

The Colliers logo consists of the word "Colliers" in a white serif font, centered within a blue rounded rectangle. Below the text are three horizontal stripes in red, yellow, and blue from top to bottom.

Colliers

Offering Memorandum 8-Property Portfolio

571, 581 & 591 W. Ashlan Avenue
605 & 637 W. Ashlan Avenue
1136 Sylmar Avenue
Clovis | California

3126 N. Vagedes Avenue
464 E. Calimyrna Avenue
Fresno | California

36 Units in 8 Properties

Fully Leased Multi-Family
Investment Opportunity located within
Fresno/Clovis Areas

CONTACT US

Jeff Kim
Broker Associate
559 256 2447
jeff.j.kim@colliers.com
CA Lic #01456017

Colliers
7485 N. Palm Avenue, #110
Fresno, California 93711
559 221 1271
colliers.com/fresno





Offering Summary

Colliers | Fresno is pleased to present this 8-property portfolio of multi-family investment properties available for sale located in the Clovis and Fresno, California area. 571, 581 and 591 W. Ashlan Avenues are five unit properties, 605 and 637 W. Ashlan Avenues are four unit properties, 3126 N. Vagedes Avenue is a five unit property and 1136 Sylmar Avenue is a four unit property and 464 E. Calimyrna Avenue is a four unit property.

The properties are available for sale as a portfolio or can be purchased individually.



Investment Summary



Price:

Ashlan Aves. | Vagedes Ave. | Sylmar Ave. | Calimyma Ave.

\$7,500,000

HIGHLIGHTS



Huge upside in rents, properties are currently being rented for approximately 25% below market value.



Properties can be purchased individually or as a portfolio for a bulk discount.



Located in the highly desirable Clovis and Fresno neighborhoods offering a prime investment opportunity with strong rental demand.

571 W. Ashlan Avenue

Property Summary

Property Location: 571 W. Ashlan Avenue | Clovis, CA
On Ashlan Avenue between Helm and Terry Avenues

Number of Units: Five (5)

Unit Size: ±955 square feet

Total Building Size: ±4,783 square feet

Lot Size: ±8,160 square feet

Number of Garages: Five (5)

Zoning: R3

APN: 430-632-28

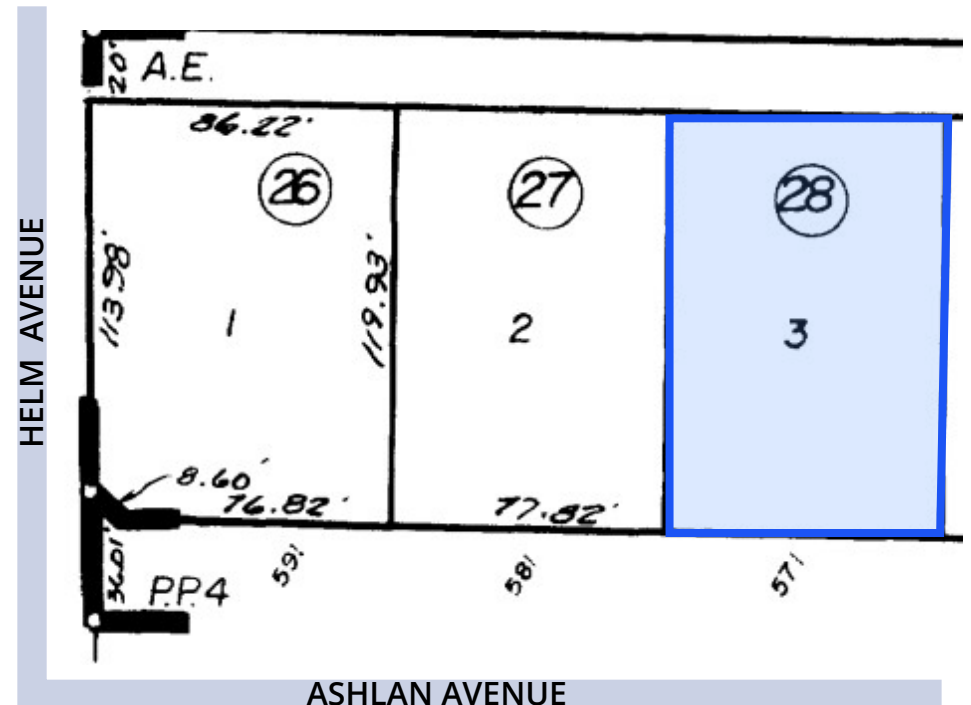
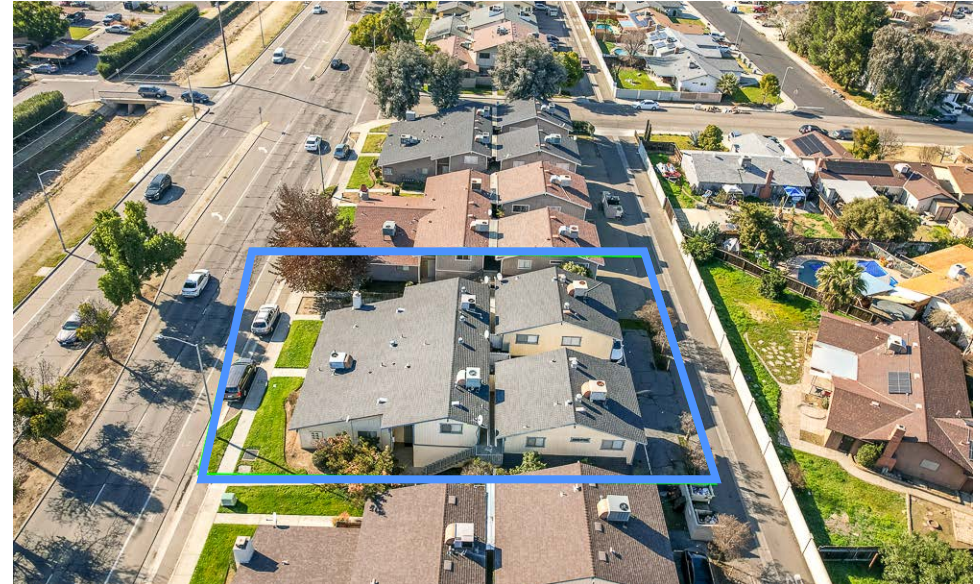
Year Built: 1978

Unit Types: 2 bed/2 bath with washer/dryer hookup & 2 bed/1 bath

Sale Price: \$999,000

Price PSF: \$208.86

Separate laundry room available to generate additional income.





571
W. Ashlan
Avenue

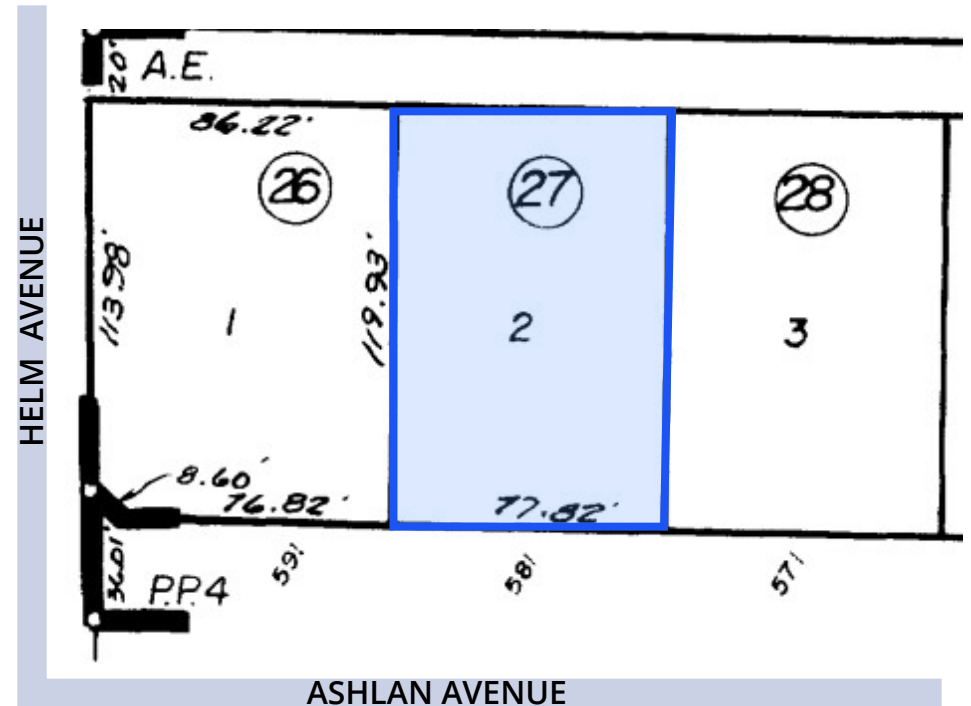
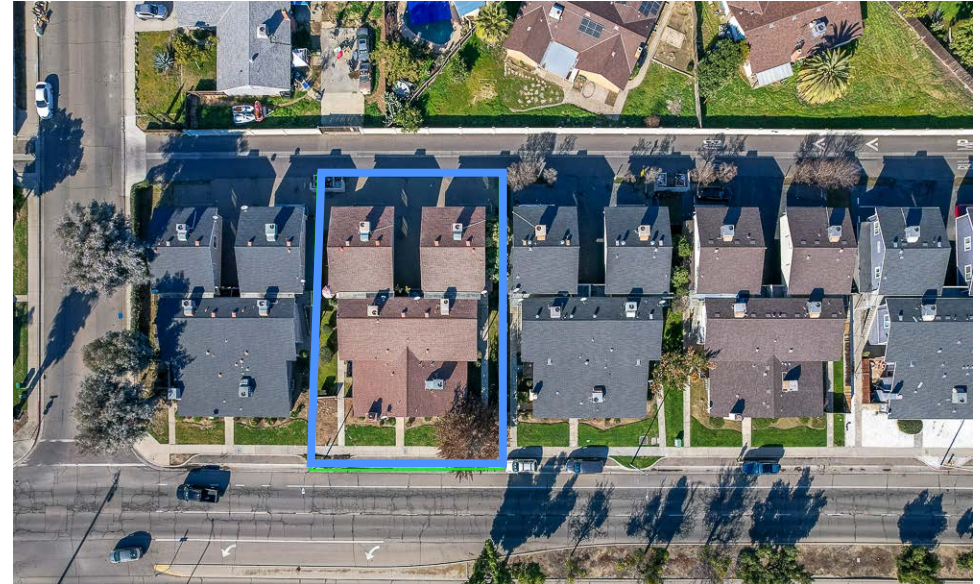


581 W. Ashlan Avenue

Property Summary

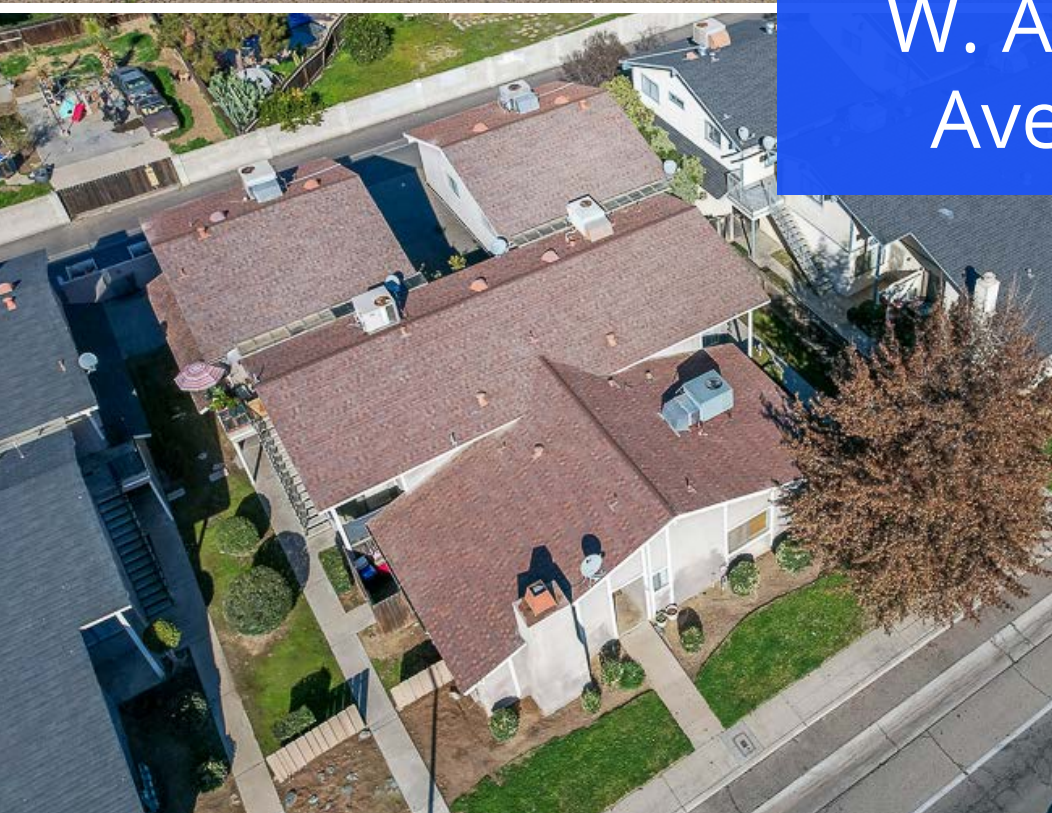
Property Location:	581 W. Ashlan Avenue Clovis, CA On Ashlan Avenue between Helm and Terry Avenues
Number of Units:	Five (5)
Unit Size:	±955 square feet
Total Building Size:	±4,783 square feet
Lot Size:	±9,240 square feet
Number of Garages:	Five (5)
Zoning:	R3
APN:	430-632-27
Year Built:	1979
Unit Types:	2 bed/2 bath with washer/dryer hookup & 2 bed/1 bath
Sale Price:	\$999,000
Price PSF:	\$208.86

Separate laundry room available to generate additional income.





581
W. Ashlan
Avenue

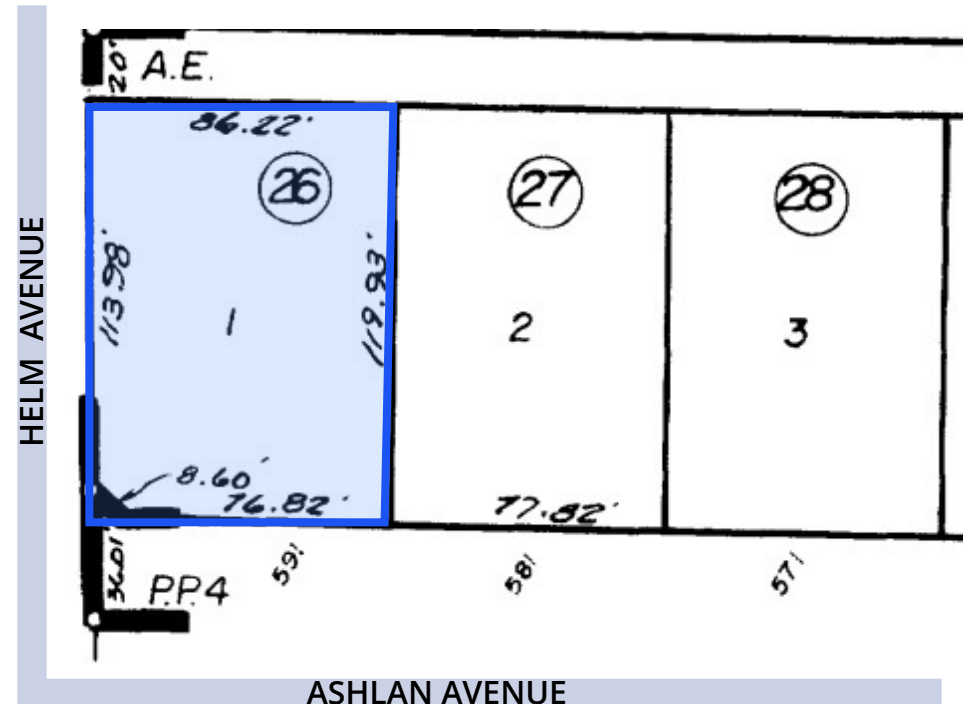
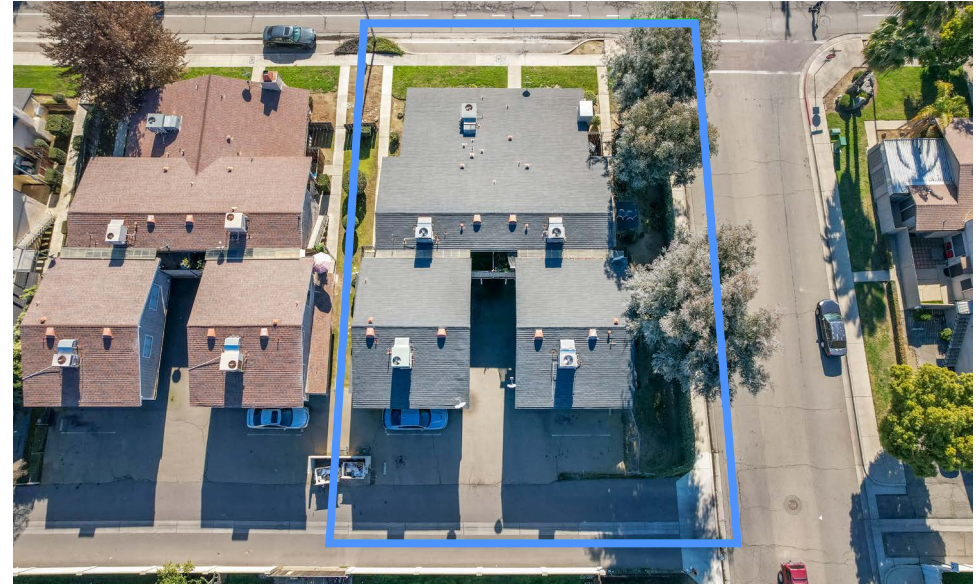


591 W. Ashlan Avenue

Property Summary

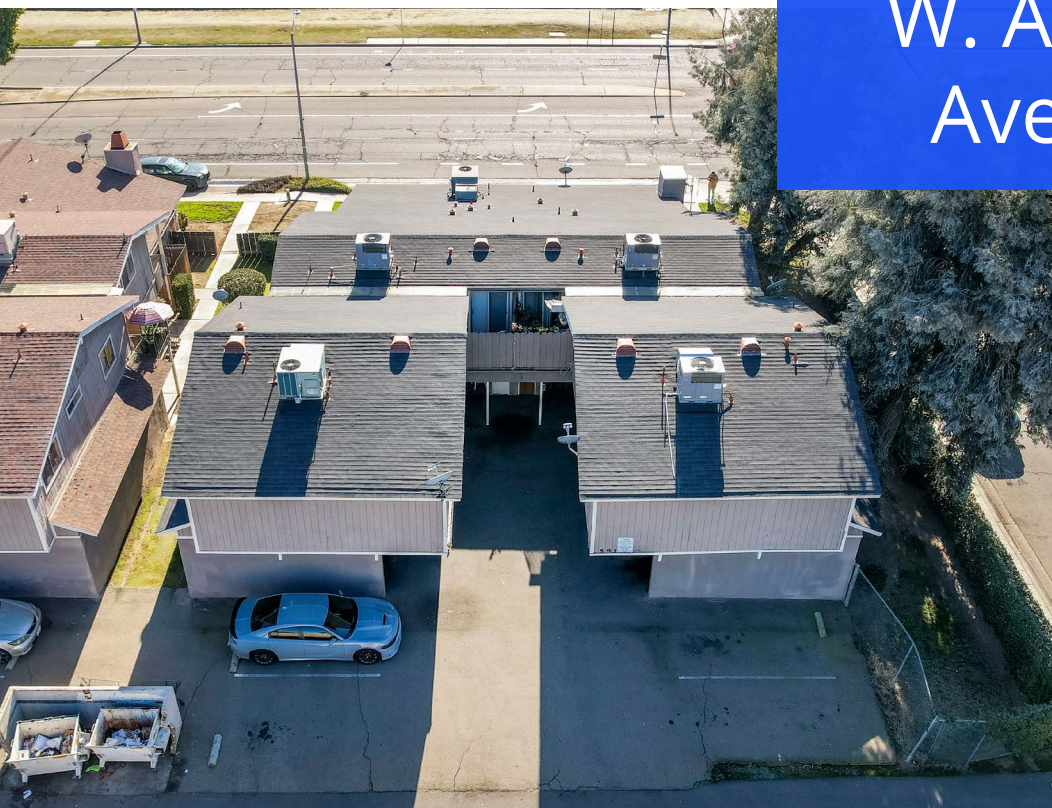
Property Location:	591 W. Ashlan Avenue Clovis, CA On Ashlan Avenue between Helm and Terry Avenues
Number of Units:	Five (5)
Unit Size:	±955 square feet
Total Building Size:	±4,783 square feet
Lot Size:	±10,320 square feet
Number of Garages:	Five (5) carports
Zoning:	R3
APN:	430-632-26
Year Built:	1976
Unit Types:	2 bed/2 bath with washer/dryer hookup & 2 bed/1 bath
Sale Price:	\$999,000
Price PSF:	\$208.86

Separate laundry room available to generate additional income.





591
W. Ashlan
Avenue



605 W. Ashlan Avenue

Property Summary

Property Location: 605 W. Ashlan Avenue | Clovis, CA
On Ashlan Avenue between Helm and Willow Avenues

Number of Units: Four (4)

Unit Size: ±1,036 square feet

Total Building Size: ±4,144 square feet

Lot Size: ±8,052 square feet

Number of Garages: Four (4)

Zoning: R3

APN: 430-612-11

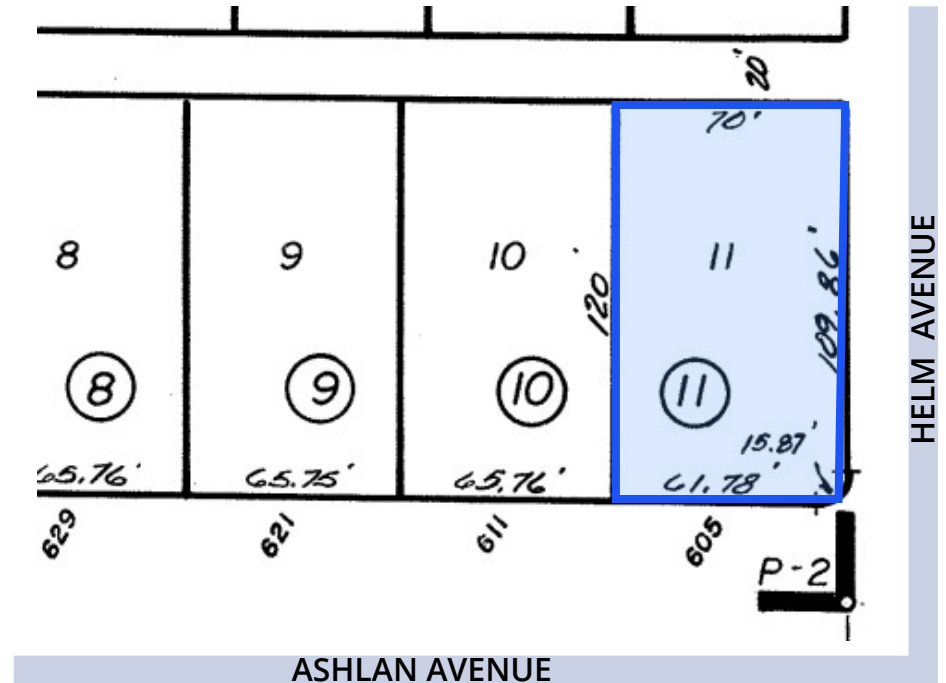
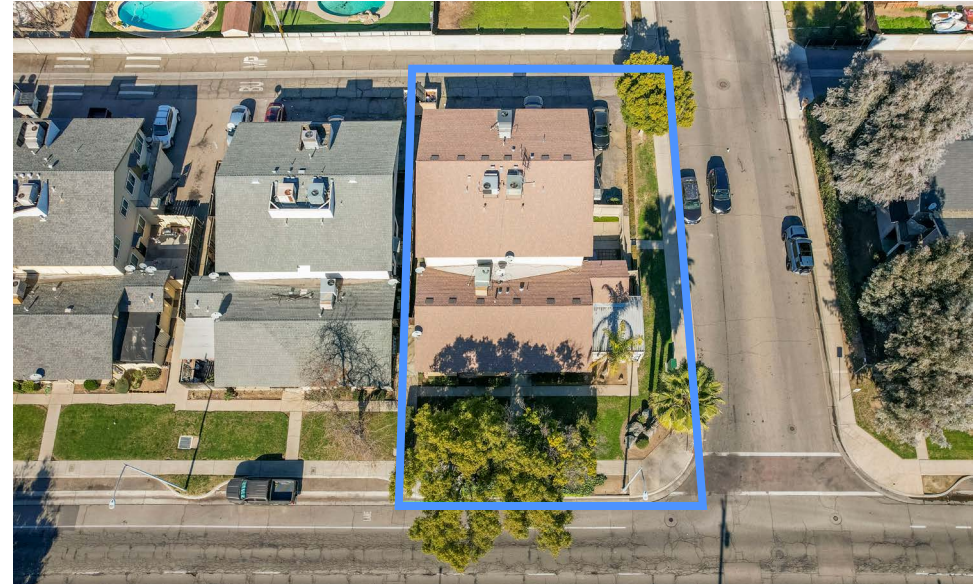
Year Built: 1978

Unit Types: 2 bed/1.5 bath; 3 bed/2 bath and
3 bed/1 bath

Sale Price: \$899,000

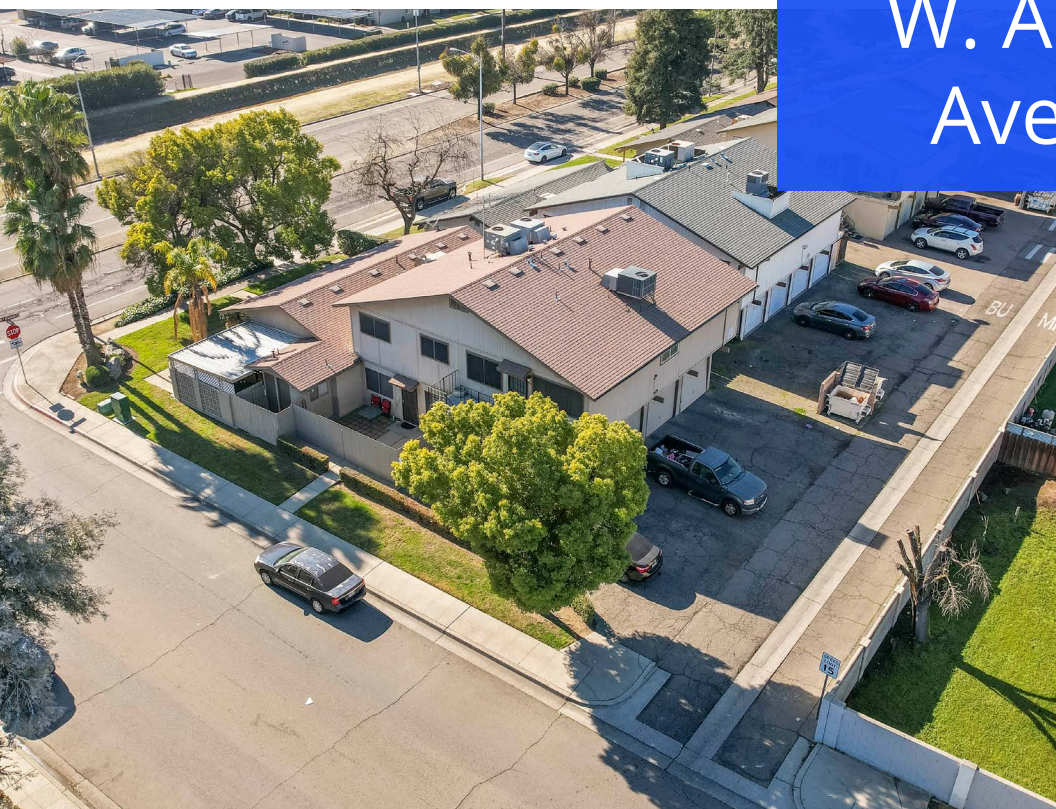
Price PSF: \$216.94

Separate laundry room available to generate additional income.





605
W. Ashlan
Avenue



637 W. Ashlan Avenue

Property Summary

Property Location: 637 W. Ashlan Avenue | Clovis, CA
On Ashlan Avenue between Helm and Willow Avenues

Number of Units: Four (4)

Unit Size: ±1,036 square feet

Total Building Size: ±4,144 square feet

Lot Size: ±7,920 square feet

Number of Garages: Four (4)

Zoning: R3

APN: 430-612-07

Year Built: 1976

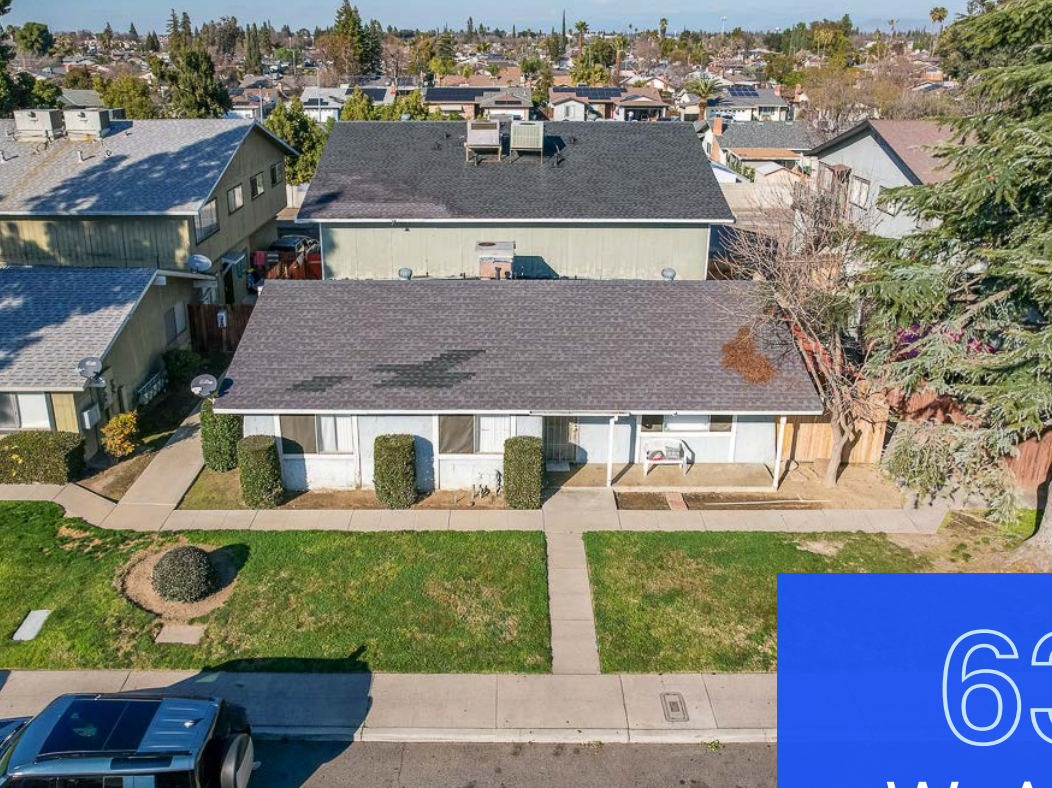
Unit Types: 2 bed/1.5 bath; 3 bed/2 bath and
3 bed/1 bath

Sale Price: \$899,000

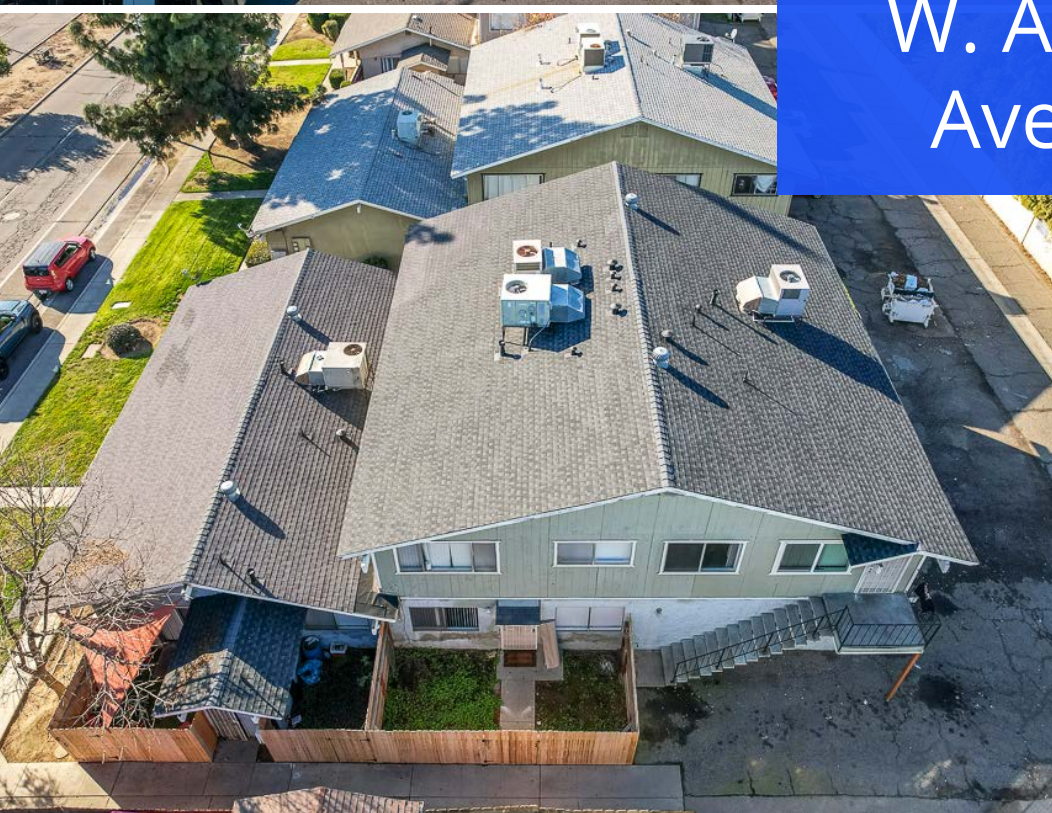
Price PSF: \$216.94

Separate laundry room available to generate additional income.





637
W. Ashlan
Avenue



1136 Sylmar Avenue

Property Summary

Property Location: 1136 Sylmar Avenue | Clovis, CA
Northwest corner of Sylmar and Barstow Avenues

Number of Units: Four (4)

Unit Size: ±931 square feet

Total Building Size: ±3,720 square feet

Lot Size: ±10,000 square feet

Number of Garages: Four (4) carports

Zoning: R4

APN: 420-142-06

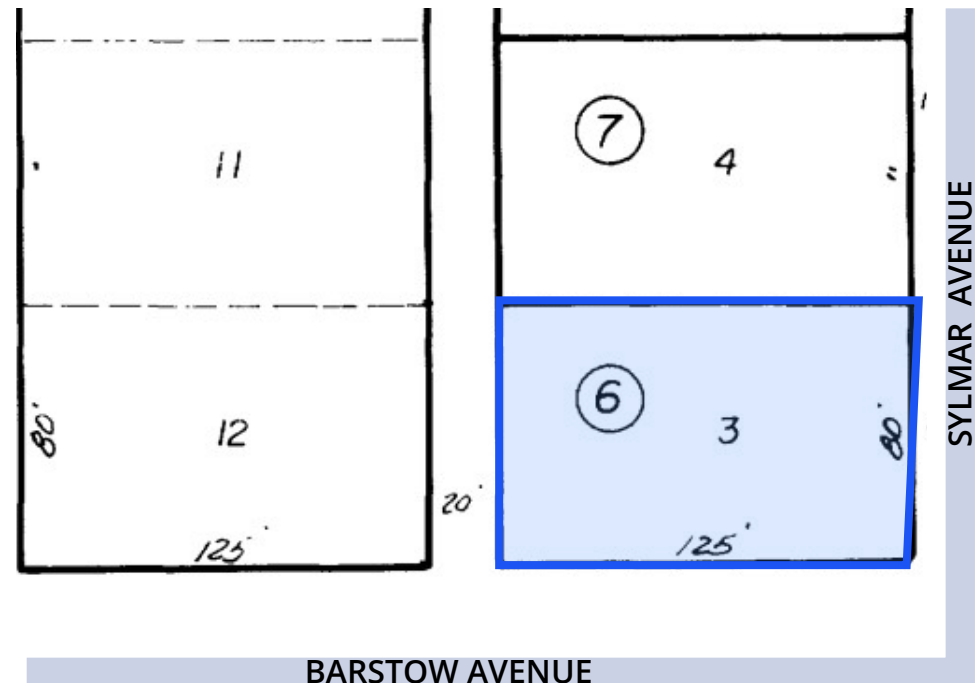
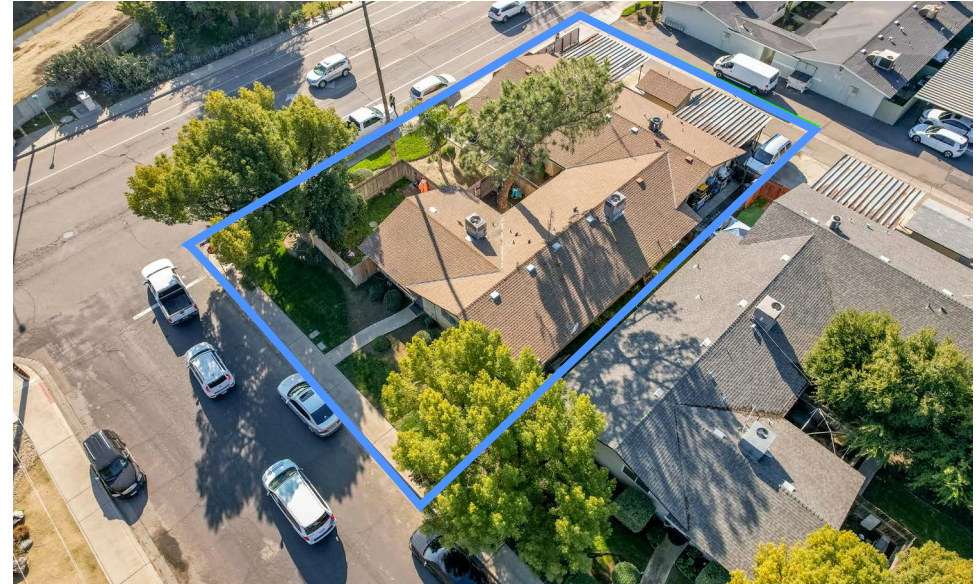
Year Built: 1976

Unit Types: 2 bed/2 bath & 2 bed/1 bath

Sale Price: \$875,000

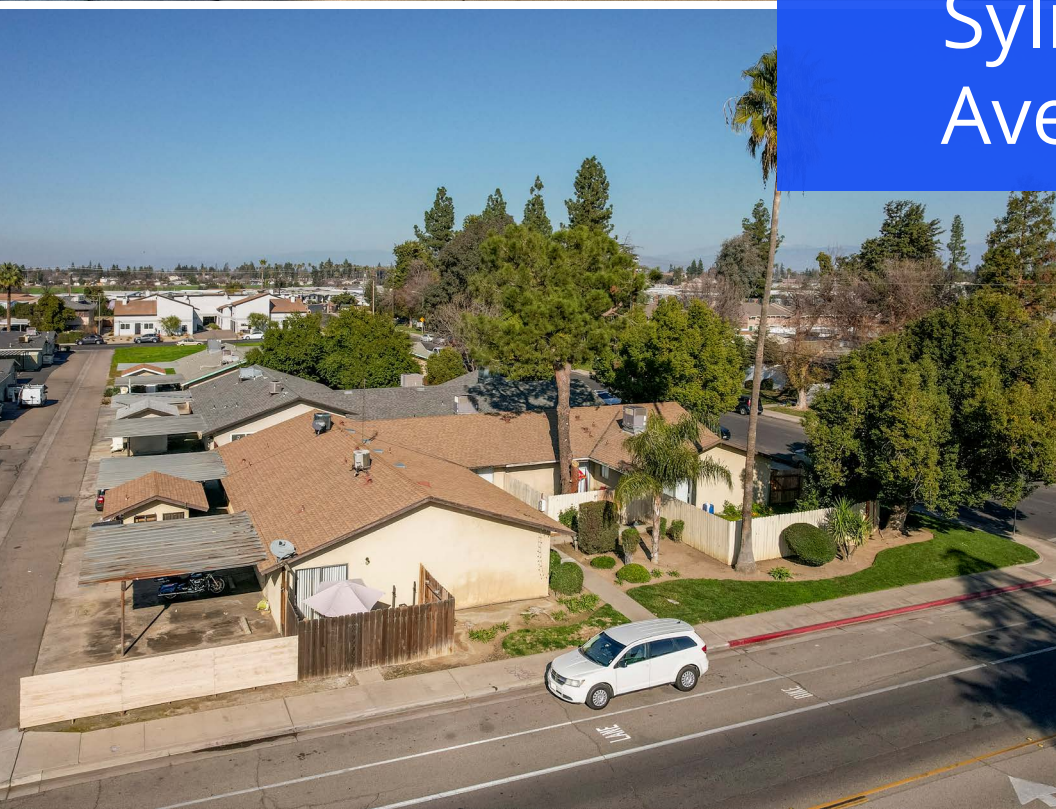
Price PSF: \$235.22

Separate laundry room available to generate additional income.





1136
Sylmar
Avenue



3126 N. Vagedes Avenue

Property Summary

Property Location: 3126 N. Vagedes Avenue | Fresno, CA
On Vagedes Avenue, just south of Shields Avenue

Number of Units: Five (5)

Unit Size: N/A

Total Building Size: ±4,568 square feet

Lot Size: ±10,000 square feet

Number of Garages: Four (4) carports

Zoning: O

APN: 420-142-06

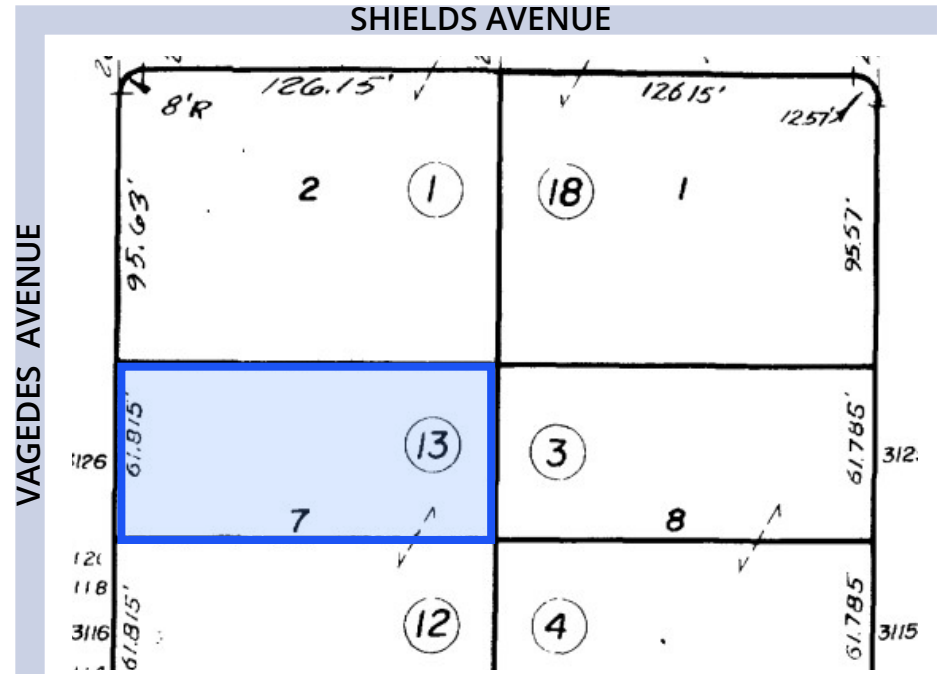
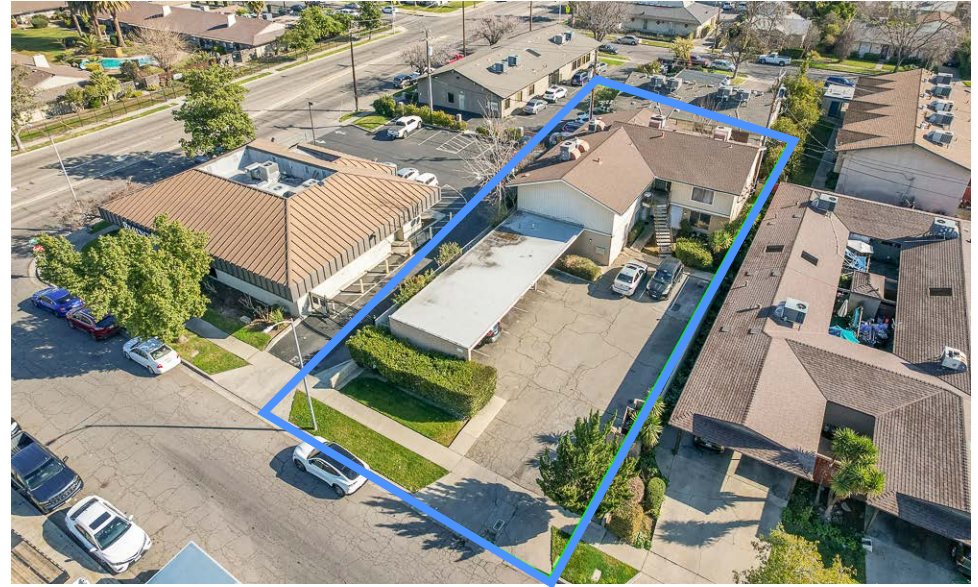
Year Built: 1976

Unit Types: 2 bed/1 bath & 2 bed/1.5 bath

Sale Price: \$875,000

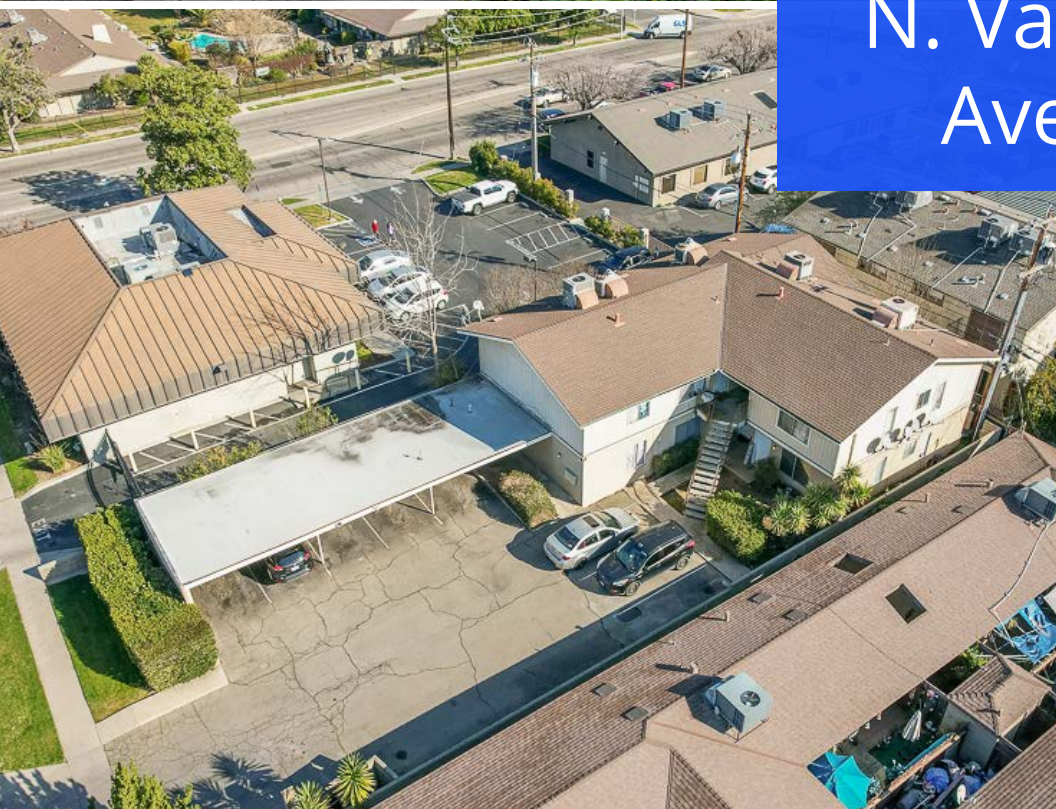
Price PSF: \$235.22

Separate laundry room available to generate additional income.





3126
N. Vagedes
Avenue



464 E. Calimyrna Avenue

Property Summary

Property Location: 464 E. Calimyrna Avenue | Fresno, CA
On Calimyrna Avenue, just east of Fresno Street

Number of Units: Four (4)

Unit Size: N/A

Total Building Size: ±4,526 square feet

Lot Size: ±10,625 square feet

Number of Garages: Three (3) carports

Zoning: RM1

APN: 409-491-04

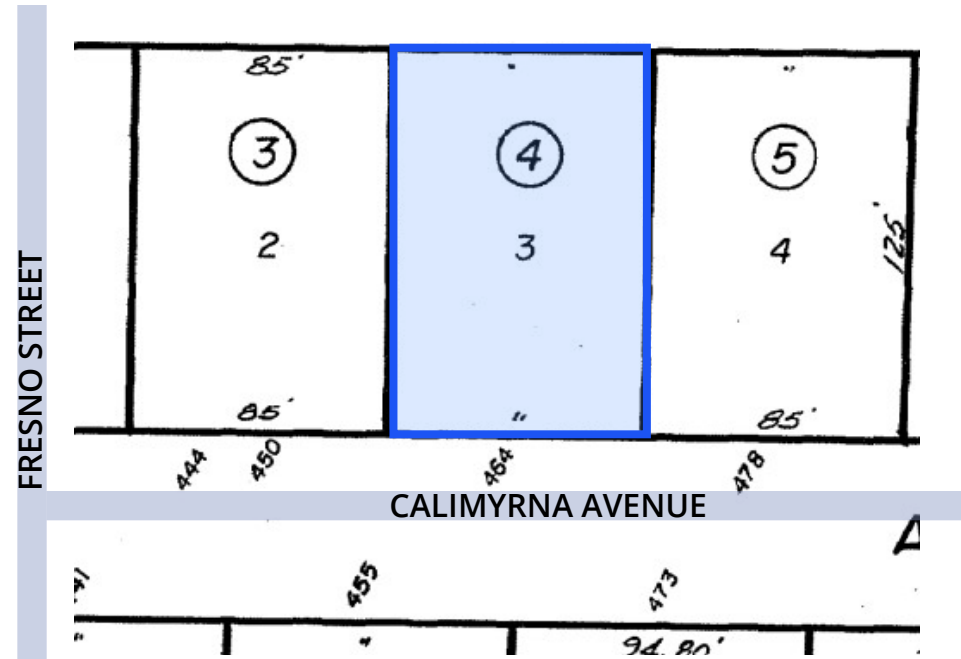
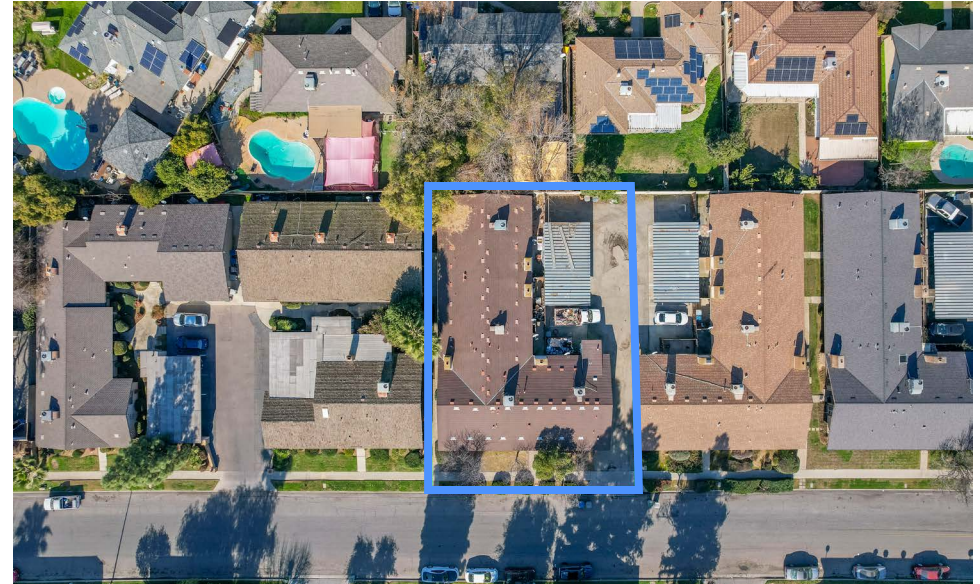
Year Built: 1973

Unit Types: 3 bed/2 bath & 2 bed/2 bath

Sale Price: \$899,000

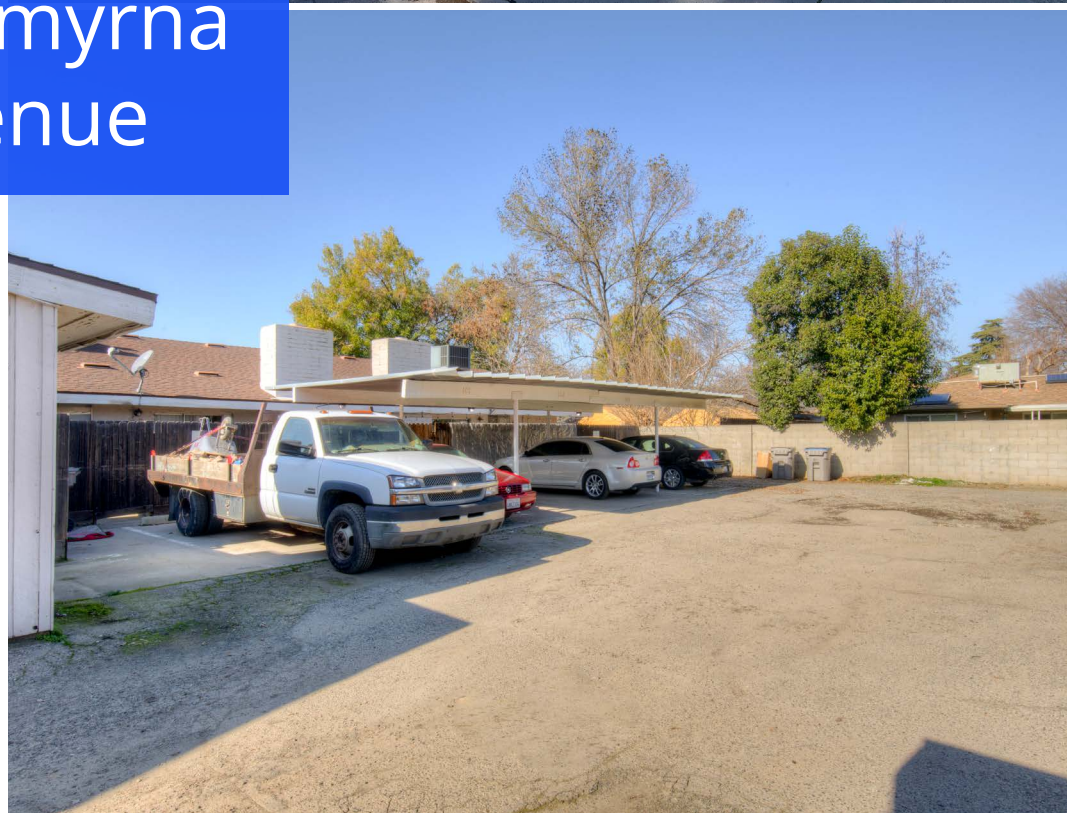
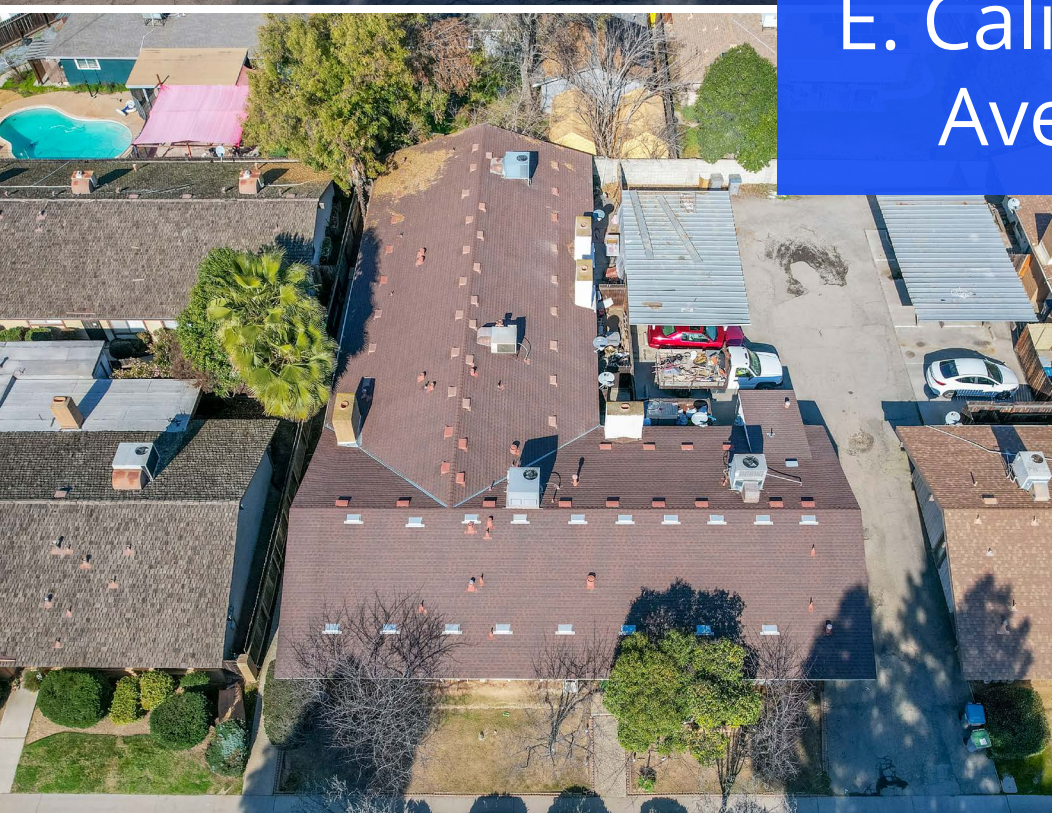
Price PSF: \$198.63

Separate laundry room available to generate additional income.





464
E. Calimyrna
Avenue



Financial Summary



Unit Mix & Rent

Property	Unit Number	Unit Type	Square Feet	Current Rent	Proforma Rent
571 W. Ashlan Avenue, Clovis	1	2 bed/2 bath W/D	4,783 Total SF	\$1,250.00	\$1,600.00
	2	2 bed/1 bath		\$1,245.00	\$1,500.00
	3	2 bed/1 bath		\$1,041.00	\$1,500.00
	4	2 bed/1 bath		\$1,150.00	\$1,500.00
	5	2 bed/1 bath		\$1,250.00	\$1,500.00
581 W. Ashlan Avenue, Clovis	1	2 bed/2 bath W/D	4,783 Total SF	\$1,185.00	\$1,600.00
	2	2 bed/1 bath		\$1,264.00	\$1,500.00
	3	2 bed/1 bath		\$1,253.00	\$1,500.00
	4	2 bed/1 bath		\$1,195.00	\$1,500.00
	5	2 bed/1 bath		\$1,200.00	\$1,500.00
591 W. Ashlan Avenue, Clovis	1	2 bed/2 bath W/D	4,783 Total SF	\$1,340.00	\$1,600.00
	2	2 bed/1 bath		\$1,275.00	\$1,500.00
	3	2 bed/1 bath		\$1,175.00	\$1,500.00
	4	2 bed/1 bath		\$1,295.00	\$1,500.00
	5	2 bed/1 bath		\$1,195.00	\$1,500.00
605 W. Ashlan Avenue, Clovis	1	3 bed/2 bath	4,144 Total SF	\$1,450.00	\$1,650.00
	2	2 bed/1.5 bath		\$1,275.00	\$1,600.00
	3	2 bed/1.5 bath		\$1,250.00	\$1,500.00
	4	3 bed/1 bath		\$1,350.00	\$1,500.00
637 W. Ashlan Avenue, Clovis	1	3 bed/2 bath	4,144 Total SF	\$1,375.00	\$1,500.00
	2	2 bed/1 bath		\$1,350.00	\$1,500.00
	3	2 bed/1 bath		\$1,350.00	\$1,500.00
	4	3 bed/1 bath		\$1,395.00	\$1,500.00
1136 Sylmar Avenue, Clovis	1	2 bed/2 bath	3,720 Total SF	\$1,300.00	\$1,600.00
	2	2 bed/1 bath		\$1,250.00	\$1,500.00
	3	2 bed/1 bath		\$1,223.00	\$1,500.00
	4	2 bed/1 bath		\$1,200.00	\$1,500.00
Totals for Clovis Properties	27		26,357	\$34,081.00	\$41,150.00

Financial Summary



Unit Mix & Rent

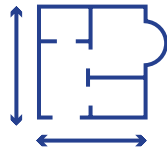
Property	Unit Number	Unit Type	Square Feet	Current Rent	Proforma Rent
3126 N. Vagedes Avenue, Fresno	101	2 bed/1 bath	4,568 Total SF	\$1,200.00	\$1,400.00
	102	2 bed/1 bath		\$1,195.00	\$1,400.00
	103	2 bed/1.5 bath W/D		\$1,210.00	\$1,500.00
	201	2 bed/1 bath		\$1,040.00	\$1,400.00
	202	2 bed/1 bath		\$1,195.00	\$1,400.00
	<hr/>				
464 E. Calimryna Avenue, Fresno	101	2 bed/2 bath	4,526 Total SF	\$1,240.00	\$1,600.00
	102	3 bed/2 bath W/D		\$1,355.00	\$2,000.00
	103	2 bed/2 bath		\$1,200.00	\$1,600.00
	104	2 bed/2 bath		\$1,200.00	\$1,600.00
	<hr/>				
Totals for Fresno Properties	9		9,094	\$10,835.00	\$13,900.00

Totals for 8-Property Portfolio



TOTAL NUMBER OF UNITS

36



TOTAL SQUARE FOOTAGE

35,451



CURRENT RENT TOTAL

\$39,922
per month



PROFORMA RENT TOTAL

\$55,050
per month

Portfolio Sale Price

\$7,500,000.00

Properties can be purchased individually or as a portfolio for a bulk discount.

The Area Fresno & Clovis, California

Colliers

Fresno and Clovis, California, are neighboring cities that together form a dynamic duo in the heart of the San Joaquin Valley, each with its own unique character but sharing a strong sense of community and regional pride.

Fresno, as the larger of the two cities, is known for its agricultural roots, being one of the biggest farming centers in the U.S. It's also a cultural melting pot, with a vibrant mix of ethnic communities that contribute to the city's diverse food scene and festivals. Fresno is also home to a number of parks and outdoor spaces, including the expansive Woodward Park, and its proximity to the Sierra Nevada Mountains makes it a gateway to outdoor adventures in iconic spots like Yosemite and Sequoia National Parks. The city's downtown area has seen efforts in recent years to revitalize, with new businesses, entertainment, and public spaces adding to the city's energy.

Clovis, just a short drive to the northeast, offers a more suburban, small-town feel while still being close to all the amenities of Fresno. Often referred to as "The Gateway to the Sierra," Clovis has grown rapidly over the years but still retains its charm, with a historic Old Town district that hosts local events, farmers markets, and a range of independent shops and restaurants. The city prides itself on its family-friendly atmosphere and is home to excellent schools and recreational facilities. Clovis is also known for its strong sense of community, with frequent events like the Clovis Rodeo, one of the longest-running rodeos in the country.

Together, Fresno and Clovis offer a mix of urban amenities and small-town warmth, blending diverse cultural influences, family-oriented living, and access to some of California's best natural landscapes. Whether you're into outdoor activities, exploring local history, or enjoying good food, both cities provide plenty of reasons to visit or call home.



Location Map

1. 571, 581 & 591 W. Ashlan Ave., Clovis
2. 605 W. Ashlan Ave., Clovis
3. 637 W. Ashlan Ave., Clovis
4. 1136 Sylmar Ave., Clovis
5. 3126 N. Vegedes Ave., Fresno
6. 464 E. Calimyrna Ave., Fresno

8-Property Portfolio



Offering Memorandum

Jeff Kim
Broker Associate
559 256 2447
jeff.j.kim@colliers.com
CA Lic #01456017

Colliers
7485 N. Palm Avenue, #110
Fresno, California 93711
559 221 1271
colliers.com/fresno

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