and planning period.

Complementing the primary parcel is 744 N Maple Avenue, a 2.1-acre vacant parcel also zoned NMX. Its adjacency creates additional flexibility for expansion, phased development, or a larger mixed-use development project across the combined site. With over 10 acres, favorable mixed-use zoning, existing income, and excellent access to Fresno's major transportation corridors, the assemblage presents an exceptional value-add and ground-up development platform in one of the San Joaquin Valley's most actively growing markets.

OFFERING SNAPSHOT

Property	Two-parcel mixed-use land assemblage
Addresses	4582 E Harvey Ave & 744 N Maple Ave, Fresno, CA 93702
Total Land Area	±10.24 acres
Zoning	NMX – Neighborhood Mixed-Use (both parcels)
Existing Improvements	9,128 SF office building (1984) – 20 office spaces
In-Place Income	≈ \$4,450 / month (\$53,400 / year)
Pricing Basis	Underlying land value & development potential
Ideal Buyer	Developers, investors, owner-users, institutions



ZONING & DEVELOPMENT POTENTIAL

Both parcels are zoned NMX (Neighborhood Mixed-Use) under the City of Fresno Development Code. The NMX district is intended to provide for pedestrian-oriented, neighborhood-serving development — typically smaller-scale retail, professional offices, and a mix of housing types — in a horizontal or vertical mixed-use format. Common permitted and conditionally permitted uses include ground-floor neighborhood retail with offices or housing above, townhomes and multifamily dwellings, and local-serving commercial.

Applied across more than 10 acres, this zoning gives a buyer unusual breadth of options:

- **Vertical mixed-use.** Ground-floor retail/commercial with residential or office above.
- **Commercial / office.** A neighborhood-serving commercial or office node leveraging corridor access.
- **Residential infill.** Townhome and multifamily product to meet regional housing demand.
- **Phased development.** A staged build-out across the two parcels matched to absorption and capital.

Prospective purchasers should independently confirm all entitlements, permitted uses, densities, and development standards with the City of Fresno Planning & Development Department.



INVESTMENT HIGHLIGHTS

- **Rare 10+ Acre Assemblage:** Over 10 acres under common ownership in an infill Fresno location — a scale of assemblage that is increasingly difficult to source.
- **Flexible Mixed-Use Zoning:** Both parcels carry NMX (Neighborhood Mixed-Use) zoning, which supports pedestrian-oriented retail, professional office, and residential/mixed-use development — including ground-floor commercial with housing above.
- **Income During Entitlement:** The existing office building generates approximately \$4,450 per month, helping offset carrying costs and taxes while redevelopment plans are pursued.
- **Built-In Income Upside:** Only 9 of the building's 20 office spaces are currently occupied, leaving meaningful lease-up potential to grow interim cash flow ahead of any redevelopment.
- **Phased Development Optionality:** The two-parcel structure allows for a single unified development or a phased build-out that matches capital deployment to market absorption.
- **Major Corridor Access:** Positioned with strong connectivity to Fresno's SR-180 / SR-99 / SR-41 freeway loop, linking the site to Downtown Fresno, Clovis, and regional markets.
- **Growing Market:** Located in the growing East-Central Fresno submarket, where population and household incomes have been trending upward.
- **Multiple Exit Strategies:** Buyer can occupy and reposition the existing building, hold for income, or pursue ground-up development — appealing to a broad range of capital.



PROPERTY DESCRIPTION

PARCEL 1 – 4582 E HARVEY AVENUE (PRIMARY / INCOME PARCEL)

Land Area	8.14 acres
Improvements	9,128 SF office building
Year Built	1984
Configuration	20 individual office spaces
Occupancy	9 of 20 spaces occupied
In-Place Income	≈ \$4,450 / month
Zoning	NMX – Neighborhood Mixed-Use
Role in Offering	Interim income + core redevelopment land

The primary parcel anchors the assemblage with both standing improvements and the bulk of the developable land. The 1984-vintage office building offers immediate utility – it can be held for income, occupied by an owner-user, or repositioned – while the broader 8.14-acre site provides the canvas for future development under NMX zoning.

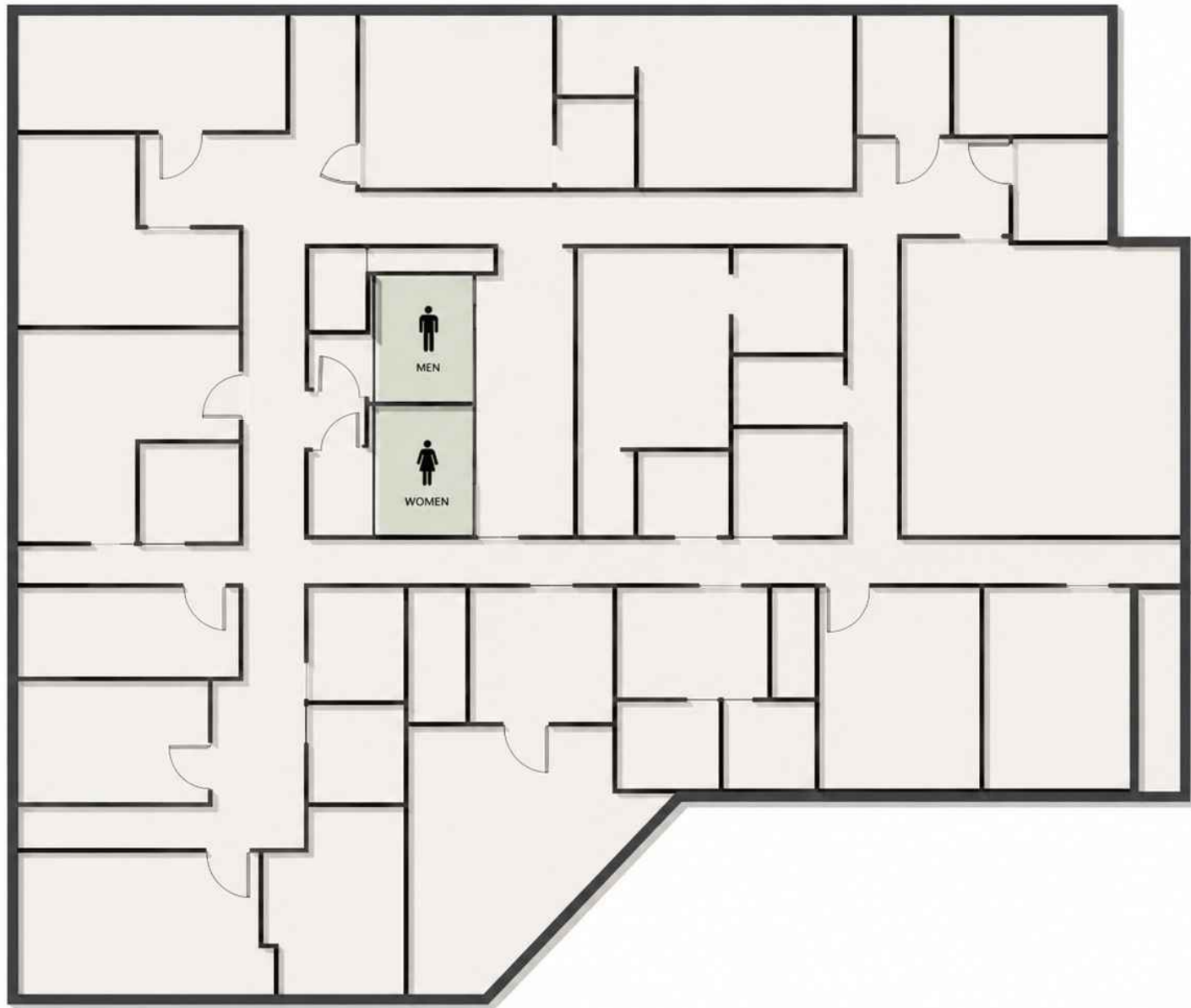
PARCEL 2 – 744 N MAPLE AVENUE (VACANT EXPANSION PARCEL)

Land Area	2.1 acres
Improvements	Vacant land
Zoning	NMX – Neighborhood Mixed-Use
Role in Offering	Expansion / phasing / master-plan flexibility

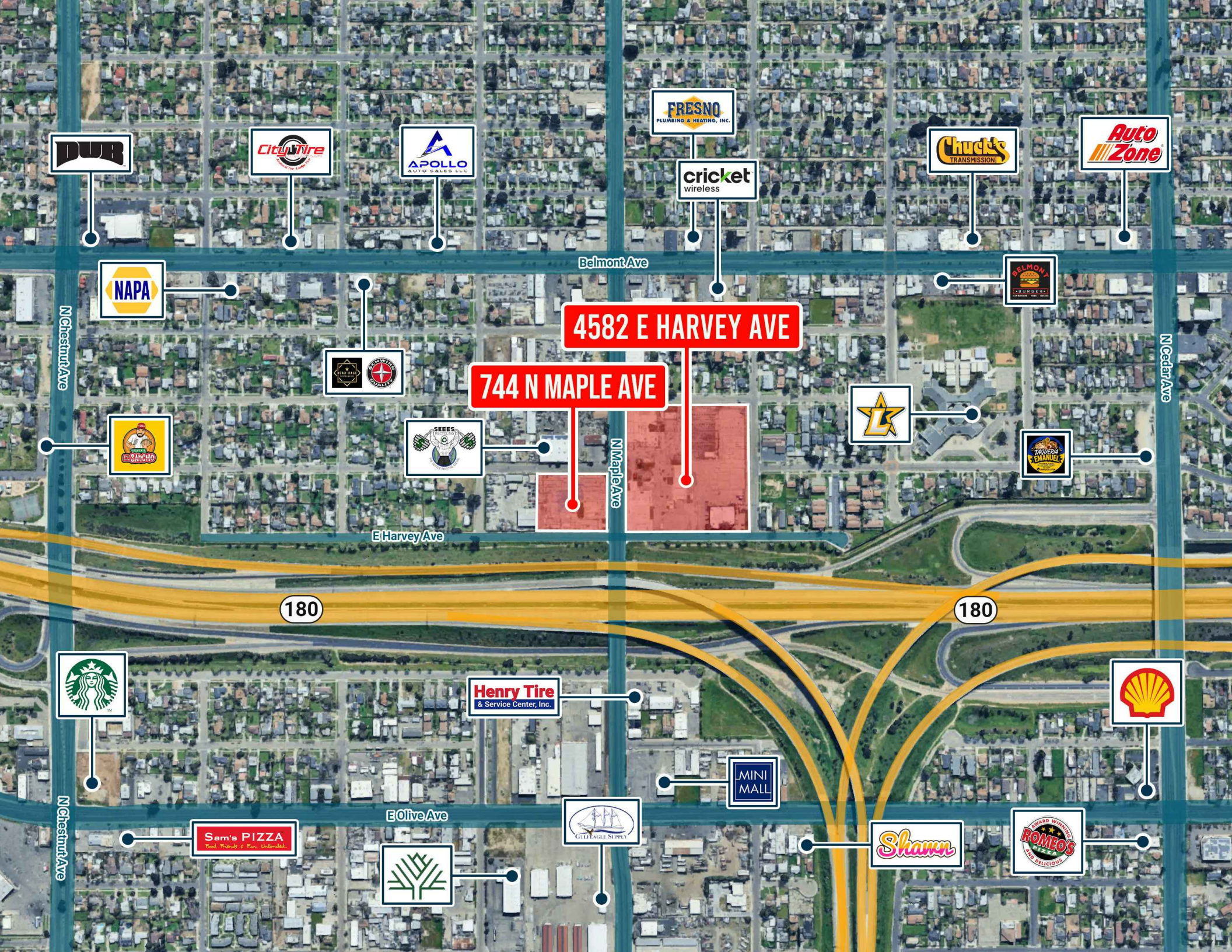
The adjacent 2.1-acre vacant parcel adds scale and optionality. Whether developed in concert with the primary parcel as one coordinated development or held for a later phase, it gives a buyer the flexibility to align development with capital availability and market demand.



FLOOR PLAN



NOT TO SCALE



4582 E HARVEY AVE

744 N MAPLE AVE

Belmont Ave

E Harvey Ave

180

180

E Olive Ave

N Chestnut Ave

N Cedar Ave

N Chestnut Ave





SUBJECT PROPERTY



Lone Star
Elementy
School



ALMY PARK



Edison
High School

HYDE PARK



APRICOT
HAMILTON PARK



Kings Canyon
Middle School

SUBJECT PROPERTY



180



Yosemite
Middle School



180



BASIN V PARK

LAFAYETTE PARK



Scandinavian
Middle School

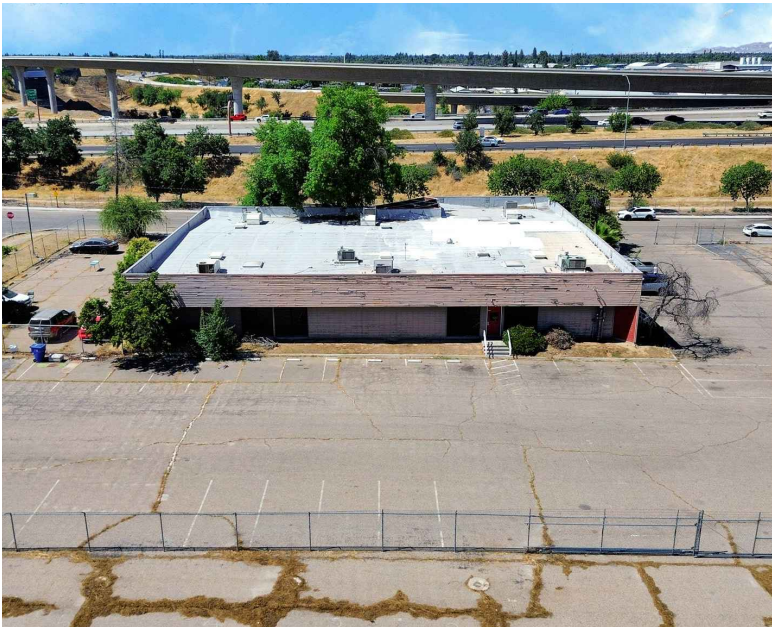


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PROPERTY PHOTOS



PROPERTY PHOTOS



IN-PLACE INCOME & RENT ROLL

The existing office building provides interim cash flow that helps carry the assemblage through the planning and entitlement period. Nine of the twenty office spaces are currently leased, generating approximately \$4,450 per month (\$53,400 annually). The eleven currently vacant spaces represent additional lease-up potential to enhance interim income.

SUITE / ROOM	MONTHLY RENT
Room 77	\$500.00
Room 88	\$450.00
Room 100	\$350.00
Room 102	\$800.00
Room 103	\$1,000.00
Room 104	\$250.00
Room 109	\$350.00
Room 115	\$450.00
Room 120	\$300.00
Total – 9 Occupied Spaces	\$4,450.00 / mo
Vacant Spaces (lease-up potential)	11 of 20

Rent roll reflects current ownership records and is provided for informational purposes; prospective buyers should independently verify all leases, terms, and income. Annualized figure assumes current in-place rents held constant

LOCATION OVERVIEW

The assemblage sits in East-Central Fresno (ZIP 93702), an established infill area of California's fifth-largest city and the commercial hub of the San Joaquin Valley. The location combines the density and access of an in-town site with the land scale typically found only at the urban edge.

Transportation & Access

The site benefits from proximity to Fresno's primary freeway loop — State Route 180, State Route 99, and State Route 41 — which together connect the area to Downtown Fresno, the City of Clovis, and the broader Central Valley and statewide markets. SR-99 is the principal north-south artery of the San Joaquin Valley, while SR-180 provides direct east-west movement through the metro. This connectivity supports a wide range of commercial, service, and residential end uses.

Market Context

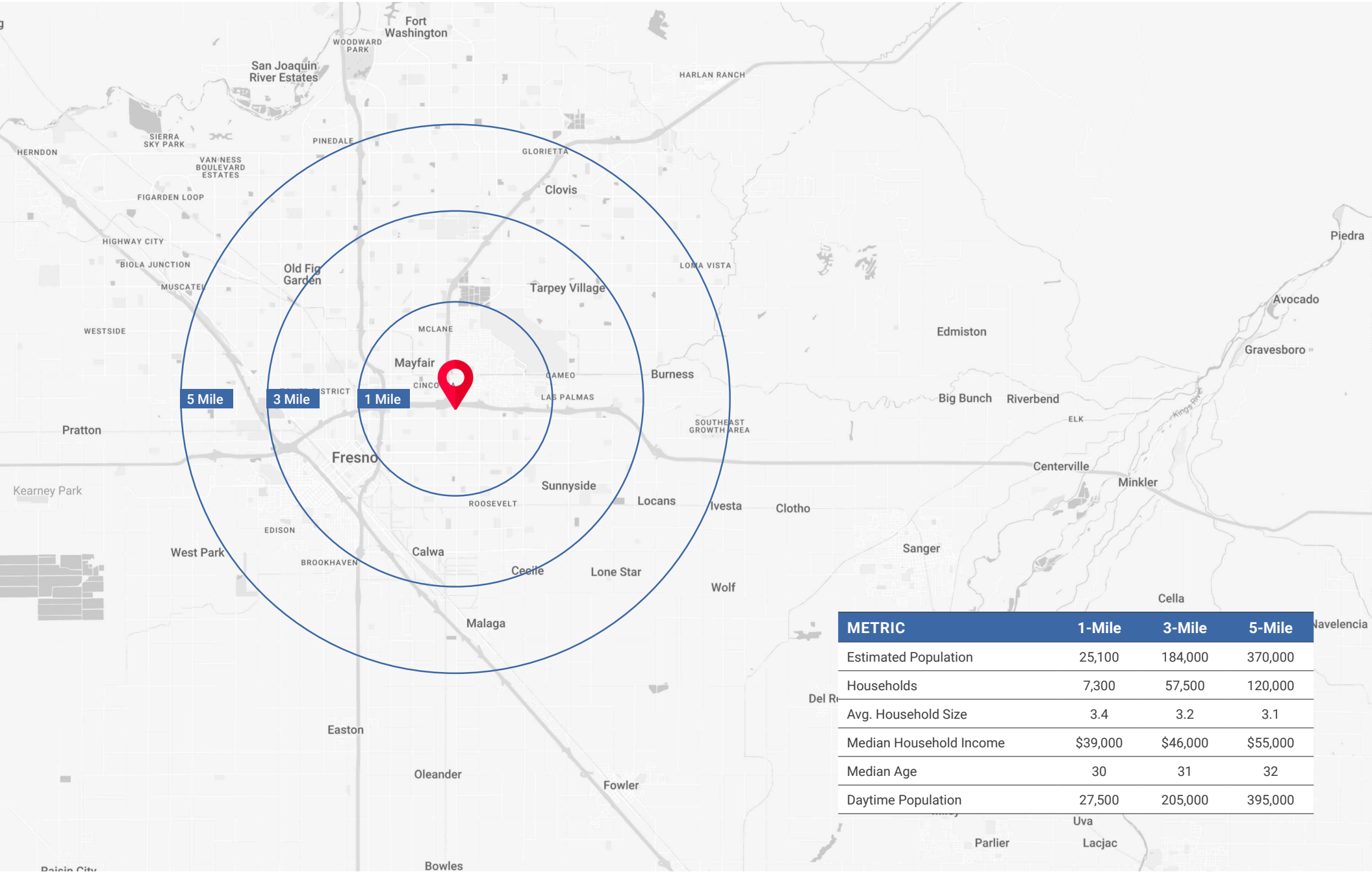
East-Central Fresno has seen steady population and household-income growth in recent years, reflecting broader in-migration and investment across the Fresno metro. Continued demand for housing and neighborhood-serving commercial space — precisely the uses encouraged under NMX zoning — underpins the long-term development thesis for the assemblage.

Area Demographics (Radius from Site)

The site sits within one of Fresno's densest residential areas, with a deep and growing consumer base within a short drive — a strong fundamental for both neighborhood-serving commercial uses and infill housing.



DEMOGRAPHIC



CONFIDENTIALITY & DISCLAIMER

This Offering Memorandum has been prepared to provide summary, unverified 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. The Owner and its representatives make no representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, including but not limited to land area, building size, zoning, permitted uses, income, expenses, occupancy, and condition.

All square footages, acreages, and financial figures are approximate and should be independently verified. Prospective purchasers are advised to conduct their own investigation of the property, including verification of all zoning and entitlement matters with the City of Fresno, and to consult their own legal, tax, financial, and engineering advisors. This memorandum is confidential, is furnished solely for the purpose of evaluating the property, and is not to be reproduced or distributed without the prior written consent of the Owner or its representatives. The property is offered without regard to race, color, religion, national origin, sex, familial status, disability, or any other protected class.



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Exclusively Marketed By:

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