

AVAILABLE FOR SALE OR LEASE
TWO MIXED-USE BUILDINGS (13,000 & 10,200± SF) ON A 38,768± SF LOT

1808-1820 E. MCKINLEY AVENUE

FRESNO, CA



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1808-1820 E. MCKINLEY AVENUE

FRESNO, CA

PROPERTY

OVERVIEW



PROPERTY DESCRIPTION

1808–1820 E. McKinley Avenue sits on a 38,768± SF lot and features two freestanding buildings totaling approximately 23,200± SF. The 13,000± SF front building along McKinley Avenue is vacant and ideal for an owner-user or value-add investor, while the 10,200± SF rear building is currently leased and provides in-place income.

Zoned NMX (*Neighborhood Mixed-Use*), the property allows for a wide range of commercial & light industrial uses. Recent improvements to the vacant building include a new roof, gutters, roll-up door, and evaporative coolers, minimizing immediate improvements.

LOCATION DESCRIPTION

Located on E. McKinley Avenue near Blackstone Avenue, the property offers excellent visibility and access along a major Fresno arterial with strong daily traffic counts.

The site will benefit from the planned Blackstone–McKinley Grade Separation Project, which is designed to improve traffic flow, roadway capacity, and overall safety by eliminating train-related delays. Positioned at a transforming intersection with ongoing infrastructure investment, this property offers long-term upside in a high-exposure location.

1808-1820 E. MCKINLEY AVENUE
FRESNO, CA

PROPERTY
INFORMATION



Cross Streets:	SEQ McKinley & Blackstone Avenues
Total Building Size: <i>Building 1:</i> <i>Building 2:</i>	23,200± SF 13,000± SF (<i>Vacant</i>) 10,200± SF (<i>Leased</i>)
Lot Size:	38,768± SF
Tenancy:	Multiple
Property Subtype:	Street Retail
Year Built:	1961
Zoning:	NMX (<i>Neighborhood Mixed Use</i>)
APN:	451-071-39

HIGHLIGHTS

- Owner-User Opportunity
- High-Visibility McKinley Frontage
- Value-Add Upside Potential

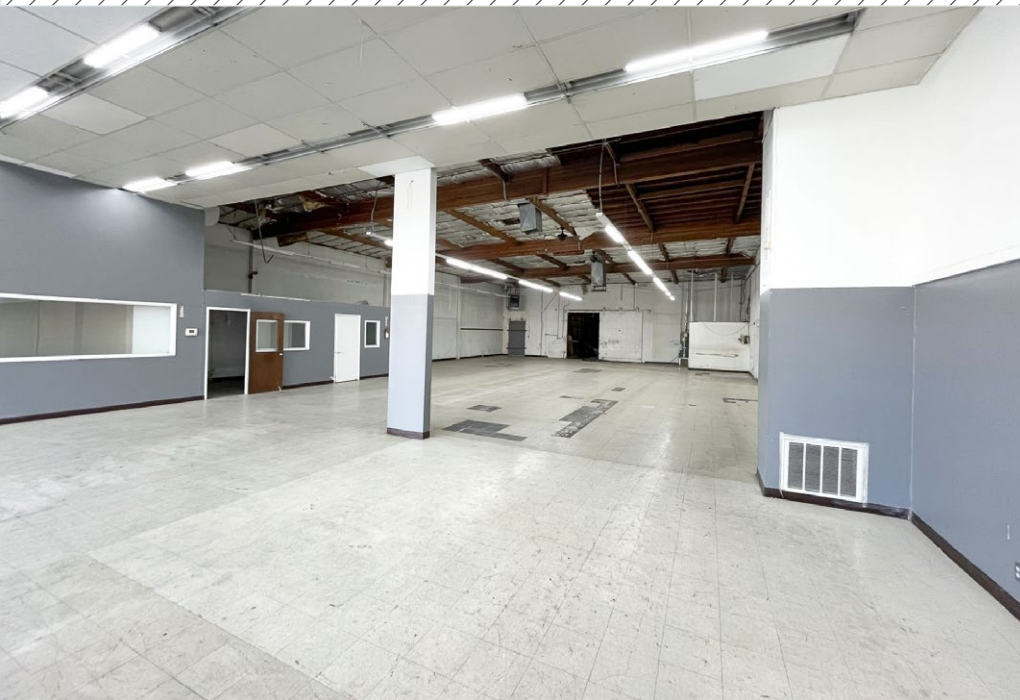
\$1,856,000.00 (\$80/SF)
ASKING PRICE

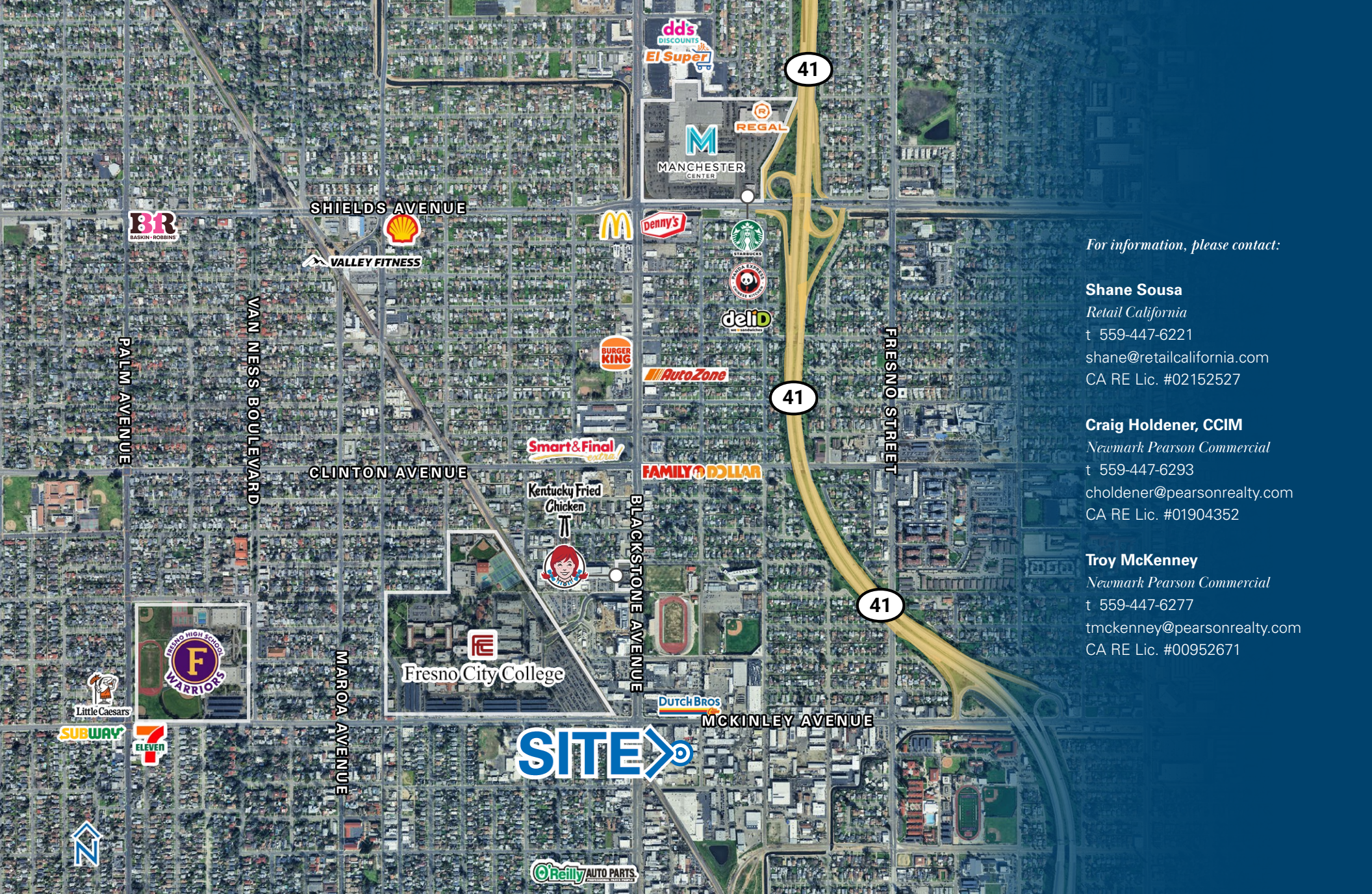
Please Contact
LEASE RATE

Gross
LEASE TYPE

1808-1820 E. MCKINLEY AVENUE
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INTERIOR
IMAGES





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