



OFFERING MEMORANDUM  
14-Unit Renovated Investment in Fresno  
**Investment Opportunity**

2043 E. Saginaw Way | Fresno, California

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# Offering Summary

**2043 E Saginaw Way** is a 14-unit apartment community located in Fresno's McLane neighborhood. The property sits on a 17,424 square foot lot and delivers 11,960 square feet of rentable improvements across a mix of thirteen 2-bedroom/1-bath units and one 3-bedroom/1-bath units.

The property features recently updated interiors throughout, including vinyl flooring, central AC, updated kitchens and bathrooms, and gas appliances. Every tenant has an assigned carport parking space, and the community is secured by gated entry.

An on-site laundry facility is in place and represents an immediate ancillary income opportunity for the new owner. Combined with a tenant-favorable utility structure, tenants are responsible for their own PG&E, while the landlord covers water, sewer, and trash.

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





# Investment Summary



Price:  
2043 E. Saginaw Way  
**\$2,350,000.00**



Price Per Sq. Ft.:  
**\$196.49**

Price Per Door:  
**\$167,857**

Year 1 CAP Rate:  
**7.56%**

## HIGHLIGHTS



Updated interiors throughout - vinyl flooring, central AC, refreshed kitchens and baths



On-site laundry facility in place for immediate ancillary income



Proforma 7.56% CAP rate with \$46,000+ in identifiable rent upside



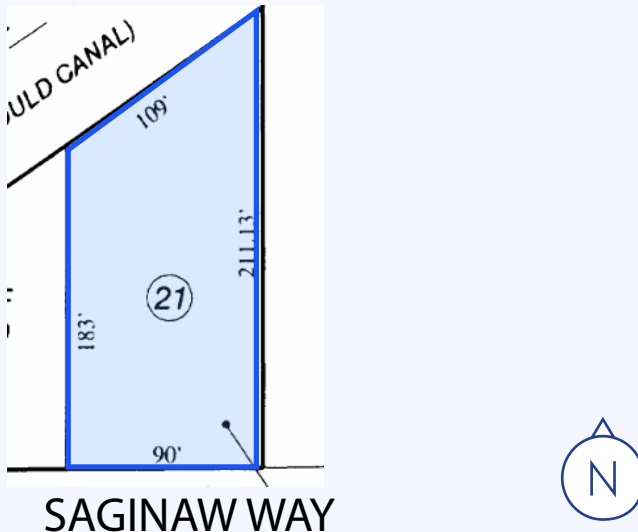
Gated community with assigned carport parking for every tenant

# Property Summary

## Overview Highlights

Total Square Feet:	±11,960 square feet
Land Area:	±17,424 square feet
APN:	436-183-21
Year Built:	1961
Zoning:	RMX
Parking:	Eleven (11) single covered-carport spaces, Two (2) single-car garages
Storage:	Twelve (12) individual closet sized extra storage spaces
Comments:	Unit square footage is estimated based total square footage from tax records. Buyer to verify. The property features an on-site laundry room with units leased through WASH.

## PARCEL MAP



# Financial Summary

## Unit Mix & Rent

Unit	Unit Type	Square Feet	Current Rent	Deposit	Lease Exp.
2043	2 Bed/1 Bath	815	\$1,400	\$1,400	7/24/26
2045	2 Bed/1 Bath	815	\$1,295	\$1,295	4/6/27
2047	2 Bed/1 Bath	815	Vacant	Vacant	Vacant
2049	2 Bed/1 Bath	815	\$1,295	\$1,295	4/6/27
2051	2 Bed/1 Bath	815	\$1,295	\$1,295	4/6/27
2053	2 Bed/1 Bath	815	Vacant	Vacant	Vacant
2055	3 Bed/1 Bath	1,050	\$1,645	\$0	MTM
2057	2 Bed/1 Bath	815	\$1,064	\$975	MTM
2059	2 Bed/1 Bath	815	\$1,430	\$0	9/30/26
2061	2 Bed/1 Bath	815	\$1,400	\$1,400	MTM
2063	2 Bed/1 Bath	815	\$1,295	\$1,295	12/9/26
2065	2 Bed/1 Bath	815	\$1,300	\$261	5/8/27
2067	2 Bed/1 Bath	815	Vacant	Vacant	Vacant
2069	2 Bed/1 Bath	815	\$1,255	\$1,350	MTM
<b>Totals</b>		<b>11,960</b>	<b>\$14,674</b>	<b>\$10,566</b>	

## Value Summary

	Based on Yr. 1 Proforma
<b>Income</b>	
Scheduled Gross Rents (Annual)	\$176,088.00
Proforma Gross Rents (Annual)	\$222,708.00
<b>Expenses</b>	
Insurance	\$11,988.00
Taxes (1.29% @ \$2.35M)	\$6,779.51
PG&E	\$2,845.64
Water & Sewer	\$5,530.17
Trash	\$5,680.01
Pest Control	\$1,728.00
Management Fees	\$10,565.28
<b>Total Expenses</b>	<b>(\$45,116.61)</b>
<b>Year 1 NOI   CAP</b>	<b>\$130,971.39   5.57%</b>
<b>Proforma NOI   CAP</b>	<b>\$177,591.39   7.56%</b>



# PROPERTY PHOTOS

2043 E. Saginaw Way, Fresno, CA



# PROPERTY PHOTOS

2043 E. Saginaw Way, Fresno, CA



# PROPERTY PHOTO

2043 E. Saginaw Way, 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 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 Center, 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

2043 E. Saginaw Way | Fresno, CA



POPULATION	1 Mile	3 Miles	5 Miles
2025 Population	18,66	178,026	405,307
2030 Projected Population	18,548	176,772	402,946
2000 Census Population	17,096	171,749	385,310
Daytime Population	50,408	180,907	391,745
Employed Age 16+	7,962	62,935	144,592
HOUSEHOLDS	1 Mile	3 Miles	5 Miles
2025 Households	6,235	62,434	141,078
2030 Projected Households	6,282	62,828	142,377
2000 Census Households	6,089	60,091	130,329
2025 - 2030 Annual HH Change	-0.08%	-0.14%	-0.12%
HOUSEHOLD INCOME	1 Mile	3 Miles	5 Miles
2025 Average HH Income	\$75,410	\$77,042	\$81,329
2030 Average HH Income	\$82,208	\$84,143	\$88,424
2025 Median HH Income	\$61,081	\$56,921	\$60,694
2030 Median HH Income	\$64,795	\$62,474	\$65,731
2025 Per Capita Income	\$25,684	\$27,139	\$28,396
HOUSEHOLD UNITS	1 Mile	3 Miles	5 Miles
2025 Housing Units	6,650	65,723	148,009
Owner Occupied	2,885	26,146	60,875
Renter Occupied	3,350	36,288	80,203
Vacant	415	3,289	6,931
2030 Housing Units	6,729	66,386	149,816
Owner Occupied	2,995	26,963	62,776
Renter Occupied	3,287	35,865	79,601
Vacant	447	3,558	7,439
2000 Census Housing Units	6,498	64,097	138,717
Owner Occupied	3,138	28,405	63,251
Renter Occupied	2,951	28,405	63,251
Vacant	409	4,006	8,388

POPULATION PROFILE	1 Mile	3 Miles	5 Miles
<b>By Age</b>			
2025 Total Population	18,626	178,026	405,307
Under 20	29.7%	29.1%	28.4%
20 to 34 Years	22.2%	24.1%	23.8%
35 to 39 Years	7.2%	7.1%	7.2%
40 to 49 Years	11.9%	11.5%	11.5%
50 to 64 Years	15.3%	14.5%	14.4%
Age 65+	13.6%	13.7%	14.6%
Median Age	33.7	32.9	33.6
<b>By Educational Attainment</b>			
2025 Population Age 25+	11,718	111,084	258,066
Less than 9th Grade	6.9%	8.6%	9.1%
9th - 12th Grade, No Dipolma	11.1%	11.0%	10.6%
High School Graduate	24.8%	21.9%	21.9%
GED/Alternative Credential	2.4%	3.7%	3.6%
Some College, No Degree	20.8%	22.0%	21.4%
Associate Degree	13.4%	10.5%	10.2%
Bachelor's Degree	15.9%	15.6%	16.0%
Graduate/Professional Degree	4.7%	6.7%	7.3%
<b>By Gender</b>			
2025 Total Population	18,626	178,026	405,307
Male Population	9,215	87,900	202,185
Female Population	9,411	90,126	203,122
<b>By Marital Status</b>			
2025 Population Age 15+	14,531	139,713	320,282
Never Married	44.9%	46.9%	45.1%
Married	36.8%	37.2%	40.1%
Widowed	4.8%	5.1%	5.2%
Divorced	13.4%	10.9%	9.7%



## Population

In the identified area, the current year population is 18,626. The 2010 Census population count in the area was 17,759, and 18,811 in 2020, a 0.6% annual growth rate. The rate of growth since 2020 was -0.2% annually. The five-year projection for the population in the area is 18,548 representing a change of -0.1% annually. Currently, the population is 49.5% male and 50.5% female. The median age in this area is 33.7, compared to U.S. median age of 39.6.



## Housing

Currently 46.3% of the 6,650 housing units in the area are owner occupied; 53.7% renter occupied; and 6.2% 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 6,582 housing units in the area - 41.9% owner occupied, 49.7% renter occupied, and 8.5% vacant. The annual rate of change in housing units since 2020 is 0.1%. Median home value in the area is \$325,628, 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 \$365,531, compared to a median home value of \$440,921 in the US.



## Households

The household count in this area has changed from 6,202 in 2020 to 6,235 in the current year, a change of 0.09% annually. The five-year projection of households is 6,282, a change of 0.15% annually from the current year total. Average household size is currently 2.96, compared to 3.00 in the year 2020. The number of families in the current year is 4,030 in the specified area.

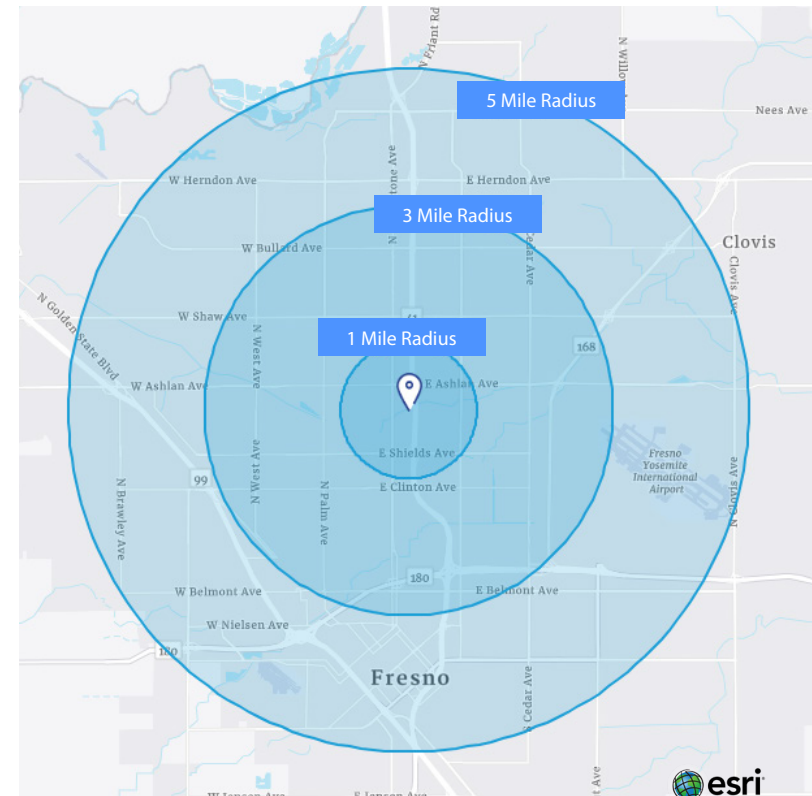


## Income

Current median household income is \$61,081 in the area, compared to \$81,624 for all U.S. households. Median household income is projected to be \$64,795 in five years, compared to \$92,476 for all U.S. households.

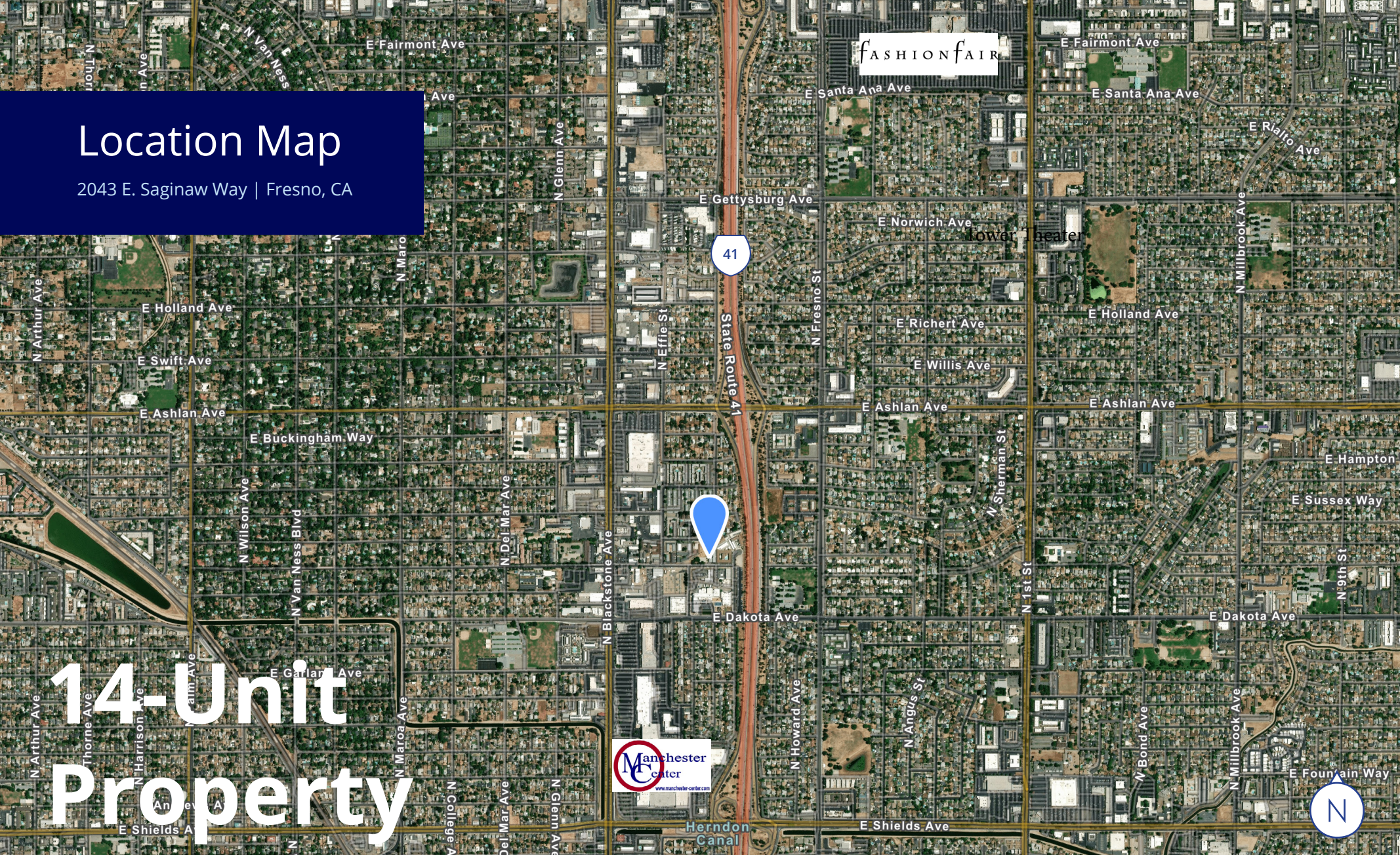
Current average household income is \$75,410 in this area, compared to \$116,179 for all U.S. households. Average household income is projected to be \$82,208 in five years, compared to \$128,612 for all U.S. households.

Current per capita income is \$25,684 in the area, compared to the U.S. per capita income of \$45,360. The per capita income is projected to be \$28,319 in five years, compared to \$50,744 for all U.S. households.



# Location Map

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# 14-Unit Property

## Offering Memorandum

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