



OFFERING MEMORANDUM | INVESTMENT OPPORTUNITY

Sunnyside Center NEC Kings Canyon & Peach

5235 & 5247 E. Kings Canyon Rd. | Fresno, California

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SUNNYSIDE CENTER

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Investment Summary



Investment Summary

OFFERING

This offering represents the unique opportunity for an investor to acquire two buildings totaling approximately 7,680 square feet plus outlot A - 1.09 acres. Popeyes Restaurant, Self Help Credit Union and Bizzy Bee Gas and Food Stores are not a part of this sale. The property is located at the northeast corner of Kings Canyon Road and Peach Avenue in the desirable southeast area of Fresno. There are shopping centers on the northwest and southwest corners with Wingstop, Tandori Grill, Panda Express, CVS Pharmacy, Mountain Mikes Pizza and more that create a top tier customer draw, strong tenant synergy, and an ideal crossover shopping environment. In addition, Sunnyside High School is located at the southeast corner with 2023-2024 enrollment at 2,749 students.

Pricing:	\$1,865,000
Net Operating Income:	\$125,882
Cap Rate:	6.75%

PROPERTY SPECIFICATIONS

Rentable Area:	±7,680 square feet
Year Built:	2005
Land Area:	1.44 acres (62,725 square feet)
Property Address:	5235 & 5247 E. Kings Canyon Rd. Fresno, California
Parcel Numbers:	463-060-21 and 463-060-22 respectively, plus outlot A - 463-060-25

SUNNYSIDE CENTER

Property Highlights

REGIONAL ANCHOR

- Established in 1972, Popeyes Restaurant has become one of the most popular American chains of fried chicken restaurants in the nation, with over 2,600 restaurants in the U.S. and around the world
- Established in 2008, Self-Help Federal Credit Union is one of the fastest growing community development-designed financial institutions in the country, with more than 129,000 members in 38 branches

PROXIMATE HARD CORNER LOCATION

- The property is located at the proximate hard corner intersection of Kings Canyon Road and Peach Avenues
- High traffic and visibility
- Monument sign on Kings Canyon Road

ACCESS

- Easy access from both Kings Canyon Road and Peach Avenue

HIGHWAY ACCESS

- One mile from Highway 180 interchange

COMMON AREA

- Parking lot lighting and mature landscaping
- Ease of maintenance

ZONING

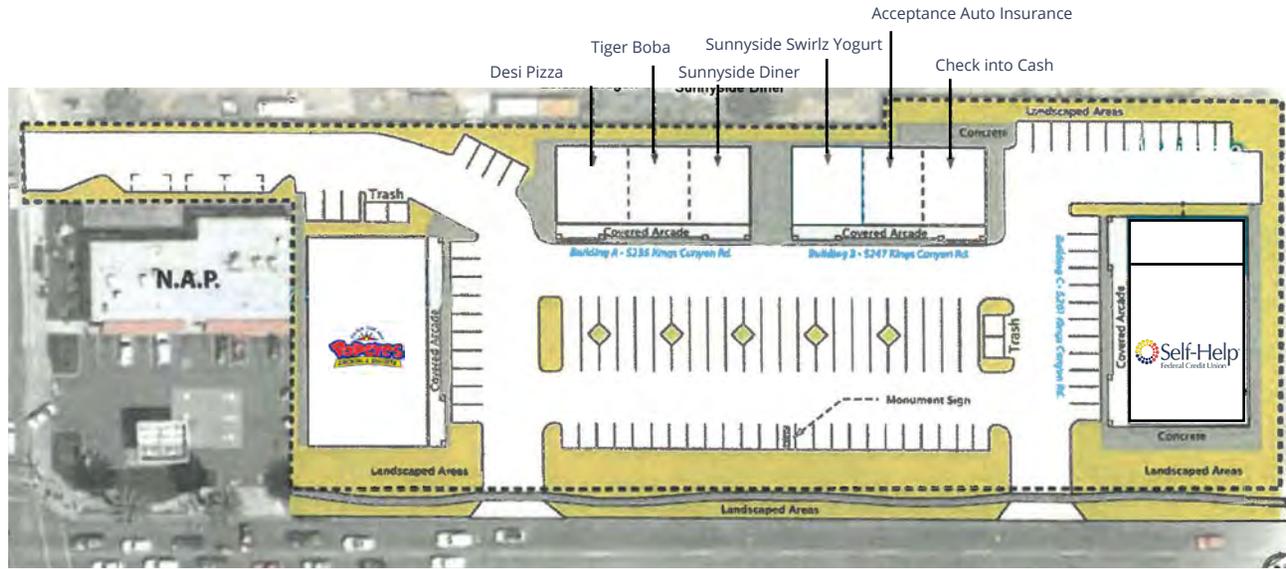
- CMX - City of Fresno (Retail and Offices uses allowed)

DEMOGRAPHIC HIGHLIGHTS

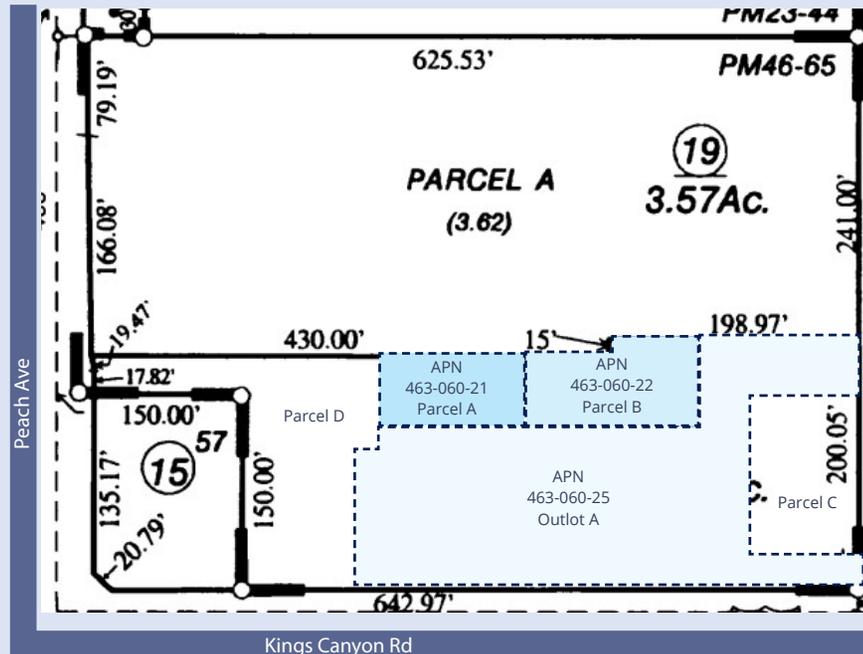
- Over \$80,691 average household incomes within 1 mile and \$79,651 within a 5 mile radius.
- Over 18,150 people located within 1 mile.
- Major hard signalized corner with over 63,375 ADT - (2021 Count)
- Strong retail corridor with a mix of Quick Service Restaurants, Casual Dining and Gas.
- Population over 285,000 within 5 miles with consistent positive population growth in a 1, 3, and 5 mile radius.

SUNNYSIDE CENTER

Site Plan



Parcel Map



SUNNYSIDE CENTER



Financial Summary



Financial Summary

Rent Roll



Suite	Name	SF	Current Rent/ Monthly	Rent/SF	Rent Increases	Move In	Lease Expiration	Renewal Options
5235 E. Kings Canyon Rd.								
101	Desi's Pizza	1,440	\$2,061.00	\$1.50	\$0.05/year (10/1/2026)	10/01/2025	9/30/2030	Two, 5-year options (FMV)
103	Tiger Boba	1,200	\$1,740.00	\$1.45	3%/year	11/01/2020	4/30/2026	One, 5-year option (3%)
105	Sunnyside Diner	1,200	\$1,600.00	\$1.33	\$0.04/year (6/1/2026)	6/01/2025	5/31/2028	One, 3-year option (FMV)
5247 E. Kings Canyon Rd.								
101	Sunnyside Swirlz Frozen Yogurt	1,440	\$2,088.00	\$1.45	\$0.05/year (4/1/2026)	3/12/2025	3/31/2028	Three, 3-year options (FMV)
103	Confie Administrative Services Inc.	1,200	\$1,905.50	\$1.59	5/1/26-4/30/27: \$1,962.67/mo. (5/1/2026)	12/01/2013	4/30/2027	One, 5-year option (FMV)
105	Check Into Cash of CA, Inc.	1,200	\$1,620.00	\$1.35	\$1,700/mo.	6/25/2013	6/30/2027	One, 3-year option
TOTALS		7,680	\$11,113.50					

	In Place
Min. Rent Leased - Annual	\$133,362.00
NNN Leased (1) - Annual	\$ 79,236.00
CAM (3) - Annual	\$ 38,175.00
Total Gross Income	\$250,773.00
Vacancy Allowance (2)	(\$ 00.00)
Effective Gross Income	\$250,773.00
Expenses	
NNN (1) - Annual	\$ 87,329.00
CAM (3) - Annual	\$ 37,562.00
Total Expenses	(\$124,891.00)
NET OPERATING INCOME	\$125,882.00



Notes:

1. NNN Expenses Parcels A & B 5235-5247 E. Kings Canyon and Out Lot A - 2025 Budget
2. No vacancy
3. Cam expenses Parcels C & D Self Help CU and Popeyes for Out Lot A - 2025 Budget

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Sunnyside Center



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Market Overview



Sunnyside Center Surrounding Amenities



Willow Ave

Peach Ave

Kings Canyon Rd

five
BELOW

Cane's

Walmart



DOLLAR TREE
ROSS DRESS FOR LESS
planet fitness
KFC
SALLY Beauty Supply
Little Caesars
BIG 5 SPORTING GOODS
Jack in the box
TACO BELL
SUBWAY

MOUNTAIN MIRES

CVS
pharmacy

WinCo
FOODS



The City of Fresno

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.

Area Demographics

POPULATION	1 Mile	3 Miles	5 Miles
2024 Population	17,705	137,589	282,603
2029 Projected Population	18,012	138,984	286,071
2000 Census Population	16,083	109,199	229,060
Daytime Population	15,818	123,563	326,299
Employed Age 16+	7,651	59,337	121,634
HOUSEHOLDS	1 Mile	3 Miles	5 Miles
2024 Households	5,592	38,485	84,666
2029 Projected Households	5,788	39,444	86,870
2000 Census Households	4,964	29,829	67,488
2023 - 2028 Annual HH Change	0.69%	0.49%	0.52%
HOUSEHOLD INCOME	1 Mile	3 Miles	5 Miles
2024 Average HH Income	\$81,002	\$81,517	\$79,628
2029 Average HH Income	\$94,962	\$96,929	\$94,609
2024 Median HH Income	\$55,500	\$55,854	\$54,274
2029 Median HH Income	\$64,555	\$67,085	\$64,962
2024 Per Capita Income	\$25,598	\$22,970	\$23,981
HOUSEHOLD UNITS	1 Mile	3 Miles	5 Miles
2024 Housing Units	6,013	40,125	88,951
Owner Occupied	2,029	19,052	39,662
Renter Occupied	3,563	19,433	45,004
Vacant	421	1,640	4,285
2029 Housing Units	6,221	41,094	91,162
Owner Occupied	2,165	20,186	42,313
Renter Occupied	3,623	19,258	44,557
Vacant	433	1,650	4,292
2000 Census Housing Units	5,362	32,073	72,502
Owner Occupied	1,846	13,873	30,494
Renter Occupied	3,118	15,957	36,994
Vacant	398	2,243	5,014



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