



OFFERING MEMORANDUM

6-Unit, Turnkey Property Investment Opportunity

3345 E. Fairmont Avenue | Fresno, California

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Colliers

Offering Summary

Colliers | Fresno is pleased to present this 6-unit turnkey, investment property available for sale located at 3345 E. Fairmont Avenue in Fresno, California. This 6-unit property totals approximately 4,800 square feet. All units have 2 bedrooms/1 bathroom with some recently renovated units.

Centrally located in Fresno, California, near the East Shaw office/retail corridor, the property is just south of Shaw Avenue near the southeast corner of First Street and Shaw Avenue, and is in close proximity to Freeways 41 and 168. Built in 1966, the building is situated on approximately 8,820 square feet of land and zoned CMX.

The units are individually metered for P.G.&E. and paid by tenant. Landlord currently pays water, sewer and trash.





Investment Summary



Price:

3345 E. Fairmont Ave.
\$899,888.00



Price Per Square Foot:

\$187.48

Price Per Unit:

\$149,981

In-Place CAP Rate:

6.2%

Proforma CAP Rate:

±8%

HIGHLIGHTS



Some units have been recently renovated



Strong cash flow with room for rent growth



Centrally located in Fresno and in close proximity to Freeways 41 and 168

Property Summary

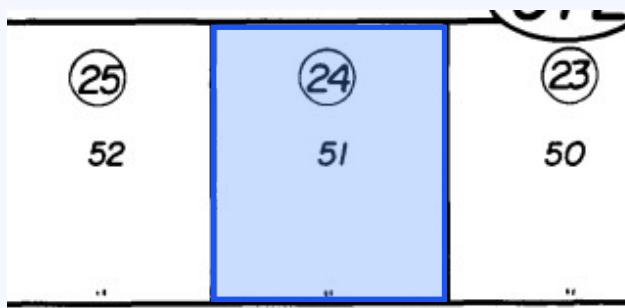
Overview Highlights

Total Square Feet:	±4,800 square feet
Land Area:	±8,820 square feet (±0.20 acres)
APN:	427-072-24
Year Built:	1966
Zoning:	CMX
Parking:	Four (4) spaces

Comments

This well-maintained, fully occupied 6-plex presents an exceptional investment opportunity. The property features six 2-bedroom, 1-bathroom units, with recently renovated units and an on-site laundry facility. Situated in a central location with easy access to local amenities, schools, and public transportation, this property is highly appealing to tenants.

Units are individually metered for P.G.&E. Landlord currently pays water, sewer and trash.



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Financial Summary

Unit Mix & Rent

Property	Unit #	Unit Type	Square Feet	Current Rent	Proforma Rent
3345 E. Fairmont	A	2 bed/1 bath	800	\$1,300	\$1,500
	B	2 bed/1 bath	800	\$1,395	\$1,500
	C	2 bed/1 bath	800	\$1,070	\$1,500
	D	2 bed/1 bath	800	\$1,430	\$1,500
	E	2 bed/1 bath	800	\$1,275	\$1,500
	F	2 bed/1 bath	800	\$1,350	\$1,500
Totals	6			\$7,820	\$9,000

Value Summary

	Current
Income	
Gross Rental Income (Annual)	\$90,420.00
Purchase Price	\$899,888
In-Place Cap Rate	6.2%
Proforma Cap Rate @ \$899,888	±8%
Price/SF Price/Unit	\$187.48 \$149,981





PROPERTY PHOTOS

3345 E. Fairmont Ave. Fresno, CA



PROPERTY PHOTO

3345 E. Fairmont Ave. Fresno, CA

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 than \$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.

Economy Highlights

- Health care providers, such as Community Regional Medical Center, Kaiser Permanente, Saint Agnes Medical Center and the Fresno VA Medical Ceneter, are some of the largest local employers.
- Sizable agricultural companies with a local presence include Cargill Meat Solutions, Harris Ranch Beef Company, Sun-Maid Growers of California and Foster Farms.
- Fresno State, Pelco Inc., and State Center Community College also contribute to employment.
- Fresno's 10,650-room hotel sector, supported by an established wine industry and national parks, benefits the region's economy, with annual occupancy reaching nearly 62 percent in 2023.

Major Employers

Employer	Employees
Community Hospitals Central CA - Community Health System	3,400
Fresno Community Hosp. & Medical Ctr - Community Health System	3,000
Kaiser Foundation Hospitals - Health Plan	2,356
Fresno Community Hosp. & Medical Center - Hospital Loading Dock	1,950
Saint Agnes Medical Center	1,688
Wawona Packing Co LLC - Gerawan Farming Partners	1,400
Community Regional Medical Center	1,000
Unilab Corporation	910
Fresno County Superintendent Schools	900
Kaiser Foundation Hospitals - Kaiser Permanente	892
P.G.&E.	838
Juvenile Justice Division Cal	813
Sun-Main Growers California	750
Fresno Auto Dealers Auction	704
KWPH Enterprises - American Ambulance	700
Permanente Medical Group, Inc.	626
Woolf Farming Co Cal Inc - Lansing Farming Co	624
Vallarta Food Enterprises, Inc. - Vallarta Supermarket 49	612
Fresno County Economic Opportunities - Fresno EOC	600

Area Demographics

3345 E. Fairmont Avenue | Fresno, CA



POPULATION	1 Mile	3 Miles	5 Miles
2025 Population	20,042	155,414	400,926
2030 Projected Population	22,009	154,572	399,655
2000 Census Population	20,496	144,105	374,330
Daytime Population	25,904	187,755	465,490
Employed Age 16+	10,761	74,146	190,006
HOUSEHOLDS	1 Mile	3 Miles	5 Miles
2025 Households	8,036	57,328	144,101
2030 Projected Households	8,119	57,820	145,869
2000 Census Households	7,513	54,520	130,336
2025 - 2030 Annual HH Change	0.21%	0.17%	0.24%
HOUSEHOLD INCOME	1 Mile	3 Miles	5 Miles
2025 Average HH Income	\$66,108	\$82,180	\$92,025
2030 Average HH Income	\$74,844	\$89,072	\$99,932
2025 Median HH Income	\$50,920	\$62,642	\$66,892
2030 Median HH Income	\$55,131	\$67,387	\$73,120
2025 Per Capita Income	\$24,271	\$30,3336	\$33,197
HOUSEHOLD UNITS	1 Mile	3 Miles	5 Miles
2025 Housing Units	8,465	60,375	151,513
Owner Occupied	2,862	24,809	67,095
Renter Occupied	5,174	32,519	77,006
Vacant	429	3,047	7,412
2030 Housing Units	8,585	61,075	153,699
Owner Occupied	2,991	25,561	69,313
Renter Occupied	5,128	32,259	76,556
Vacant	466	3,255	7,830
2000 Census Housing Units	7,989	57,474	137,891
Owner Occupied	3,078	26,464	67,219
Renter Occupied	4,435	28,057	63,117
Vacant	476	2,953	7,555

POPULATION PROFILE	1 Mile	3 Miles	5 Miles
<i>By Age</i>			
2025 Total Population	20,099	151,022	337,163
Under 20	29.1%	27.2%	27.3%
20 to 34 Years	29.2%	24.9%	23.3%
35 to 39 Years	7.5%	7.0%	7.1%
40 to 49 Years	10.8%	11.2%	11.6%
50 to 64 Years	12.6%	14.3%	15.0%
Age 65+	11.0%	15.5%	15.7%
Median Age	30.2	33.8	34.6
<i>By Educational Attainment</i>			
2025 Population Age 25+	13,246	99,964	260,817
Less than 9th Grade	4.7%	6.0%	7.1%
9th - 12th Grade, No Diploma	10.3%	8.7%	8.8%
High School Graduate	26.4%	22.1%	20.4%
GED/Alternative Credential	3.4%	3.2%	3.5%
Some College, No Degree	20.7%	22.3%	21.1%
Associate Degree	11.6%	11.3%	10.8%
Bachelor's Degree	16.8%	18.4%	18.9%
Graduate/Professional Degree	6.1%	8.1%	9.3%
<i>By Gender</i>			
2025 Total Population	22,042	155,414	400,926
Male Population	10,779	75,947	198,325
Female Population	11,263	79,467	202,601
<i>By Marital Status</i>			
2025 Population Age 15+	17,382	124,585	320,395
Never Married	51.9%	44.8%	42.6%
Married	34.0%	39.4%	41.8%
Widowed	3.7%	5.4%	5.5%
Divorced	10.4%	10.3%	10.1%



Area Demographics

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Population

In the identified area, the current year population is 22,042. The 2010 Census population count in the area was 21,929, and 22,742 in 2020, a 0.4% annual growth rate. The rate of growth since 2020 was -0.6% annually. The five-year projection for the population in the area is 22,009 representing a change of -0.0% annually. Currently, the population is 48.9% male and 51.1% female. The median age in this area is 30.2, compared to U.S. median age of 39.6.



Households

The household count in this area has changed from 7,959 in 2020 to 8,036 in the current year, a change of 0.18% annually. The five-year projection of households is 8,119, a change of 0.21% annually from the current year total. Average household size is currently 2.69, compared to 2.81 in the year 2020. The number of families in the current year is 4,817 in the specified area.



Income

Current median household income is \$50,920 in the area, compared to \$81,624 for all U.S. households. Median household income is projected to be \$55,131 in five years, compared to \$92,476 for all U.S. households.

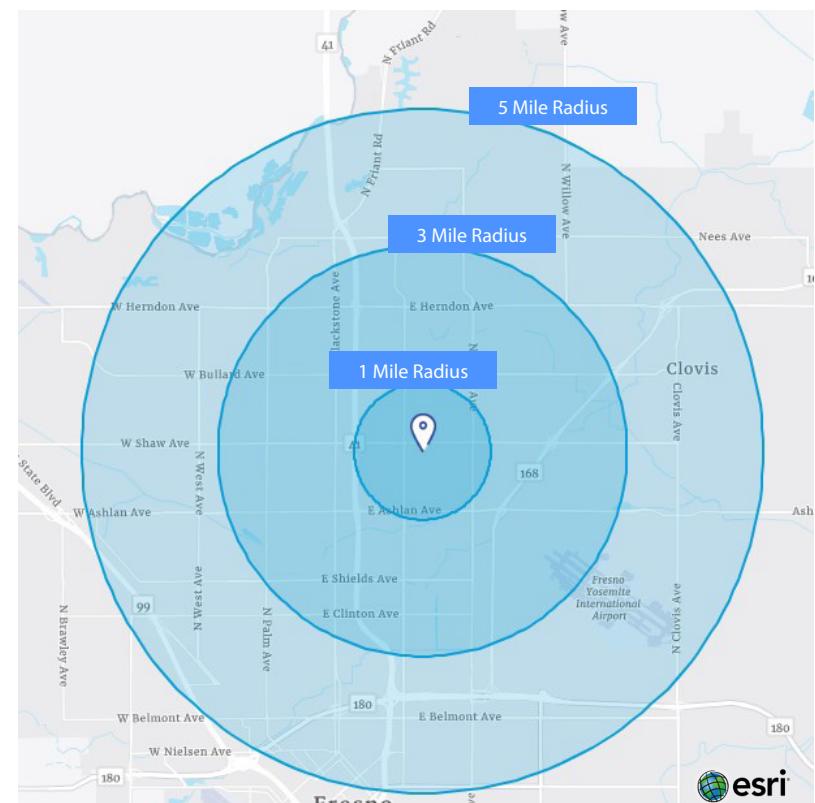
Current average household income is \$66,108 in this area, compared to \$116,179 for all U.S. households. Average household income is projected to be \$71,844 in five years, compared to \$128,612 for all U.S. households.

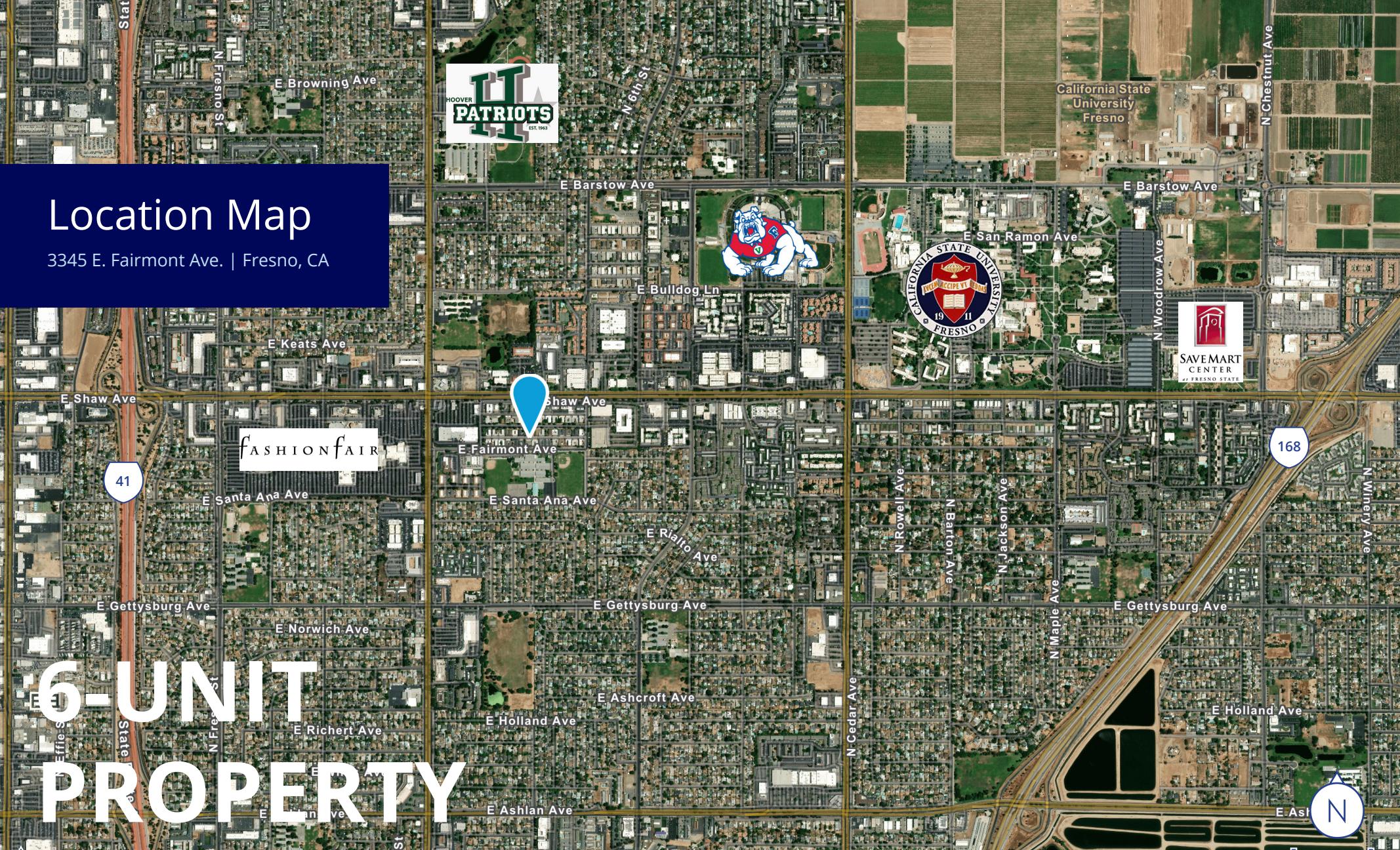
Current per capita income is \$24,271 in the area, compared to the U.S. per capita income of \$45,360. The per capita income is projected to be \$26,684 in five years, compared to \$50,744 for all U.S. households.



Housing

Currently 19.4% of the 7,073 housing units in the area are owner occupied; 80.6% renter occupied; and 7.2% are vacant. 64.6% of the housing units in the US are owner occupied; 35.4% are renter occupied; and 10.0% are vacant. In 2010, there were 6,385 housing units in the area - 19.2% owner occupied, 68.5% renter occupied, and 12.2% vacant. The annual rate of change in housing units since 2020 is 0.1%. Median home value in the area is \$302,143, compared to a median home value of \$308,943 for the U.S. In five years, median home value in the area is projected to change to \$441,494, compared to a median home value of \$350,006 in the US.





Location Map

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6-UNIT
PROPERTY

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