

# 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.

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



±13,000 SF  
BUILDING AREA



C-M  
ZONING



Single-Tenant (Subway)  
TENANCY



95  
STALLS



2008  
YEAR BUILT

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**KW** PACIFIC ESTATES  
KELLERWILLIAMS.

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Avenue

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