



OFFERING MEMORANDUM  
10-Unit Apartment Community in Fresno's  
Jefferson Neighborhood | **Investment Opportunity**  
435 N. Valeria Street | Fresno, California

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# Offering Summary

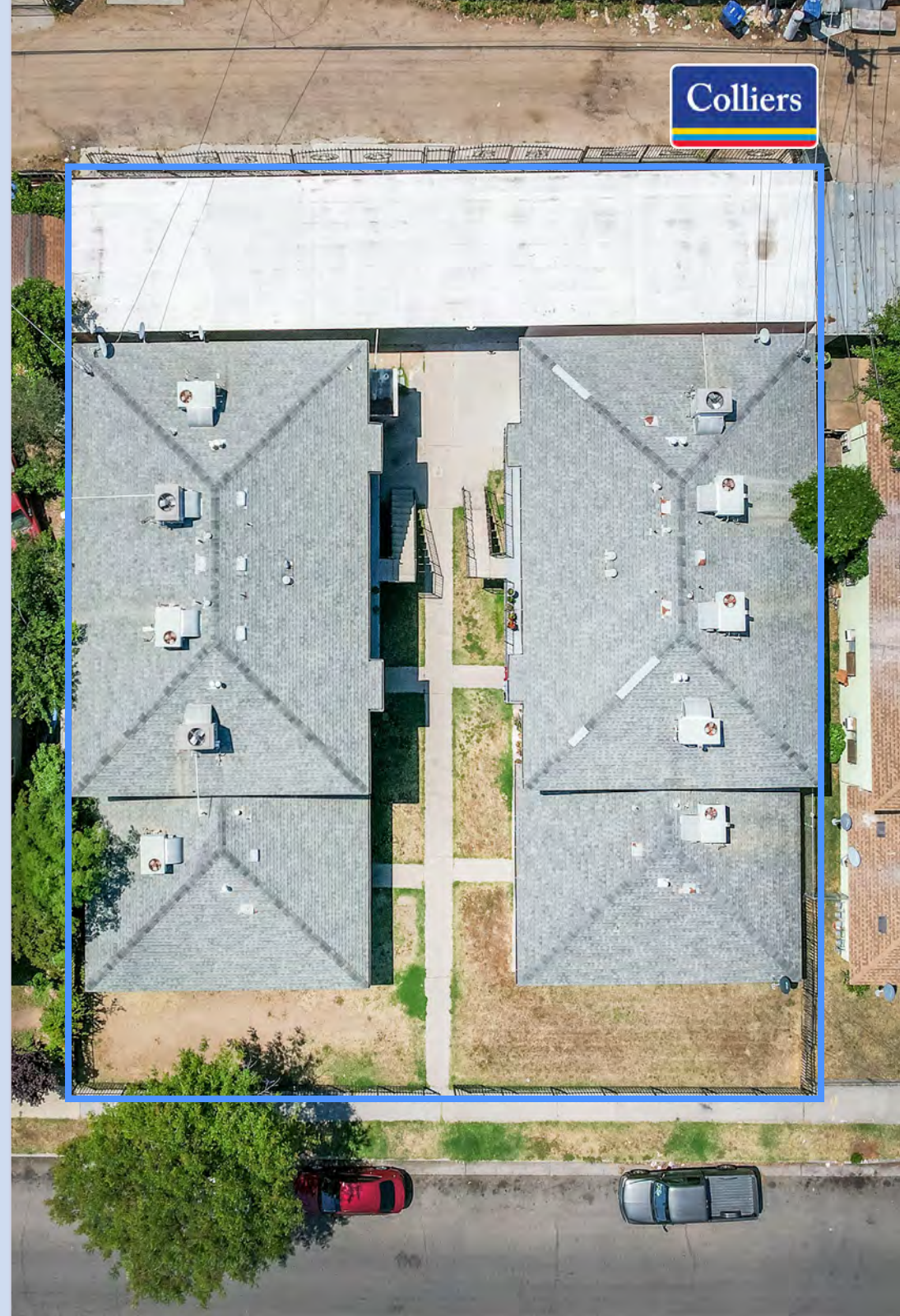
**435 N Valeria Street** is a well-maintained 10-unit apartment community located in Fresno's established Jefferson neighborhood, offered to the market for the first time in nearly two decades. The current ownership acquired the property in 2007 and has held it as a long-term, cash-flowing asset ever since, providing a new buyer with the rare opportunity to take over a stabilized building that has not been actively shopped or repositioned in 19 years.

The property comprises 8,580 square feet of improvements across an all-2-bedroom unit mix, set on a 12,500 SF lot with a 1:1 covered parking ratio. Tenant vehicles and trash receptacles are secured at the rear of the property by a wrought iron fence along the back alley, providing a meaningful layer of physical security that tenants in the submarket have come to value. An on-site laundry room is in place but currently inactive; the sellers have brand-new washers and dryers that will convey to the new owner with the sale, allowing the buyer to immediately reactivate the amenity and capture an additional ancillary income stream from day one.

From a regulatory and risk-mitigation standpoint, the property's SB 721 inspections, California's mandated inspection of exterior elevated elements for multifamily buildings, have been completed, and the inspection report identified no immediate repairs as necessary. This positions the asset as truly turnkey, with no looming compliance work or near-term capital outlay required of the incoming owner. The full SB 721 report, along with all other diligence materials, is available for review in the Due Diligence folder upon request from the listing agents.

Taken together, the long-tenured ownership, current SB 721 compliance, secured rear access, and near-term opportunity to bring laundry income online make 435 N Valeria a low-friction acquisition candidate well-suited for a 1031 exchange buyer or any investor seeking dependable Central Valley cash flow.

The units are individually metered for P.G.&E. and paid by tenant. Landlord currently pays water, sewer and trash.





# Investment Summary



Price:  
435 N. Valeria Street  
**\$1,499,900.00**



Price Per Sq. Ft.:  
**\$174.81**

Price Per Door:  
**\$149,990**

GRM:  
**11.74**

Proforma CAP Rate:  
**8.06%**

## HIGHLIGHTS



First Time on Market in 19 years



Turnkey investment



100% Occupied



On-site laundry room for extra income



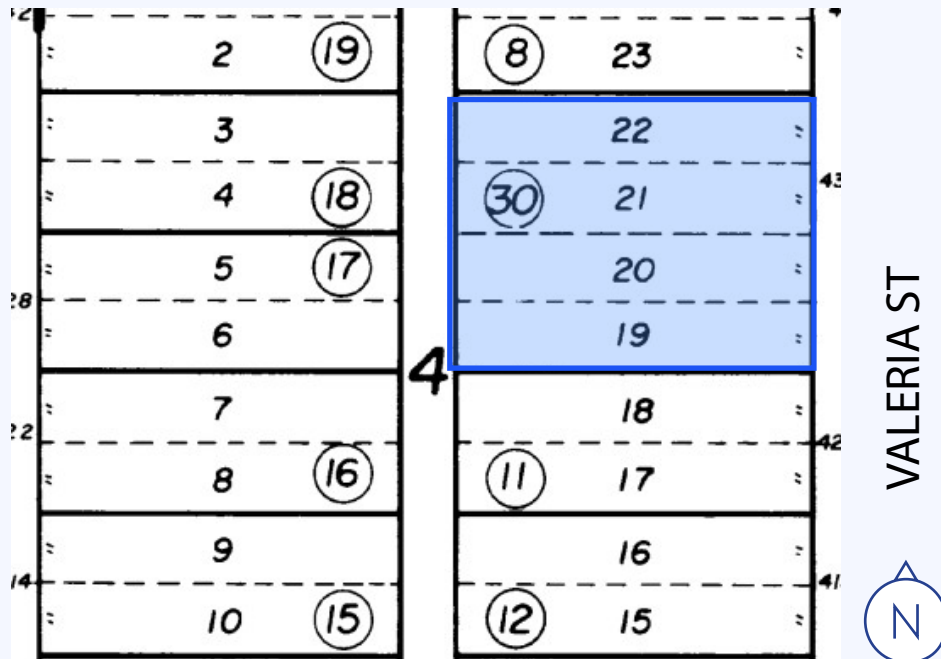
SB 721 Inspections complete and no immediate repairs necessary

# Property Summary

## Overview Highlights

Total Square Feet:	±8,580 square feet
Land Area:	±12,500 square feet
APN:	459-081-30
Year Built:	1972
Zoning:	RS5
Parking:	Fifteen (15) single space carports

## PARCEL MAP



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# Financial Summary

## Unit Mix & Rent

Unit	Unit Type	Square Feet	Current Rent	Yr 1 Proforma Rent
101	2 Bed / 1 Bath	850	\$1,050	\$1,125
102	2 Bed / 1 Bath	850	\$1,150	\$1,225
103	2 Bed / 1 Bath	850	\$1,050	\$1,125
104	2 Bed / 1 Bath	850	\$1,050	\$1,125
105	2 Bed / 1 Bath	850	\$1,000	\$1,075
106	2 Bed / 1 Bath	850	\$1,150	\$1,225
202	2 Bed / 1 Bath	850	\$1,050	\$1,125
203	2 Bed / 1 Bath	850	\$1,050	\$1,125
205	2 Bed / 1 Bath	850	\$1,050	\$1,125
206	2 Bed / 1 Bath	850	\$1,050	\$1,125
<b>Totals</b>			<b>\$10,650</b>	<b>\$11,400</b>
<b>Yearly Gross Rents</b>			<b>\$127,800</b>	<b>\$136,800</b>

## Value Summary

	Based on Yr. 1 Proforma
<b>Income</b>	
Annual Gross Rents	\$136,800
<b>Total Income</b>	<b>\$136,800</b>
<b>Expenses</b>	
Landscaping	\$1,800
Insurance	\$8,400
Maintenance & Repairs	\$5,000
Taxes (1.29% \$1.5M)	\$19,350
Water/Sewer	\$5,137
Trash	\$4,455
PG&E	\$330
<b>Total Expenses</b>	<b>(\$44,472)</b>
<b>Year 1 Proforma NOI</b>	<b>\$92,328</b>
<b>Year 1 Proforma CAP Rate</b>	<b>6.16%</b>



# PROPERTY PHOTOS

435 N. Valeria St., Fresno, CA



# PROPERTY PHOTO

435 N. Valeria St., Fresno, CA

Fresno, located in the heart of the San Joaquin Valley, is the largest city in Central California, spanning about 115 square miles in Fresno County. As the economic hub of the region, Fresno plays a key role in supporting the area's large-scale agricultural industry, which is the backbone of the surrounding Metropolitan Fresno area. Its central location makes Fresno a convenient distance from major cities like Los Angeles (220 miles to the south), San Francisco (185 miles to the northwest), and Sacramento (170 miles to the north).

This prime location also puts Fresno within easy reach of several iconic natural attractions. Yosemite National Park, Sierra National Forest, Kings Canyon National Park, and Sequoia National Park are all within 75 miles, offering endless opportunities for outdoor recreation.

In addition to its proximity to nature, Fresno boasts a vibrant community life, rich in cultural and recreational activities. The city is home to attractions like the Fresno Chaffee Zoo, Chukchansi Stadium, the Fresno Art Museum, and the unique Forestiere Underground Gardens, offering something for everyone.

## Metro Highlights



**Agriculture Base.** Favorable growing conditions support a thriving agricultural industry centered around fruits, vegetables, nuts, dairy and meat generating more that \$8 billion annually. Companies in this sector are notable employers.



**Transit Connectors.** Fresno has access to the Bay Area and Los Angeles via Highway 99. Fresno Yosemite International Airport provides air service to local residents and tourists.



**Outdoor-Oriented Tourism.** Fresno County's proximity to three national parks - Yosemite, Kings Canyon and Sequoia - supports the local tourism industry.

## Economy Highlights

- Health care providers, such as Community Regional Medical Center, Kaiser Permanente, Saint Agnes Medical Center and the Fresno VA Medical Center, are some of the largest local employers.
- Sizable agricultural companies with a local presence include Cargill Meat Solutions, Harris Ranch Beef Company, Sun-Maid Growers of California and Foster Farms.
- Fresno State, Pelco Inc., and State Center Community College also contribute to employment.
- Fresno's 10,650-room hotel sector, supported by an established wine industry and national parks, benefits the region's economy, with annual occupancy reaching nearly 62 percent in 2023.

## Major Employers

Employer	Employees
Community Hospitals Central CA - Community Health System	3,400
Fresno Community Hosp. & Medical Ctr - Community Health System	3,000
Kaiser Foundation Hospitals - Health Plan	2,356
Fresno Community Hosp. & Medical Center - Hospital Loading Dock	1,950
Saint Agnes Medical Center	1,688
Wawona Packing Co LLC - Gerawan Farming Partners	1,400
Community Regional Medical Center	1,000
Unilab Corporation	910
Fresno County Superintendent Schools	900
Kaiser Foundation Hospitals - Kaiser Permanente	892
P.G.&E.	838
Juvenile Justice Division Cal	813
Sun-Main Growers California	750
Fresno Auto Dealers Auction	704
KWPH Enterprises - American Ambulance	700
Permanente Medical Group, Inc.	626
Wolf Farming Co Cal Inc - Lansing Farming Co	624
Vallarta Food Enterprises, Inc. - Vallarta Supermarket 49	612
Fresno County Economic Opportunities - Fresno EOC	600

# Area Demographics

435 N. Valeria Street | Fresno, CA



POPULATION	1 Mile	3 Miles	5 Miles
2025 Population	24,032	162,985	342,878
2030 Projected Population	23,759	161,340	342,190
2000 Census Population	26,802	163,428	320,549
Daytime Population	50,408	180,907	391,745
Employed Age 16+	7,962	62,935	144,592
HOUSEHOLDS	1 Mile	3 Miles	5 Miles
2025 Households	7,207	50,519	109,321
2030 Projected Households	7,249	50,762	110,636
2000 Census Households	6,592	47,105	100,024
2025 - 2030 Annual HH Change	0.12%	0.10%	0.24%
HOUSEHOLD INCOME	1 Mile	3 Miles	5 Miles
2025 Average HH Income	\$53,600	\$65,147	\$71,732
2030 Average HH Income	\$59,559	\$71,928	\$78,959
2025 Median HH Income	\$38,101	\$47,412	\$53,350
2030 Median HH Income	\$20,269	\$22,888	\$25,654
2025 Per Capita Income	\$18,098	\$20,448	\$22,996
HOUSEHOLD UNITS	1 Mile	3 Miles	5 Miles
2025 Housing Units	7,721	53,193	114,757
Owner Occupied	1,512	18,967	44,735
Renter Occupied	5,695	31,552	64,586
Vacant	514	2,674	5,436
2030 Housing Units	7,798	53,649	116,449
Owner Occupied	1,584	19,567	46,457
Renter Occupied	5,665	31,195	64,179
Vacant	549	2,887	5,813
2000 Census Housing Units	7,410	51,011	107,581
Owner Occupied	1,483	20,296	45,371
Renter Occupied	5,109	26,808	54,653
Vacant	818	3,907	7,557

POPULATION PROFILE	1 Mile	3 Miles	5 Miles
<b>By Age</b>			
2025 Total Population	24,032	152,985	342,878
Under 20	28.5%	31.4%	30.9%
20 to 34 Years	27.0%	23.9%	24.3%
35 to 39 Years	8.1%	7.1%	7.1%
40 to 49 Years	12.1%	11.6%	11.4%
50 to 64 Years	13.8%	14.5%	14.0%
Age 65+	10.5%	11.7%	12.4%
Median Age	32.1	32.0	31.9
<b>By Educational Attainment</b>			
2025 Population Age 25+	15,113	99,342	208,832
Less than 9th Grade	18.2%	15.9%	12.6%
9th - 12th Grade, No Dipolma	18.6%	14.2%	12.7%
High School Graduate	19.8%	22.4%	23.6%
GED/Alternative Credential	5.0%	4.4%	4.0%
Some College, No Degree	17.1%	20.1%	21.0%
Associate Degree	7.9%	8.7%	9.4%
Bachelor's Degree	9.9%	10.4%	12.1%
Graduate/Professional Degree	3.5%	3.9%	4.6%
<b>By Gender</b>			
2025 Total Population	24,032	162,985	342,878
Male Population	13,198	83,571	172,706
Female Population	10,834	79,414	170,172
<b>By Marital Status</b>			
2025 Population Age 15+	18,966	125,546	264,646
Never Married	52.6%	50.3%	48.4%
Married	33.2%	35.9%	38.1%
Widowed	4.5%	4.5%	4.6%
Divorced	9.7%	9.3%	8.9%



## Population

In the identified area, the current year population is 24,032. The 2010 Census population count in the area was 25,120, and 25,176 in 2020, a 0.0% annual growth rate. The rate of growth since 2020 was -0.9% annually. The five-year projection for the population in the area is 23,759 representing a change of -0.2% annually. Currently, the population is 54.9% male and 45.1% female. The median age in this area is 32.1, compared to U.S. median age of 39.6.



## Housing

Currently 21.0% of the 7,721 housing units in the area are owner occupied; 79.0% renter occupied; and 6.7% are vacant. 64.2% of the housing units in the US are owner occupied; 35.8% are renter occupied; and 9.8% are vacant. In 2010, there were 7,284 housing units in the area - 20.0% owner occupied, 68.2% renter occupied, and 11.8% vacant. The annual rate of change in housing units since 2020 is 0.1%. Median home value in the area is \$255,970, compared to a median home value of \$370,578 for the U.S. In five years, median home value in the area is projected to change to \$322,477, compared to a median home value of \$440,921 in the US.



## Households

The household count in this area has changed from 7,184 in 2020 to 7,207 in the current year, a change of 0.05% annually. The five-year projection of households is 7,249, a change of 0.12% annually from the current year total. Average household size is currently 2.94, compared to 3.11 in the year 2020. The number of families in the current year is 4,461 in the specified area.

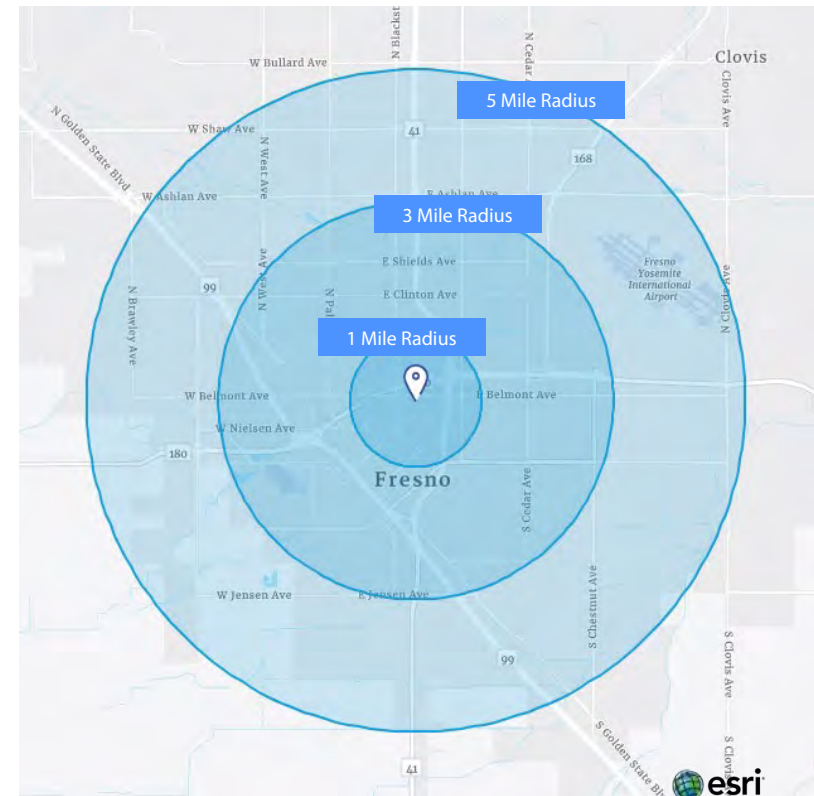


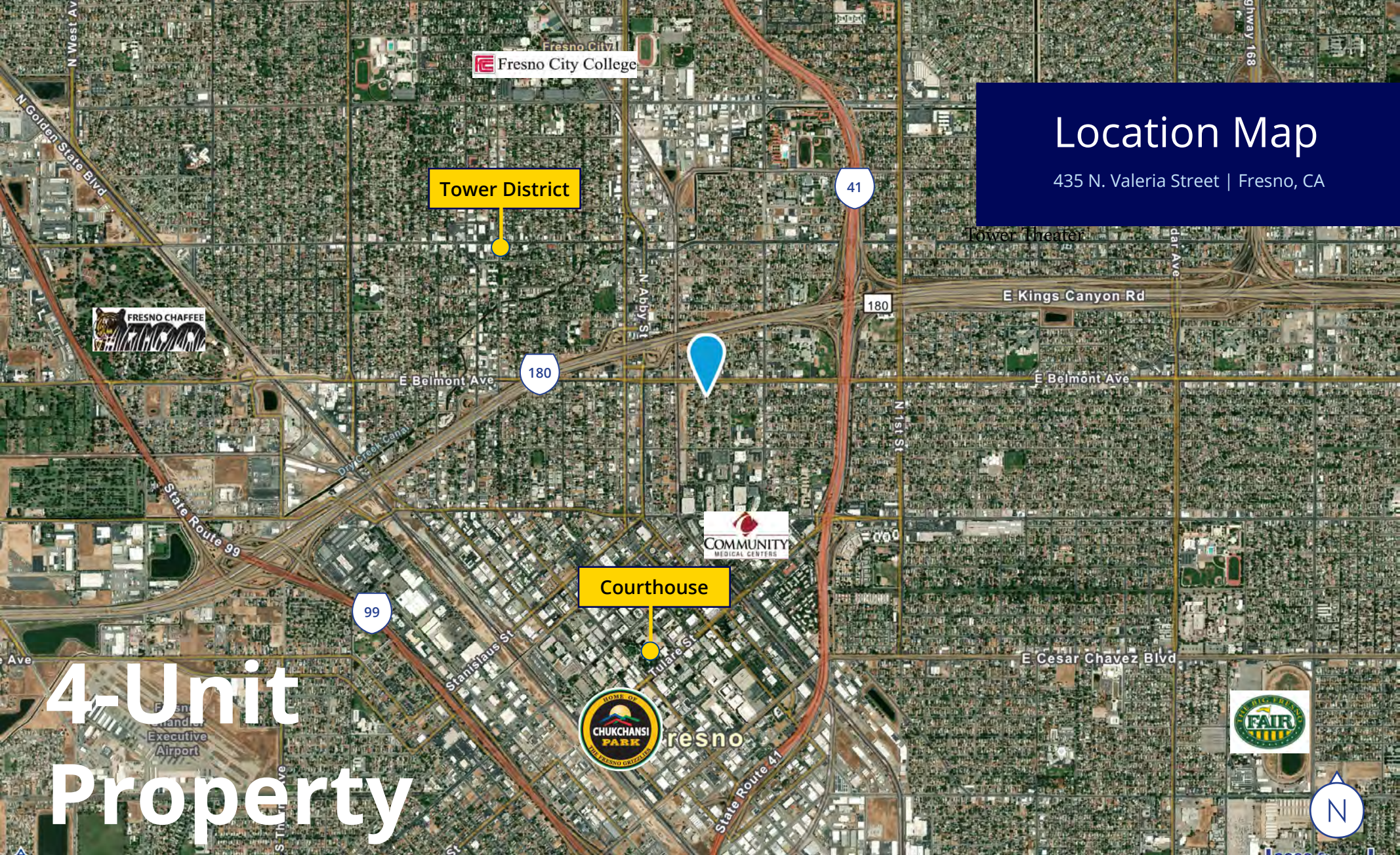
## Income

Current median household income is \$38,101 in the area, compared to \$81,624 for all U.S. households. Median household income is projected to be \$42,594 in five years, compared to \$92,476 for all U.S. households.

Current average household income is \$53,900 in this area, compared to \$116,179 for all U.S. households. Average household income is projected to be \$59,559 in five years, compared to \$128,612 for all U.S. households.

Current per capita income is \$18,098 in the area, compared to the U.S. per capita income of \$45,360. The per capita income is projected to be \$20,269 in five years, compared to \$50,744 for all U.S. households.





# Location Map

435 N. Valeria Street | Fresno, CA

# 4-Unit Property

## Offering Memorandum

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