

244-UNIT MULTI-FAMILY OPPORTUNITY

526 E BARSTOW AVENUE, FRESNO, CA 93710



CASA DEL REY

APARTMENT HOMES



For Full Offering Memorandum Visit
www.casadelreypartmenthomes.com

\$37,900,000

CALL FOR OFFERS:
August 5, 2026

EXECUTIVE SUMMARY

Casa Del Rey Apartments presents a 244-unit multifamily acquisition in a high-demand Fresno submarket supported by strong demographics. Recent capital improvements have largely been completed, positioning an investor to capture immediate rental upside by marking rents to market with minimal additional capital.



THE OFFERING AT
A GLANCE

PRICE
\$37,900,000

UNITS
244

CAP RATE
5.27%

PER UNIT
\$155,328



UNIT MIX

2 Bed • 2 Bath
53 Units | 22%
1,075 Avg. SF

1 Bed • 1 Bath
63 Units | 26%
719 Avg. SF

2 Bed • 1 Bath
128 Units | 52%
883 Avg. SF



PROPERTY

- **526 E Barstow Ave, Fresno, CA 93710**
- **APN:** 418-021-11-0
- **Year Built:** 1972
- **Number of Units:** 244
- **Building Size:** 215,245 SF
- **Lot Area:** 16.5 Acres
- **Number of Buildings:** 21 Two-Story Buildings

OFFERING

- **Price:** \$37,900,000
- **Cap Rate:** 5.27%
- **NOI:** \$1,995,908
- **GRM:** 9.73
- **Price / Unit:** \$155,328
- **Price / SF:** \$176



AMENITIES TO THE SOUTH

- FRESNO YOSEMITE INTERNATIONAL AIRPORT
- DOWNTOWN FRESNO
- FRESNO PACIFIC UNIVERSITY
- FRESNO CHAFFEE ZOO



AMENITIES TO THE EAST

- CLOVIS COMMUNITY MEDICAL CENTER



CASA DEL REY

APARTMENT HOMES

RIVER PARK
SHOPPING CENTER

KAISER PERMANENTE

ST. AGNES
MEDICAL CENTER

41

ROBINSON ELEMENTARY &
ROBINSON PARK

CALIFORNIA
STATE UNIVERSITY,
FRESNO

CAMPUS
POINTE

HOOVER
HIGH SCHOOL

SAVE MART CENTER

FASHION FAIR
MALL

168

FIG GARDEN VILLAGE

99

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You also understand that the information in this Offering Memorandum is being provided in good faith and largely using information provided by our client or public resources, and that in no way do we verify or guarantee the ultimate accuracy of information contained herein, including without limitation: values of properties; square footage; zoning or land use; actual versus projected NOI figures; the strength or intentions of any tenant; any condition of title; area tenants or tenant mixes; comparable sales; land borders or boundaries; the existence or absence of any hazardous materials or substances; the topography or suitability of land for construction or expansion; and/or the coverage, duties or limitations imposed by any CC&Rs, DDAs, REAs or otherwise.

You and your client's due diligence (once in escrow) is the opportunity you have to complete a final verification of any information you determine is necessary for vetting the property or properties and you may not rely on information in this Offering Memorandum.

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CASA DEL REY

APARTMENT HOMES



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visintainergroup.com



Northmarq

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