

**Freestanding Building + Apartment w/ CA-41 Billboard Signage/Exposure**  
Retail For Sale | 2428 San Benito St Fresno, CA 93721



**CENTRAL CA  
COMMERCIAL**



<b>Sale Price</b>	<b>\$299,000</b>
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**OFFERING SUMMARY**

<b>Building Size:</b>	±2,000 SF
<b>Available SF:</b>	±1,550
<b>Studio Apartment:</b>	±450 SF
<b>Lot Size:</b>	0.1 Acres
<b>Price / SF:</b>	\$149.50
<b>Year Built:</b>	1968
<b>Renovated:</b>	2024
<b>Zoning:</b>	DTN (Downtown Neighborhood)
<b>Market:</b>	Central Fresno
<b>Submarket:</b>	Downtown Fresno
<b>APN:</b>	468-202-20

**PROPERTY HIGHLIGHTS**

- \*PRICE IMPROVEMENT\* Now Offered At \$299,000
- (2) Freestanding Buildings + Fenced Yard + Billboard Sign
- ±1,550 SF Clear Span Front Building & ±450 SF Rear Studio
- Wide Open Remodeled Space w/ Private Office & Kitchenette
- Prominent Billboard Included w/ Value-Add Income Potential
- 14' Clear Height | Fully Fenced Large Yard w/ Wrought Iron Gates
- Quality Construction w/ Wood/Stucco | Live/Work Space
- Brand New Remodel: New Granite Counters, LED Light, Fresh Paint
- Move-In Ready | Motorized Roll Up Doors & Storefront Glass Doors
- Flexible Zoning That Allows Many Uses | Well Maintained Building
- Studio Living Quarter w/ Shower & Restroom In the Back of Property
- Fully Improved Interactive Cameras & Alarm System Throughout
- Convenient Location w/ Access to CA-41, 180, 168 & CA-99
- Equidistant to Fresno/Clovis | Minutes From Corporate Neighbors

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### PROPERTY DESCRIPTION

±1,550 SF freestanding open retail/office building plus a detached ±450 SF studio apartment, separated by a central fenced yard area and accessed by separate entrances. Front flex building features an ADA restroom, office, and a wide open area with a full kitchen and rollup door into the middle yard area; the rear studio apartment has a large room with a full tub/shower in the restroom. Both buildings were fully remodeled with new paint, new hard-surface polished flooring, new insulation, new 2022 roof, LED lighting, new 2023 HVAC units, & new doors/hinges/locks. Separate meters, access to high speed internet, private ADA restrooms, private entrances (w/ secured entry), 12+ outdoor LED lights during the night hours. Building offers great visibility & easy access to CA-41 ramps, a full exterior lit private parking (8 spaces + street), & excellent existing 7' x 15' billboard sign providing an invaluable advertising platform with high visibility + potential for additional revenue streams.

### LOCATION DESCRIPTION

Property is located directly off CA-41 creating convenient access to all nearby major freeways. Subject property is located North of E Butler Ave, South of CA-41, East of M St & West of O Street. National surrounding tenants include McDonalds, Starbucks, Dutch Bros, Burger King, Wendy's, Dollar General, Kuppa Joy, United Security Bank, Central Valley Community Bank, Carl's Jr., Wells Fargo, Rally's, Triple A Burger, Juicy Burger, & many others!

Fresno is a major city in the San Joaquin Valley of California, United States. It is the county seat of Fresno County and the largest city in the greater Central Valley region. It covers about 115 square miles and had a population of 542,107 as of the 2020 Census, making it the fifth-most populous city in California, the most populous inland city in California, and the 33rd-most populous city in the nation.



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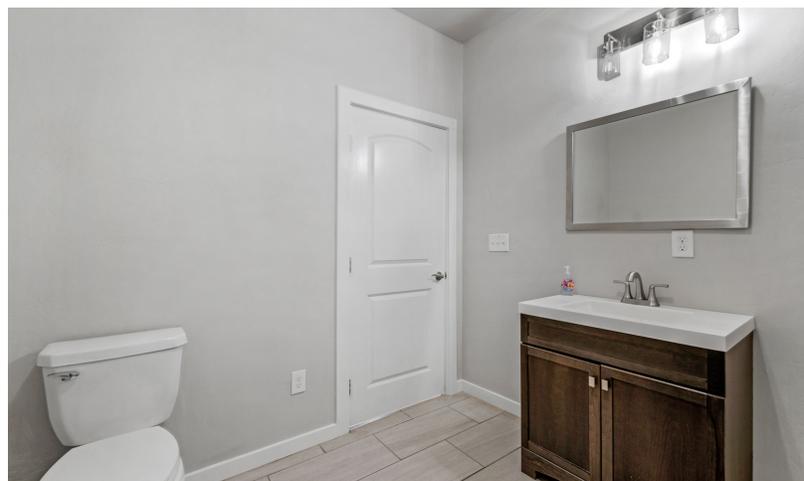
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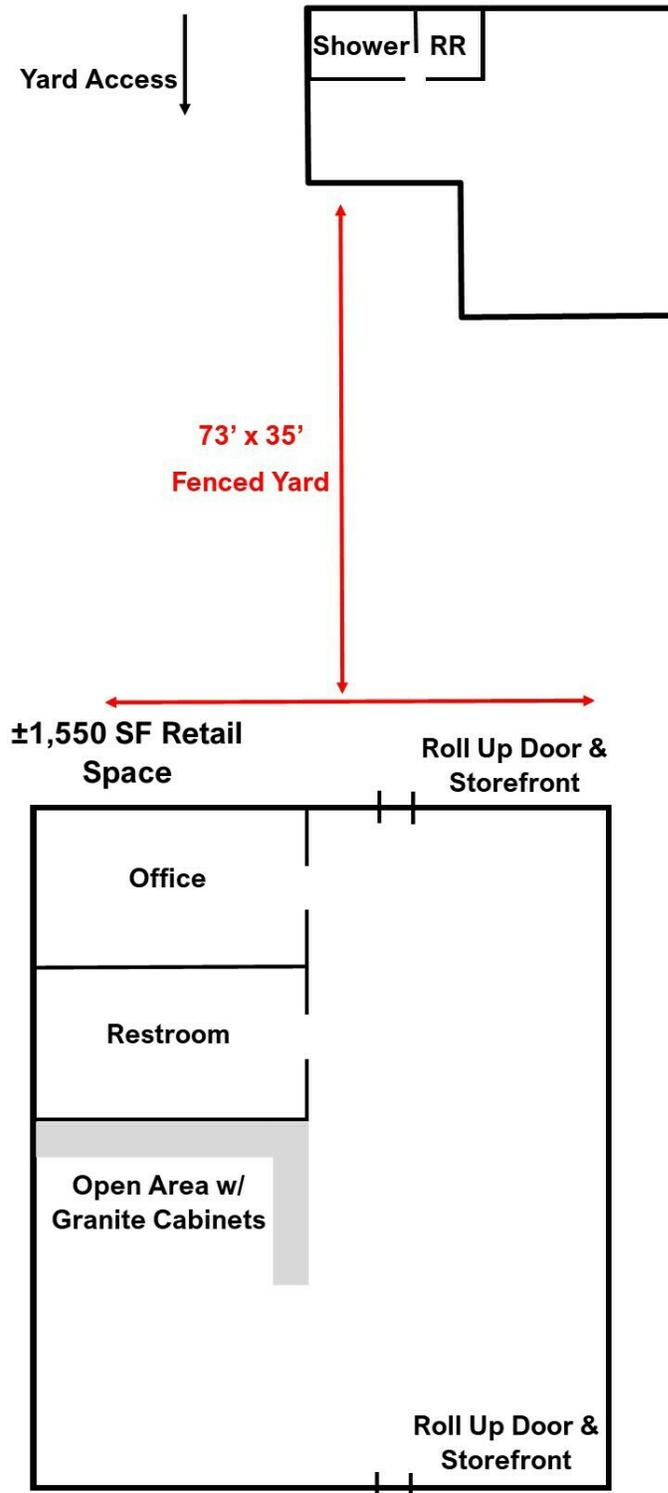
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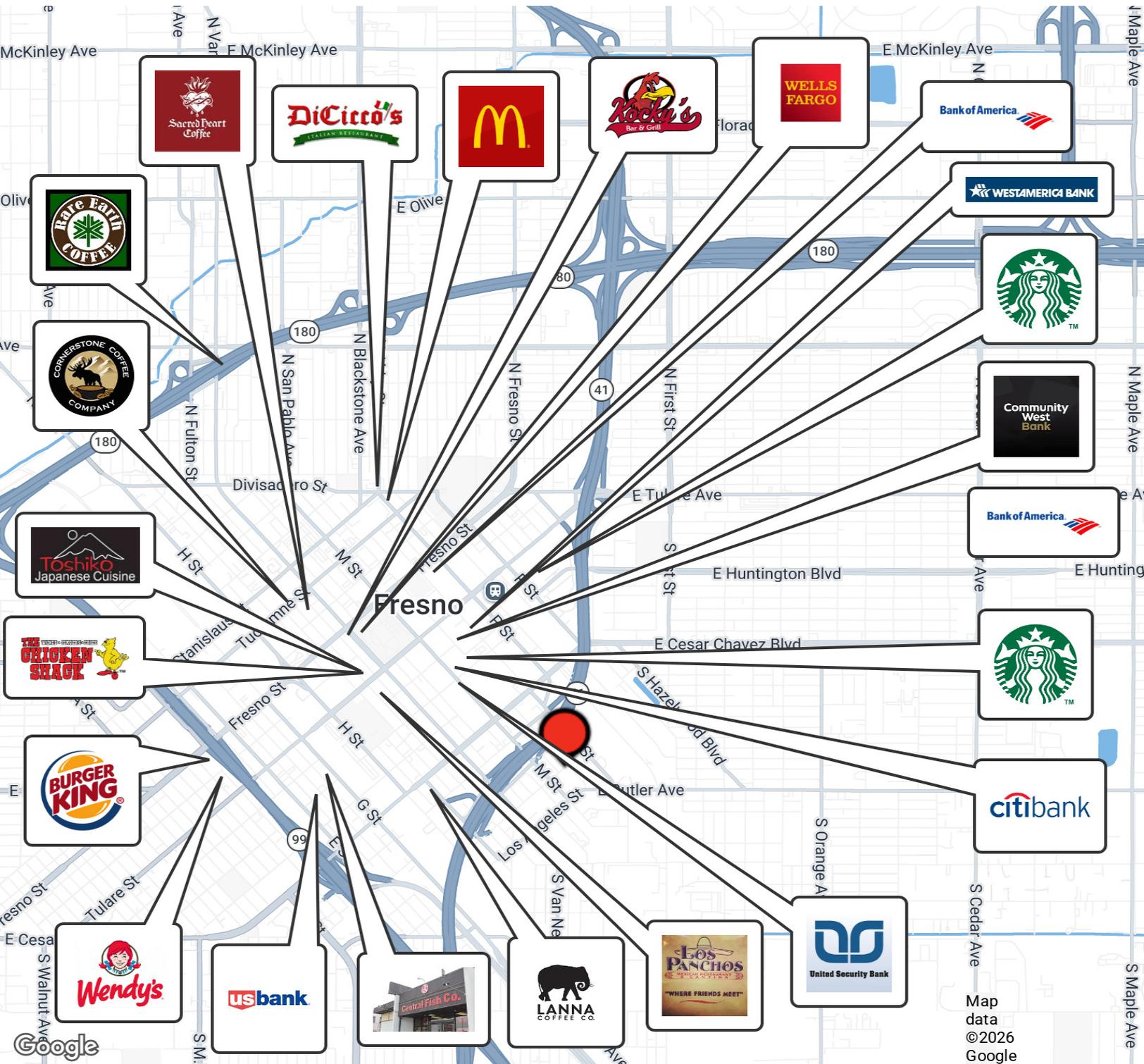
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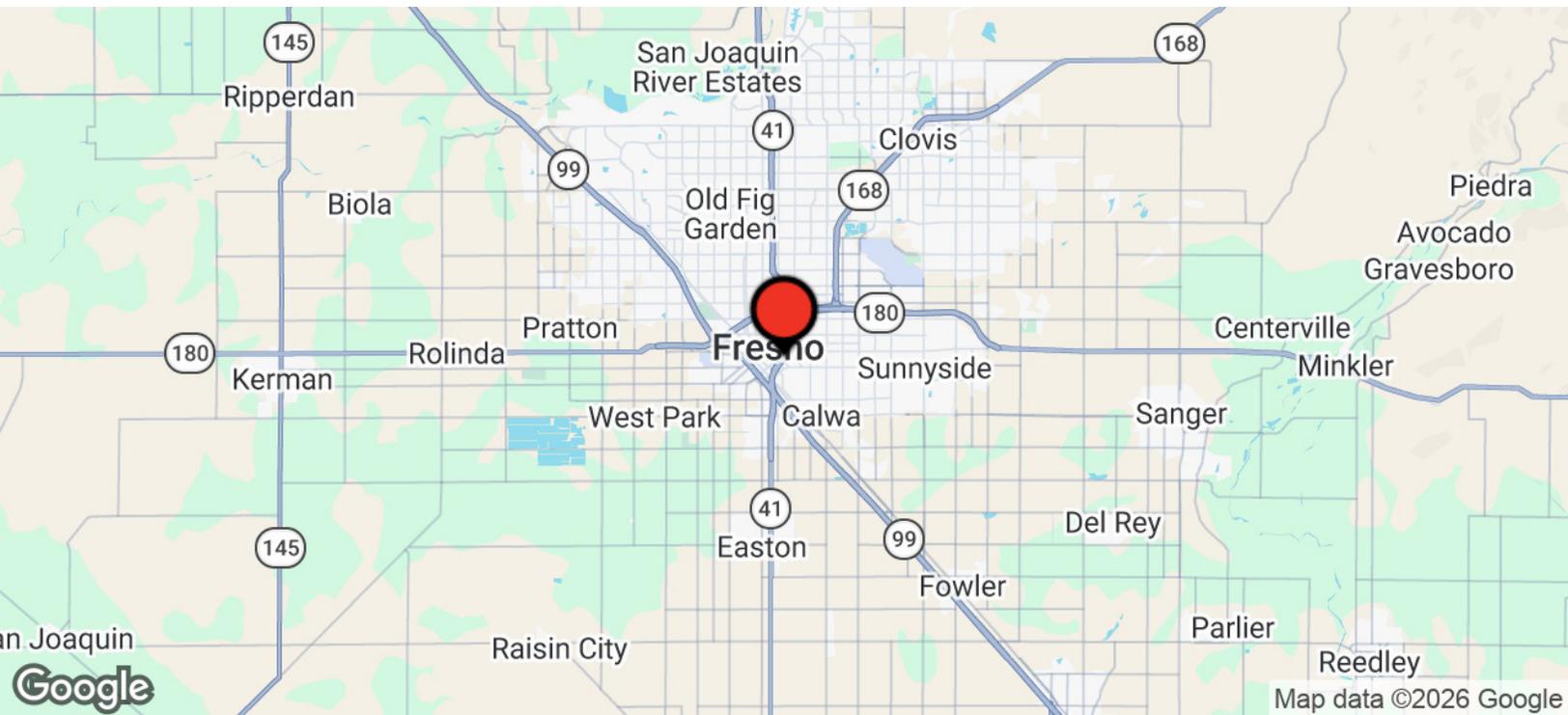
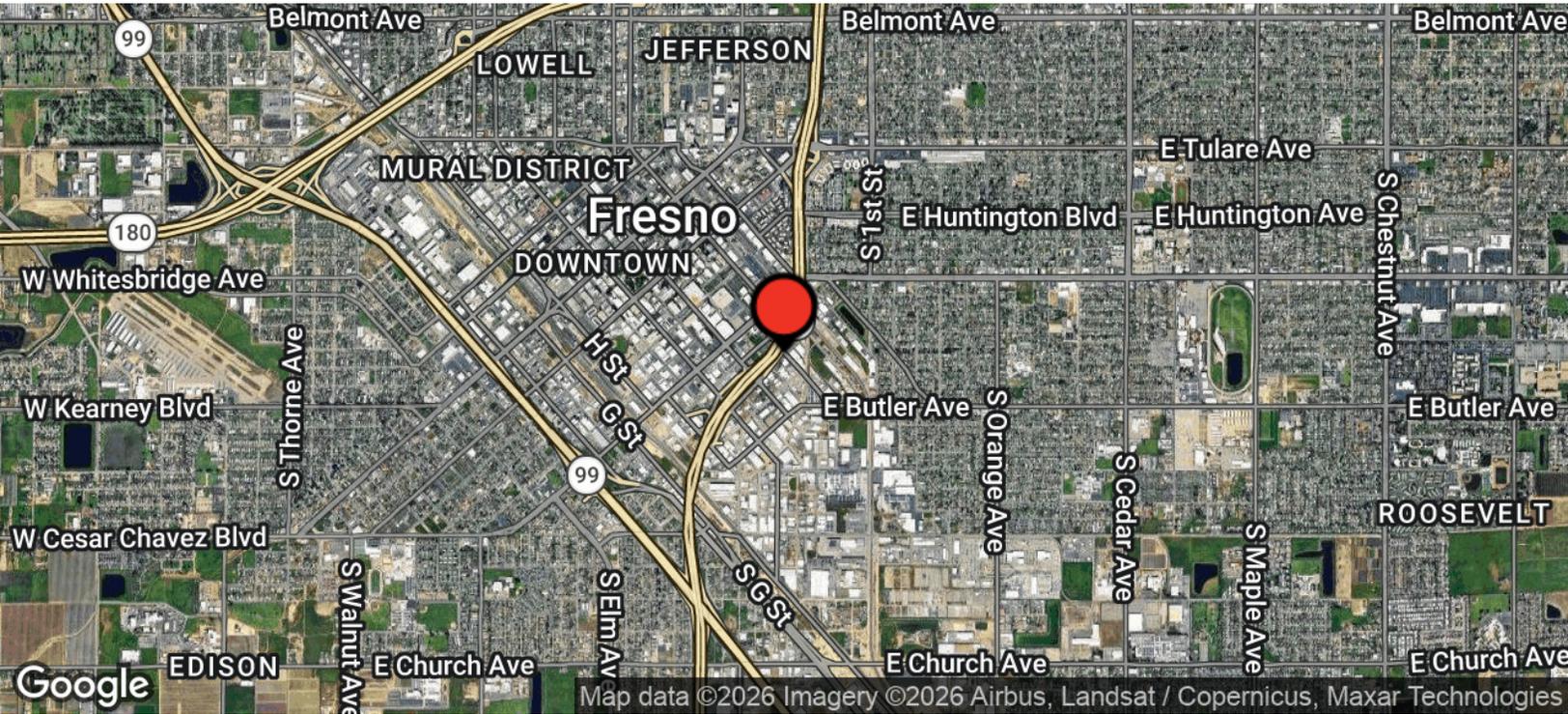
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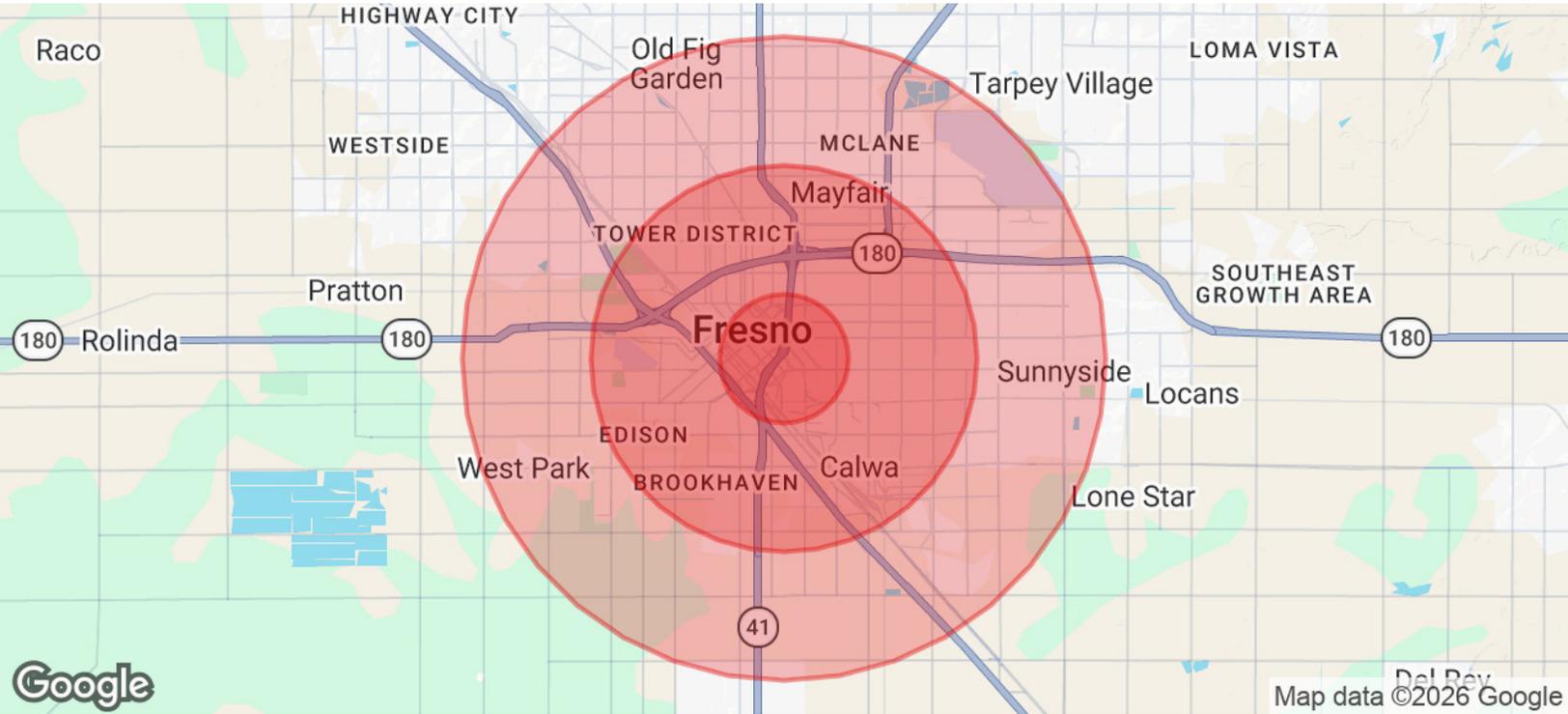
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<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	17,147	140,708	285,619
Average Age	31.4	29.8	30.8
Average Age (Male)	32.1	29.5	30.3
Average Age (Female)	30.3	30.4	31.6
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Households	4,825	44,884	93,831
# of Persons per HH	3.6	3.1	3.0
Average HH Income	\$39,168	\$40,382	\$49,799
Average House Value	\$121,802	\$123,551	\$162,445
<b>ETHNICITY (%)</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Hispanic	70.4%	68.5%	62.1%

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