

264–294 N Fresno Street

±9,471 SF | Fresno, CA

VALUE ADD NEIGHBORHOOD RETAIL CENTER



GLA
9,471 SF



SITE AREA
0.69 AC



OFFERING MEMORANDUM

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MARCUS & MILLICHAP REAL ESTATE INVESTMENT SERVICES, INC.



The Offering

Marcus & Millichap is pleased to present 264–294 North Fresno Street & 2526 East McKenzie Avenue, a vacant neighborhood retail center in Downtown Fresno, California. The Property includes two commercial buildings totaling $\pm 9,471$ SF on four parcels totaling $\pm 29,970$ SF / ± 0.69 AC, offering flexibility for owner-user occupancy or value-add lease-up.

The Property features a $\pm 5,141$ SF former convenience store / small-format market at 288–294 North Fresno Street and a $\pm 4,330$ SF former full-service restaurant at 264 North Fresno Street. The offering also includes surface parking and an unimproved McKenzie Avenue parcel for future parking, outdoor use, or redevelopment flexibility.

Located directly across from Community Regional Medical Center and near Downtown Fresno's civic and government core, the Property benefits from strong daily traffic generated by healthcare, public-sector, residential, and employment uses. With vacant delivery, NMX zoning, frontage along North Fresno Street, and access to Highways 41, 99, 180, and 168, the Property is well positioned for retail, restaurant, service, office, or medical-adjacent uses.



\$2,300,000

Sale Price

$\pm 9,471$ SF

Gross Leasable Area

± 0.69 AC

Total Site Area

4 Parcels

Parcels Included

24 Spaces

Surface Parking

Vacant

Delivery Status

NMX

Zoning



Investment Highlights

- **±9,471 SF vacant neighborhood retail center** located in Downtown Fresno, California, across four parcels totaling ±0.69 acres
- **Owner-user or value-add lease-up opportunity** with immediate occupancy potential and flexibility to lease at market rents
- **Two-building retail configuration** featuring a former convenience store / small-format market and a former full-service restaurant
- **Former restaurant space may include existing kitchen improvements**, creating potential build-out efficiencies for future food and beverage users
- **Former convenience store building offers strong frontage and visibility** along North Fresno Street, with a non-operational gas pump located in the parking field
- **Located directly across from Community Regional Medical Center**, one of Central California's major healthcare anchors and a significant daily demand generator
- **Dense Downtown Fresno infill location** supported by surrounding residential neighborhoods, hospital traffic, civic offices, and daytime employment
- **Includes 24 surface parking spaces** across the Fresno Street parcels, supporting convenient customer access and tenant usability
- **Additional unimproved McKenzie Avenue parcel** provides flexibility for future parking, outdoor use, site improvements, or potential redevelopment
- **Immediate access to Highways 41, 99, 180, and 168**, offering efficient connectivity throughout the Fresno metropolitan area





Parcels Included in Sale

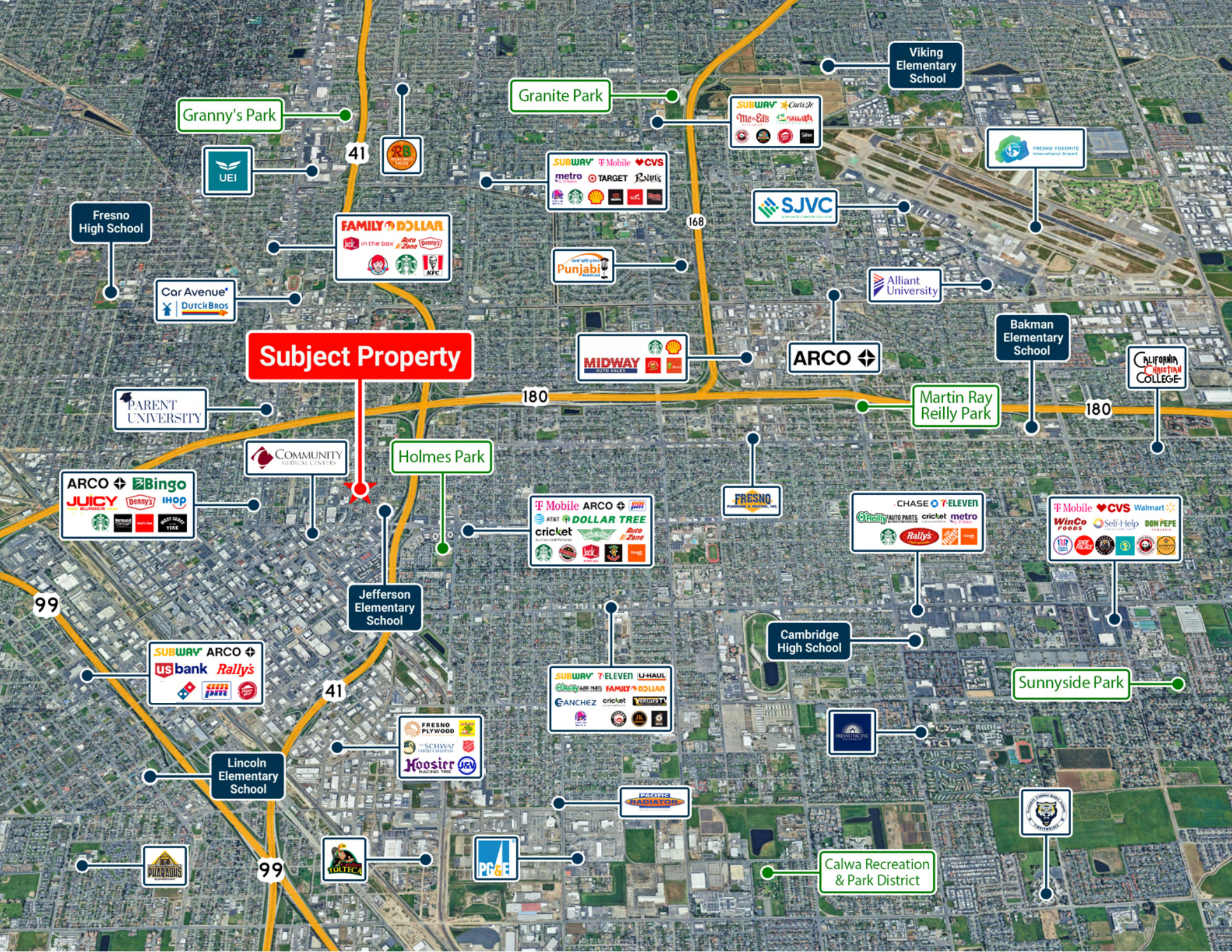
Address	APN	Land Area	Improvements
2526 East McKenzie Avenue	459-271-02	4,650 SF / 0.11 AC	Unimproved bare lot
288–294 North Fresno Street	459-271-27S	12,840 SF / 0.29 AC	5,141 SF retail building built in 1976
274 North Fresno Street	459-271-24	6,240 SF / 0.14 AC	Surface parking only, approximately 14 spaces
264 North Fresno Street	459-271-22	6,240 SF / 0.14 AC	4,330 SF restaurant building built in 2001



Location Highlights

- **Prime Downtown Fresno location** positioned along North Fresno Street, directly across from Community Regional Medical Center
- **Across from Community Regional Medical Center**, one of Central California's most important healthcare anchors and a major daily demand generator
- **Strong medical-adjacent retail positioning**, supported by hospital employees, patients, visitors, vendors, and surrounding healthcare-related activity
- **Near Fresno's civic and government core**, including Fresno City Hall, Fresno County Government Plaza, Fresno County Superior Court, and the Robert E. Coyle Federal Building
- **Dense infill trade** area surrounded by established residential neighborhoods, downtown employment, medical users, and public-sector offices
- **Excellent regional connectivity** with convenient access to Highways 41, 99, 180, and 168, providing efficient movement across the Fresno metropolitan area
- **High-visibility commercial corridor** along North Fresno Street with strong frontage, signage potential, and convenient customer access
- **Downtown Fresno revitalization corridor** benefiting from ongoing public and private investment, housing growth, infrastructure improvements, and mixed-use development activity





Granny's Park



41



Granite Park



168



Viking Elementary School



Fresno High School



ARCO



Bakman Elementary School



Subject Property

180

Holmes Park

Martin Ray Reilly Park

180



99

Jefferson Elementary School



41

Lincoln Elementary School



Cambridge High School

Sunnyside Park



99



Calwa Recreation & Park District



Downtown Fresno | Fresno County

SUBMARKET QUICK FACTS



DOWNTOWN FRESNO AREA DEMOGRAPHICS

23,997 POPULATION 1-MILE RADIUS	171,756 POPULATION 3-MILE RADIUS	345,125 POPULATION 5-MILE RADIUS
6,989 HOUSEHOLDS 1-MILE RADIUS	\$38,257 MEDIAN HOUSEHOLD INCOME 1-MILE RADIUS	
\$216,374 MEDIAN HOME VALUE 1-MILE RADIUS	34 MEDIAN AGE 1-MILE RADIUS	

DOWNTOWN FRESNO IS A MEDICAL, CIVIC & INFILL RETAIL CORRIDOR

- The Property is located just off Highway 44 / Lake Oconee Parkway in Greensboro, within one of Georgia's strongest lake-oriented residential and recreation markets.
- The surrounding Lake Oconee area is supported by affluent second-home owners, boat owners, RV users, golf-community residents, and recreational lifestyle buyers who require secure, flexible, and high-quality storage space.
- Nearby Reynolds Lake Oconee is a major luxury demand driver, featuring a 12,000-acre lakefront community, seven golf courses, resort-style amenities, restaurants, sporting grounds, and access to the 19,000-acre Lake Oconee.
- The nearby Ritz-Carlton Reynolds, Lake Oconee reinforces the area's luxury positioning and draws affluent visitors, seasonal residents, and high-net-worth lake users to the market.

MEDICAL DISTRICT & RETAIL DEMAND

- Community Regional Medical Center creates consistent demand for convenient food, beverage, service, convenience, and medical-adjacent retail uses.

UNDER DEVELOPMENT / MARKET DRIVERS:

685 Beds Community Regional Medical Center	130,000+ Visits Annual Emergency Department Volume
±345,125 People 5-Mile Trade Area Population	4 Highways Access to 41, 99, 180 & 168

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