



OFFERING MEMORANDUM

Turnkey Triplex Property Investment Opportunity

3232 N. Anna Avenue | Fresno, California

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CA Lic #01456017



Offering Summary

Colliers | Fresno is pleased to present this turnkey triplex, investment property available for sale located at **3232 N. Anna Avenue** in Fresno, California. This 3-unit property totals approximately 3,744 square feet. One unit has 3 bedrooms/2 bathrooms and two units have 2 bedrooms/2 bathrooms.

Located in central Fresno, California, close to Downtown Fresno, the Tower District and the Fresno Yosemite International Airport, the property is just north of the northeast corner of Anna and Shields Avenues, and is in close proximity to Freeways 41, 168 and 180. Built in 1973, the building is situated on approximately 8,880 square feet of land and zoned RM1.

The units are individually metered for P.G.&E. and paid by tenant.





Investment Summary

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Price:

3232 N. Anna Avenue
\$799,000.00



Price Per Square Foot:

\$213.41

Price Per Unit:

\$266,333

CAP Rate:

5.68%

HIGHLIGHTS



Current rents are below market value, offering significant potential for increased income



Qualifies for housing assistance programs, such as Section 8



Centrally located in Fresno and in close proximity to Freeways 41, 168 and 180

Property Summary

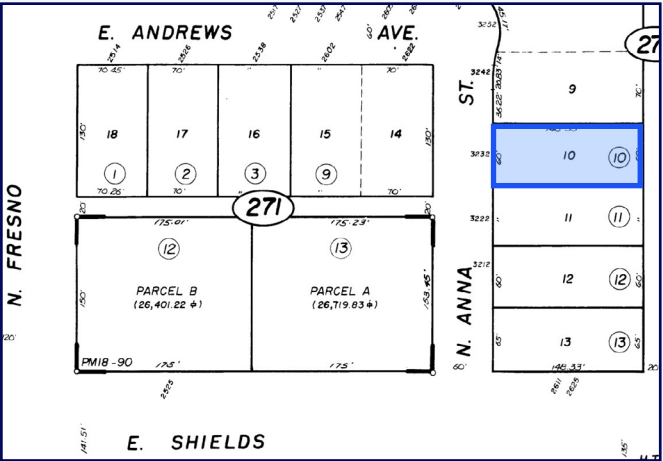
Overview Highlights

Total Square Feet:	±3,744 square feet
Land Area:	±8,880 square feet (±.20 acres)
APN:	437-272-10
Year Built:	1973
Zoning:	RM1

Comments

This investment opportunity features 3 units and approximately 3,744 square feet of living space on a 8,880 square foot lot (per tax records). Current monthly gross rents total \$4,810/m, with a strong potential to increase rents for increased cash flow. Located near CA-41, 168 and 180, downtown Fresno, schools, and healthcare facilities, this property is well-positioned to attract and retain tenants. With strong rental demand and upside potential, this is a solid addition to any investment portfolio.

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



PARCEL MAP

Financial Summary

Unit Mix & Rent

Property	Unit #	Unit Type	Square Feet	Current Rent
3232 N. Anna	101	3 bed/2 bath	N/A	\$1,850
	102	2 bed/2 bath	N/A	\$1,580
	103	2 bed/2bath	N/A	\$1,380
Totals	3			\$4,810

Value Summary

	Current
Income	
Gross Rental Income (Annual)	\$57,720.00
Less: Vacancy (4.5%)	(\$2,597.00)
Effective Rental Income	\$55,123.00
Expenses	
Property Insurance	\$1,520.00
Real Estate Taxes	\$5,510.00
Utilities (Water, Trash and Sewer)	\$2,280.00
Pest Control	\$275.00
Fire Inspection	\$180.00
Total Expenses	(\$9,765.00)
Net Operating Income	\$45,358.00
Cap Rate @ \$799,000	5.68%
Price/SF Price/Unit	\$213.41 \$266,333.00
GRM	14.49

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PROPERTY PHOTOS

3232 N. Anna Avenue Fresno, CA



PROPERTY PHOTO

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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 that \$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 hte 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 Hopsitals - 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

3232 N. Anna Avenue | Fresno, CA



POPULATION	1 Mile	3 Miles	5 Miles
2025 Population	22,858	181,268	408,728
2030 Projected Population	22,581	179,822	406,685
2000 Census Population	20,966	176,410	389,147
Daytime Population	23,630	208,306	486,433
Employed Age 16+	9,508	81,756	183,667
HOUSEHOLDS	1 Mile	3 Miles	5 Miles
2025 Households	7,719	61,244	139,872
2030 Projected Households	7,735	61,596	141,264
2000 Census Households	7,353	58,363	129,796
2025 - 2030 Annual HH Change	0.04%	0.11%	0.20%
HOUSEHOLD INCOME	1 Mile	3 Miles	5 Miles
2025 Average HH Income	\$60,596	\$71,640	\$77,295
2030 Average HH Income	\$66,079	\$78,377	\$84,194
2025 Median HH Income	\$46,702	\$53,016	\$57,891
2030 Median HH Income	\$53,226	\$58,955	\$63,254
2025 Per Capita Income	\$20,553	\$24,565	\$26,555
HOUSEHOLD UNITS	1 Mile	3 Miles	5 Miles
2025 Housing Units	8,188	64,548	147,086
Owner Occupied	2,855	24,038	58,511
Renter Occupied	4,864	37,206	81,361
Vacant	469	3,304	7,214
2030 Housing Units	8,240	65,172	149,014
Owner Occupied	2,933	24,798	60,516
Renter Occupied	4,801	36,797	80,748
Vacant	505	3,576	7,750
2000 Census Housing Units	7,909	62,656	138,451
Owner Occupied	3,215	26,034	61,015
Renter Occupied	4,138	32,329	68,781
Vacant	556	4,293	8,655

POPULATION PROFILE	1 Mile	3 Miles	5 Miles
By Age			
2025 Total Population	22,858	181,268	408,728
Under 20	31.5%	29.5%	29.2%
20 to 34 Years	22.1%	24.7%	24.0%
35 to 39 Years	6.5%	7.2%	7.1%
40 to 49 Years	11.5%	11.5%	11.3%
50 to 64 Years	14.7%	14.4%	14.2%
Age 65+	13.6%	12.7%	14.3%
Median Age	33.4	32.2	32.1
By Educational Attainment			
2025 Population Age 25+	13,968	112,190	257,033
Less than 9th Grade	9.6%	10.4%	9.8%
9th - 12th Grade, No Dipolma	13.9%	12.4%	11.1%
High School Graduate	26.4%	22.1%	22.6%
GED/Alternative Credential	4.0%	3.9%	3.9%
Some College, No Degree	20.8%	21.4%	21.3%
Associate Degree	9.9%	10.0%	10.1%
Bachelor's Degree	11.9%	14.0%	14.7%
Graduate/Professional Degree	3.6%	5.5%	6.4%
By Gender			
2025 Total Population	22,858	181,268	408,728
Male Population	11,246	91,054	203,840
Female Population	11,612	90,214	204,888
By Marital Status			
2025 Population Age 15+	17,571	141,636	320,987
Never Married	48.2%	48.6%	45.8%
Married	32.9%	36.2%	39.3%
Widowed	5.7%	4.9%	5.2%
Divorced	13.3%	10.2%	9.7%

Area Demographics

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Population

In the identified area, the current year population is 22,858. The 2010 Census population count in the area was 21,514, and 23,500 in 2020, a 0.9% annual growth rate. The rate of growth since 2020 was -0.5% annually. The five-year projection for the population in the area is 22,581 representing a change of -0.2% annually. Currently, the population is 49.2% male and 50.8% female. The median age in this area is 32.7, compared to U.S. median age of 39.6.



Households

The household count in this area has changed from 7,738 in 2020 to 7,719 in the current year, a change of -0.07% annually. The five-year projection of households is 7,735, a change of 0.04% annually from the current year total. Average household size is currently 2.90, compared to 2.98 in the year 2020. The number of families in the current year is 4,978 in the specified area.



Income

Current median household income is \$46,702 in the area, compared to \$81,624 for all U.S. households. Median household income is projected to be \$53,226 in five years, compared to \$92,476 for all U.S. households.

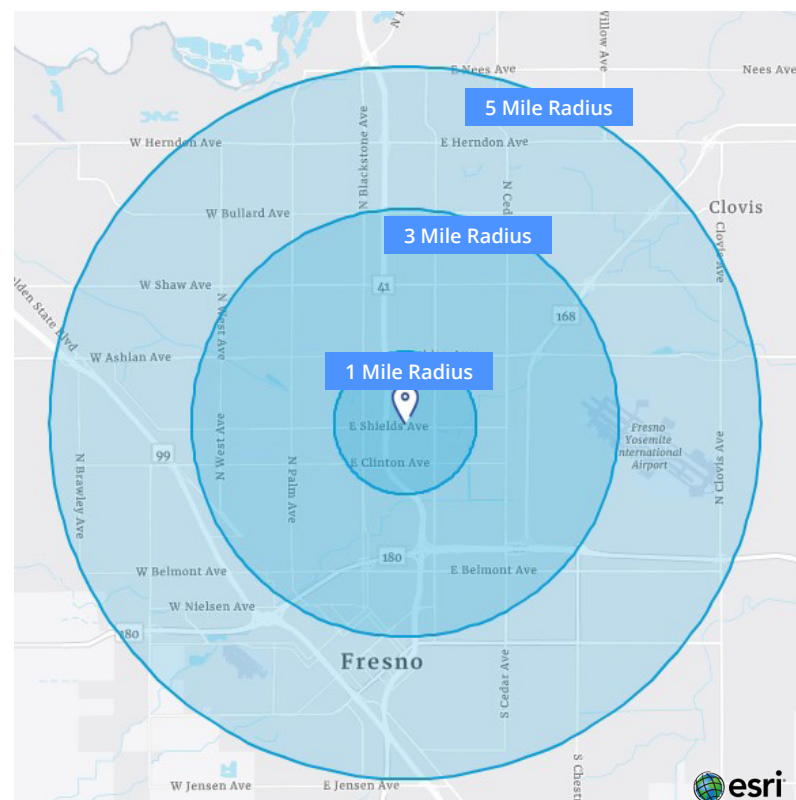
Current average household income is \$60,596 in this area, compared to \$116,179 for all U.S. households. Average household income is projected to be \$66,079 in five years, compared to \$128,612 for all U.S. households.

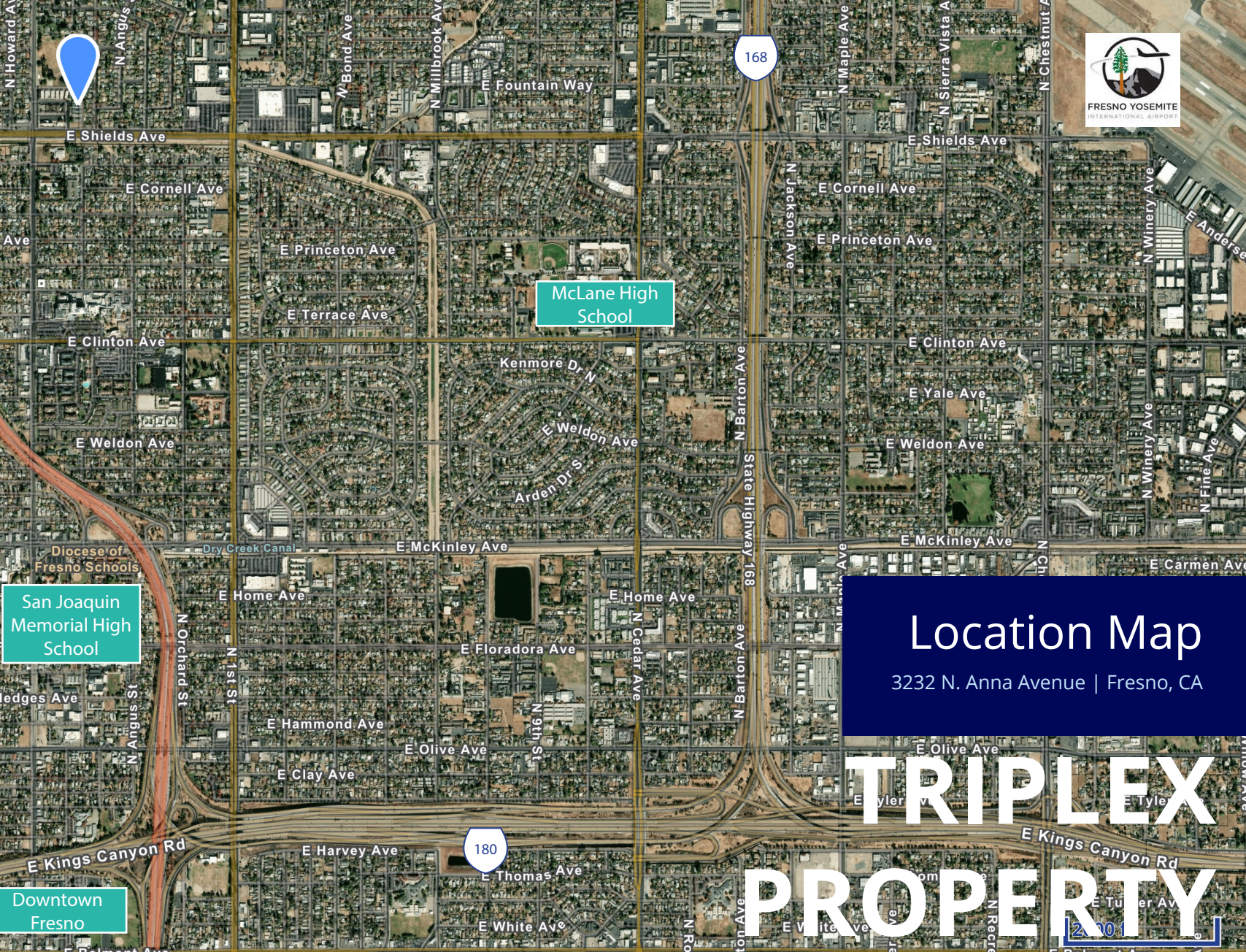
Current per capita income is \$20,553 in the area, compared to the U.S. per capita income of \$45,360. The per capita income is projected to be \$22,725 in five years, compared to \$50,744 for all U.S. households.



Housing

Currently 37.0% of the 8,188 housing units in the area are owner occupied; 63.0% renter occupied; and 5.7% are vacant. 64.2% of the housing units in the US are owner occupied; 35.8% are renter occupied; and 9.8% are vacant. In 2010, there were 7,742 housing units in the area - 35.7% owner occupied, 56.4% renter occupied, and 7.9% vacant. The annual rate of change in housing units since 2020 is -0.0%. Median home value in the area is \$286,050, compared to a median home value of \$370,578 for the U.S. In five years, median home value in the area is projected to change to \$340,055, compared to a median home value of \$440,921 in the US.





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