

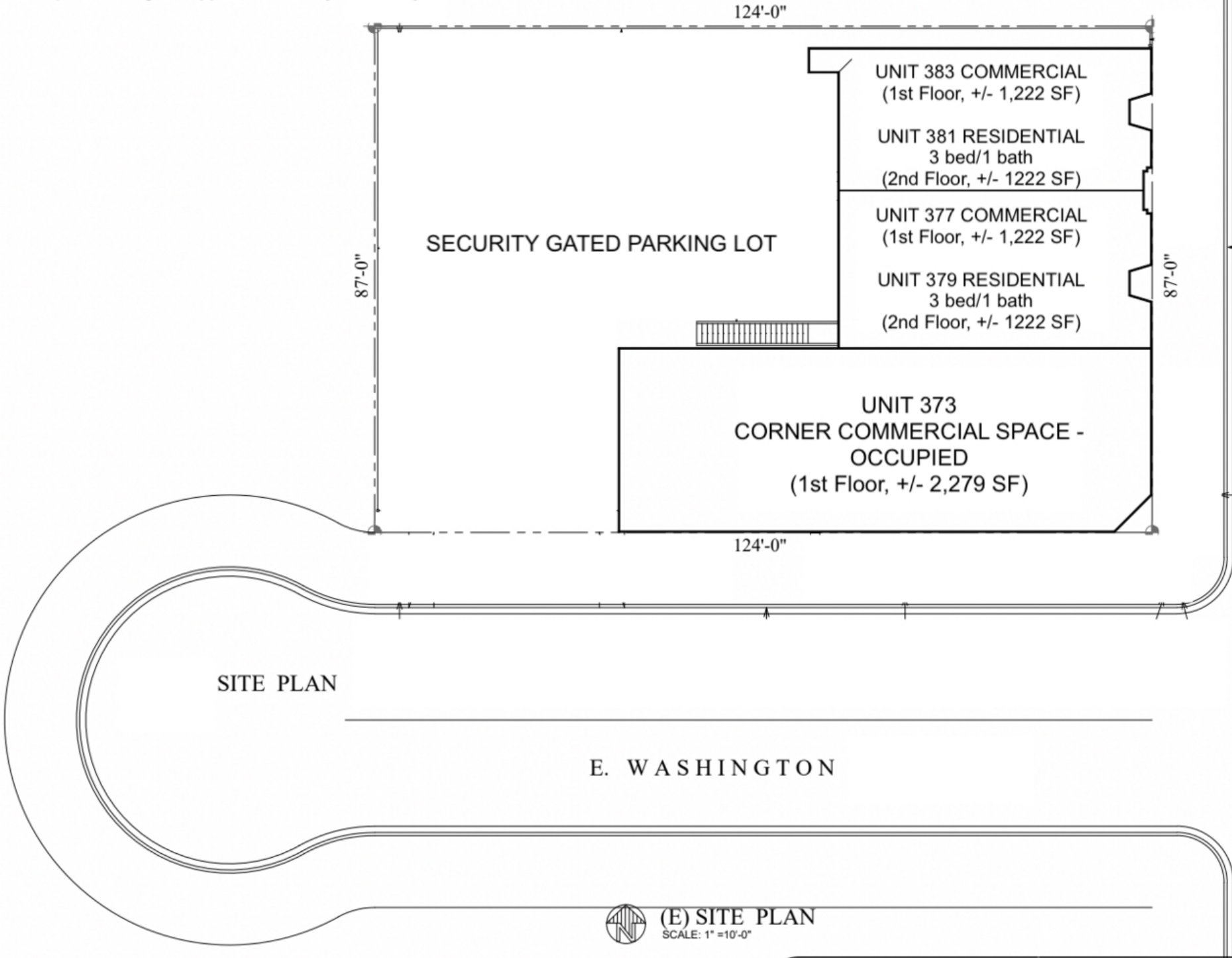


HERITAGE MIXED-USE PROPERTY

373 N. Fresno St.
Fresno, CA 93701

Total Rentable Square Footage: +/- 7,167 SF*

*Square footage is approximate. Buyer to verify.



N. FRESNO STREET



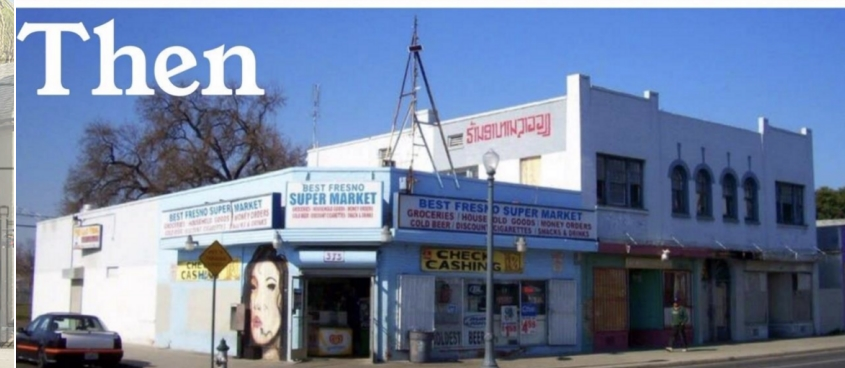
(E) SITE PLAN
SCALE: 1" = 10'-0"

PROPERTY SUMMARY

Offering Price	\$750,000.00
Parcel ID	459-173-14
Levels	2
Building SqFt	7,319 SqFt
Lot Size (SF)	9,963.00 SqFt
Construction	Masonry
Year Built	1920 & 1948
Parking	Security-gated
Zoning Type	NMX

INVESTMENT SUMMARY

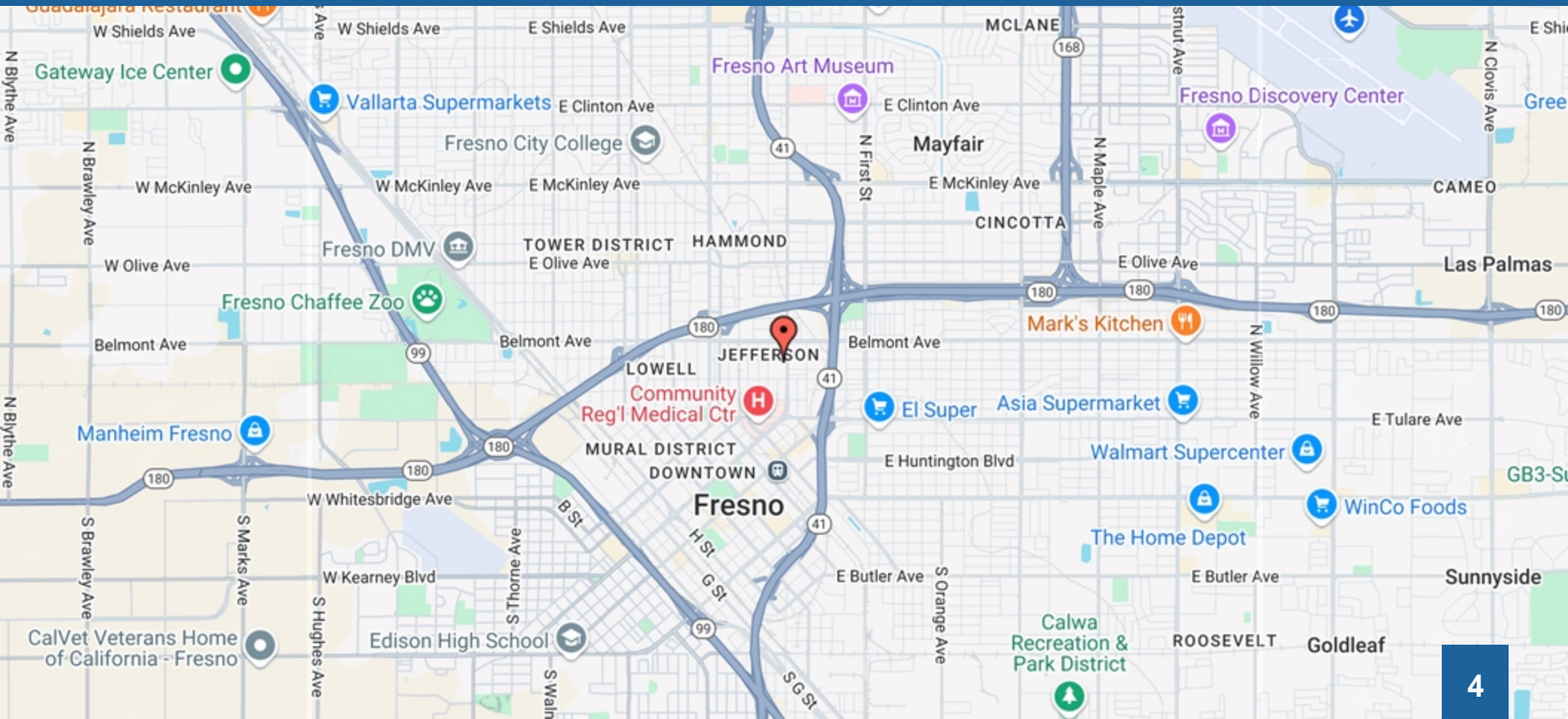
For sale is a heritage-designated mixed-use property at 373 N. Fresno St. (Paul A. Christenson Building). This is a rare opportunity for owner-users, investors, or redevelopers to restore part of Fresno's architectural history near Downtown and the Tower District. This +/- 7,319 SF building includes 5 total units, with 3 commercial spaces on the 1st floor and two 3-bed, 1-bath apartments on the 2nd floor. Recent upgrades include fire sprinklers, electrical, plumbing, roof repairs, and exposed original brick architecture. The property features a security-gated parking lot in the back with approximately 12 spaces. One unit is currently rented under a NNN lease. Priced at \$750,000, sold as-is, with the buyer to complete remaining renovations. Seller is open to seller-financing.

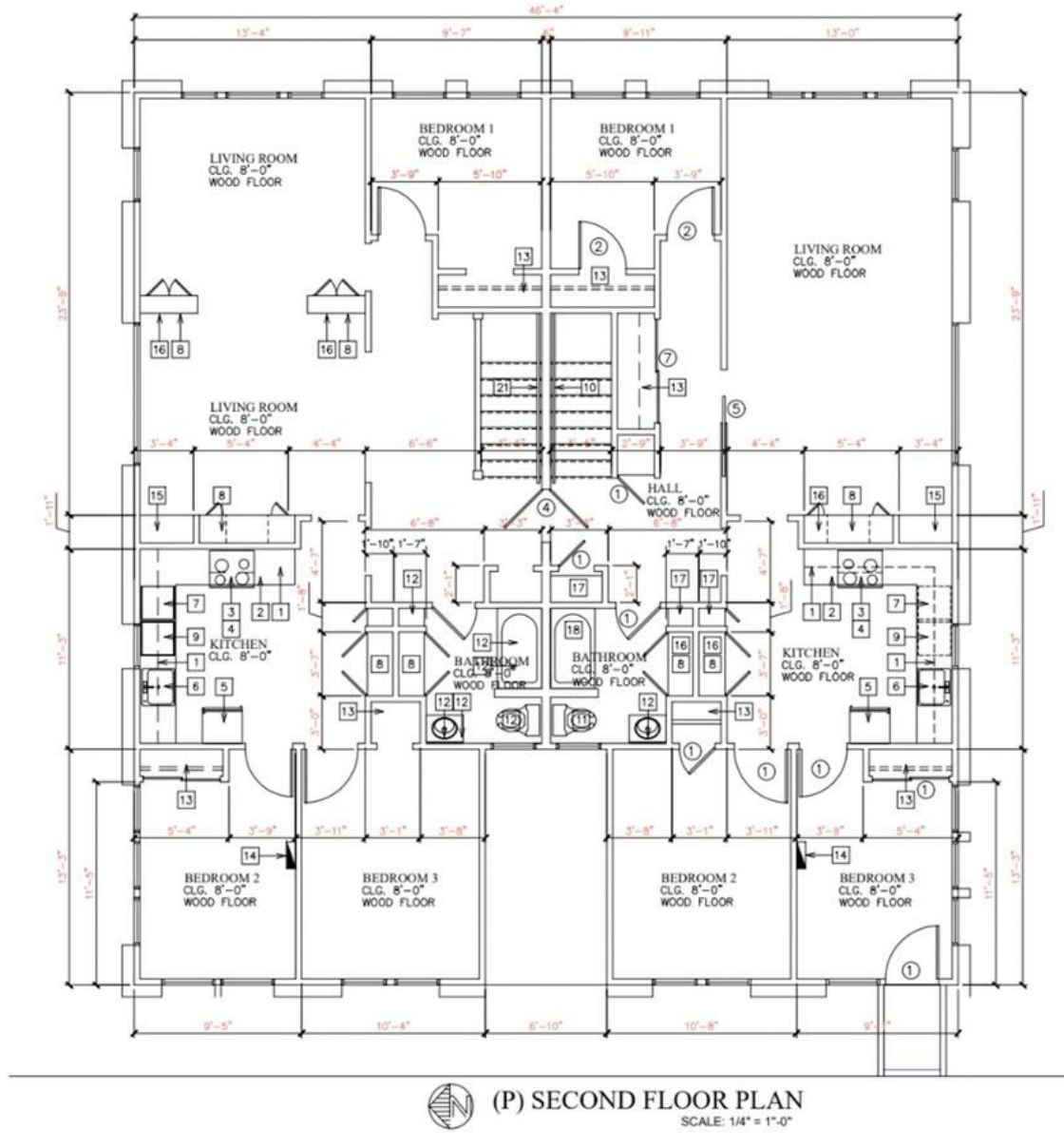
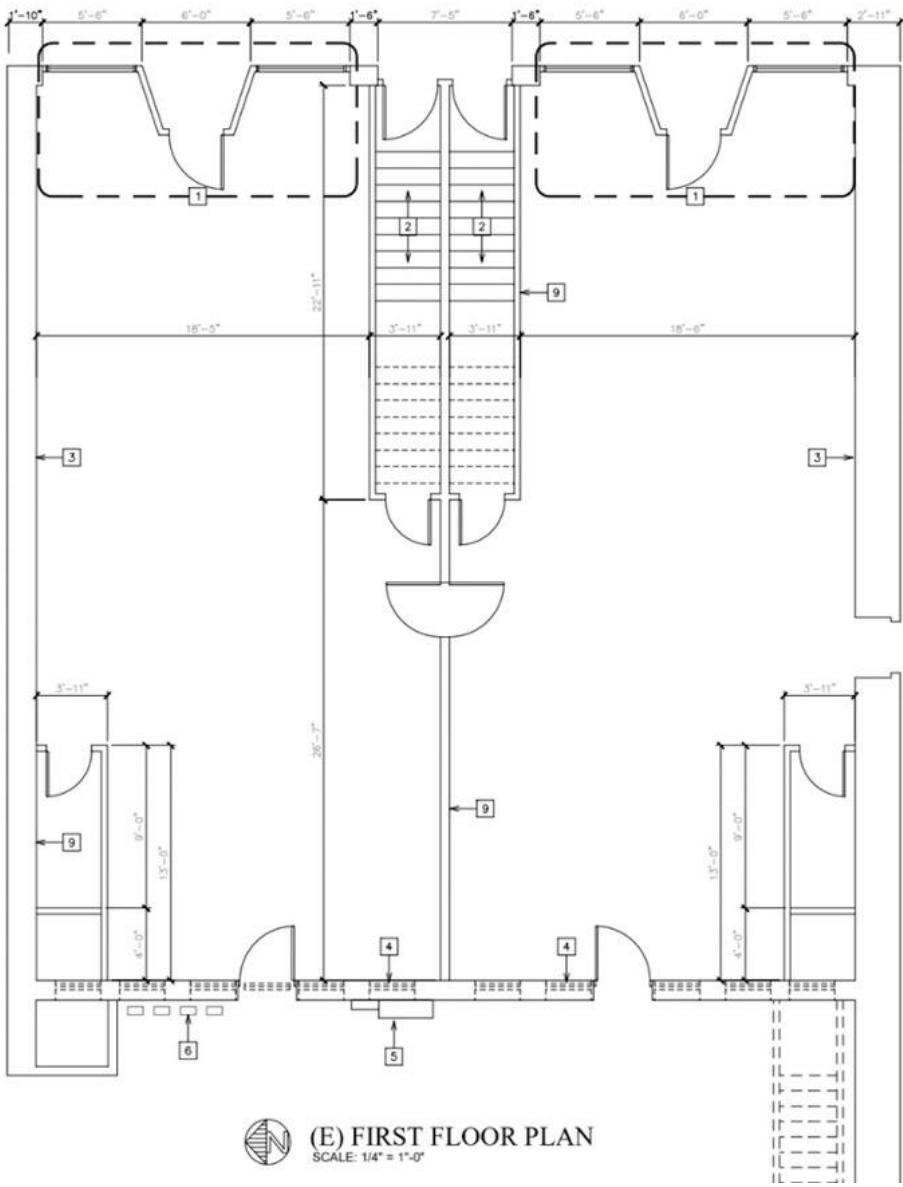


Now
Then

INVESTMENT HIGHLIGHTS

- **Strong Lease Terms:** The anchor commercial space is currently occupied under NNN lease with 8 years remaining and 4% annual rent escalations and a 5-year option to renew, meaning no landlord responsibility and increasing returns.
- **Flexible Zoning:** This is a unique chance to own a mixed-use property that's already fully compatible with Fresno's NMX zoning. With both commercial and residential spaces, the property is perfectly set up for flexible development. Mixed-use properties like this are hard to come by, especially in such a prime location near Downtown Fresno and Tower District.
- **Property Partially Restored:** The seller has made significant progress in restoring the property, including revealing the original brick, installing new HVAC units, fire sprinklers, rough plumbing, rough electrical, and completing roof repairs. The sale includes key appliances and fixtures. While the buyer will need to redraw and resubmit plans, reference drawings are available—the property may be subject to Historic Preservation Committee review, verify with City planning.





LOCATION HIGHLIGHTS

- Prime Central Location: Situated near Downtown Fresno, offering easy access to both the Tower District and city center, placing you at the heart of Fresno's vibrant business, entertainment, and cultural hubs.
- Proximity to Major Freeways: Conveniently located just 0.5 miles from Freeway 180, with quick access to Freeways 41 and 99, providing seamless connectivity to all major Central Valley routes.
- Nearby Public Transit: Close to major bus routes, making the property easily accessible by public transportation, ideal for both tenants and customers.
- Near Proposed High-Speed Rail Station: Only 1.5 miles from the future High-Speed Rail station, the first in the nation. This positions the property for potential value appreciation as Fresno's transportation infrastructure develops.
- Close to Community Regional Medical Center: Located just minutes from Community Regional Medical Center, one of the largest hospitals in the area.



Pro Culinary

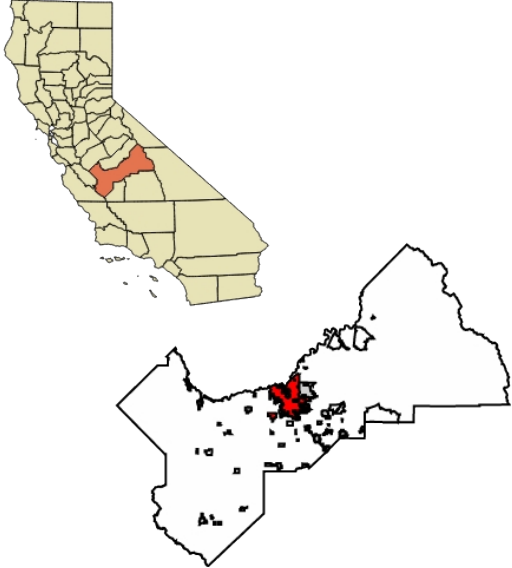
commercial kitchen rental

373



ABOUT FRESNO

Fresno, the 5th largest city in California, is home to over 540,000 residents and continues to grow as a vibrant hub in the Central Valley. Known for its strategic location, Fresno sits at the crossroads of key transportation routes, including major highways and the future High-Speed Rail, providing easy access to major cities across the state. The city is celebrated for its diverse economy, with industries like agriculture, manufacturing, education, and healthcare driving steady growth. Fresno's young population adds to its dynamic character, with approximately 36% of households led by individuals aged 25-44. This creates strong demand for housing, entertainment, and community spaces that appeal to a modern, urban lifestyle. The city's growing population and expanding infrastructure make it an attractive place for both new businesses and long-term residents, positioning Fresno as an exciting destination for growth and opportunity.



CITY OF FRESNO

COUNTY FRESNO

AREA

CITY 116 SQ MI

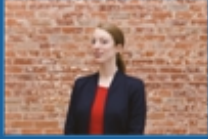
LAND 114.8 SQ MI

POPULATION

POPULATION 542,107



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DISCLOSURE & SHOWING INSTRUCTIONS

Disclosure

While the information is believed to be accurate and from sources deemed reliable, it is provided without warranties or representations, expressed or implied, regarding its accuracy or completeness. Stumpf and Company, along with Veronica Stumpf, Real Estate Broker, make no guarantees or assurances as to the condition, size, suitability, performance, or zoning compliance of the property. All interested parties are advised to independently verify all information through inspections, appraisals, and other methods, including verifying square footage, property boundaries, and permitting with the City of Fresno. It is the buyer's responsibility to ensure that any necessary permits and approvals for construction or renovations are properly obtained, including any potential historic preservation requirements. The buyer is responsible for verifying all information, including the condition of the property, zoning, and intended use, prior to the close of escrow. This offering is subject to errors, omissions, prior sale, or withdrawal without notice.

Showing Instructions

Showings by appointment only with sufficient notice. Please reach out to the broker to review photos and disclosure items before scheduling a showing. A lender pre-commitment letter and/or proof of funds may be required. To maximize the visit, have all decision-makers, contractors, or architects attend. Please do not disturb the tenant.