

2621 S. CHESTNUT AVENUE

FRESNO, CA 93725

SOUTHEAST FRESNO
STRIP CENTER INVESTMENT
OPPORTUNITY



Property Description

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

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KELLERWILLIAMS.



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