

# Barcelona Apartments

2910-2920 E. HUNTINGTON BLVD., FRESNO, CALIFORNIA 93721  
WWW.BARCELONAAPTMENTS.FRESNO.COM



## INVESTMENT SALES

Robin Kane  
559.761.0020  
rkane@northmarq.com  
CA DRE# 00583537

Brendan Kane  
559.892.0036  
bkane@northmarq.com  
CA DRE# 01976828

## DEBT + EQUITY

Nathan Prouty  
415.433.0209  
nprouty@northmarq.com  
CA DRE# 01827781

Briana DeHaan  
415.433.8840  
bdehaan@northmarq.com  
CA DRE# 02016486

The information contained herein has been obtained from sources deemed reliable. While every reasonable effort has been made to ensure its accuracy, we cannot guarantee it. No responsibility is assumed for any inaccuracies. Readers are encouraged to consult their professional advisors prior to acting on any of the material contained in this report. © 2026. All rights reserved.

## EXECUTIVE SUMMARY

### STRATEGIC CENTRAL FRESNO LOCATION

Situated at 2910-2920 E. Huntington Blvd with immediate access to CA-41, CA-168, and CA-180, providing excellent connectivity to regional employment hubs.

### ATTRACTIVE ACQUISITION BASIS

Offered at **\$3,207,000 (\$145,773/unit; \$150/SF)**, representing a competitive entry point relative to recent Fresno and Clovis multifamily trades.

### STABLE CASH FLOW WITH UPSIDE

Currently 100% occupied with a **4.37% Year 1 Cap Rate** and clear “mark-to-market” potential as in-place rents (\$1,366 avg) trail market competitors (\$1,407+ avg).

### LOW-DENSITY RESIDENTIAL PROFILE

A 22-unit community featuring 10 single-story buildings on a 1.38-acre site, offering a quiet, high-demand environment for workforce renters.

### VERSATILE UNIT MIX

Includes a functional blend of 1BR, 2BR, and 3BR floor plans with a generous average unit size of 973 SF and the benefit of in-unit laundry hookups.

### PROXIMITY TO MAJOR ANCHORS

Located near Fresno State University (24,000+ students), Fresno City College, and the Fashion Fair Mall, ensuring a consistent pipeline of tenant demand.

### VALUE-ADD POTENTIAL

Opportunity to drive NOI growth through light-touch interior cosmetic upgrades and standardized management of contract services and utilities.

### STRONG SUBMARKET FUNDAMENTALS

Positioned in a supply-constrained rental market with a 98% average submarket occupancy and diverse economic drivers in healthcare and education.



# Property Information

## SITE DESCRIPTION

Location	2910-2920 E. Huntington Blvd., Fresno, CA 93721
List Price	\$3,207,000
Total Units	22
Year Built	1969
Net Rentable Square Feet	±21,406
Land Size (AC)	±1.38
Number of Buildings	1
Zoning	R3
Submarket	Huntington



## LOCAL RETAIL AMENITIES

**River Park Shopping Center**

- Ann Taylor Loft
- Bath & Body Works
- Blaze Pizza
- Chico's
- Claire's
- Color Me Mine
- Cost Plus
- Famous Footwear
- Five Guys
- GNC
- H&M
- Jamba Juice
- Justice
- Lash Lounge
- Macaroni Grill
- Macy's
- Mimis Cafe
- P.F. Chang's
- Panera Bread
- REI
- Rubio's
- Ruth's Chris
- See's Candies
- Sephora
- Starbucks
- Sur la Table
- Children's Place
- Tilly's
- Vans
- Victoria's Secret
- Yard House
- Yogurtland

**Fashion Fair**

- Aeropostale
- American Eagle
- Apple
- Baskin-Robbins
- BJ's Restaurant | Brewhouse
- Buckle
- Champs Sports
- Charley's Philly Steaks
- Chick-fil-A
- Chipotle
- Claire's
- Cotton On
- Express
- Forever 21
- GNC
- H&M
- Hollister Co.
- JCPenney
- Lucky Brand
- Macy's
- PacSun
- Panda Express
- Sephora
- Sunglass Hut
- The Cheesecake Factory
- The Children's Place

**Times Square & West Acres Shopping Center**

- America's Tire
- Big 5 Sporting Goods
- Brahma Indian Cuisine
- Buffalo Wild Wings
- Carl's Jr.
- Chuck E. Cheese Pizza
- Cocia Village
- Country Waffles
- Culichi Town
- CVS
- Daily Deals
- Deli Delicious
- Edo-Ya Tokyo Cuisine
- El Pollo Loco
- FedEx
- Flooring 21 Depot
- Foodmaxx
- Foster's Donuts
- Golden Harbor Buffet
- L&L Hawaiian BBQ
- McDonald's
- Outback Steakhouse
- Pale's Teriyaki House
- Pizza Twist
- Red Robin Gourmet
- Ross Dress for Less
- Shila Korean BBQ
- Sizzler
- State Bank of India
- Subway
- Taco Twist
- Target
- Texas Roadhouse
- Thai Wok & Cafe
- The Curry Pizza Company
- U.S. Bank Branch
- Uncle Harry's New York Bagelry

- Arco
- Baskin-Robbins
- Big 5 Sporting Goods
- Burlington
- Chase Bank
- CVS
- dd's DISCOUNTS
- Dollar Tree
- El Pollo Loco
- Five Below
- Foods Co
- GameStop
- Jack in the Box
- Little Caesars
- Pizza
- McDonald's
- Panda Express
- Planet Fitness
- Raising Cane's
- Rally's
- Romeo's Pizza
- Ross
- Starbuck's
- The Home Depot
- Walgreens
- Walmart Supercenter
- Warehouse Shoe Sale
- WinCo Foods
- Wingstop



## ANNUAL OPERATING CASH FLOW

	% of PMR (Y1)	T3	Year 1
<b>OPERATING REVENUE</b>			
Potential Market Rent		\$345,306	\$371,418
(Loss to Lease) / Gain to Lease	1.50%	\$0	(\$5,571)
<b>Gross Potential Revenue</b>		<b>\$345,306</b>	<b>\$365,847</b>
Vacancy	5.00%	\$0	(\$18,571)
Collection Loss / Bad Debt	0.47%	\$0	(\$1,736)
<b>Base Rental Revenue</b>		<b>\$345,306</b>	<b>\$345,539</b>
Expense Reimbursements	80%	\$0	\$27,151
Other Residential Income	2.50%	\$9,025	\$9,295
<b>Other Income</b>		<b>\$9,025</b>	<b>\$36,446</b>
<b>Effective Gross Revenue</b>		<b>\$354,331</b>	<b>\$381,985</b>

## OPERATING EXPENSES

	Per Unit (Y1)	T12 (tax adj)	Y1
Repair & Maintenance	\$900	(\$79,871)	(\$19,800)
Contract Services	\$125	(\$2,730)	(\$2,750)
Security	\$0	\$0	\$0
Turnover / Make-Ready	\$500	(\$22,915)	(\$11,000)
Landscaping / Grounds	\$950	(\$20,790)	(\$20,900)
Personnel	\$900	(\$18,358)	(\$19,800)
Marketing / Advertising	\$0	\$0	\$0
Administrative	\$200	(\$4,333)	(\$4,400)
Utilities	\$1,543	(\$32,950)	(\$33,938)
Insurance	\$2,400	(\$49,510)	(\$52,800)
Real Estate Taxes	1.2913%	(\$52,642)	(\$52,642)
Property Management Fee	4.50%	(\$16,887)	(\$17,189)
<b>Total Operating Expenses</b>		<b>(\$300,985)</b>	<b>(\$235,220)</b>
<i>*Y1 taxes the same as T12</i>			
<b>NET OPERATING INCOME</b>			
Net Operating Income (bef. Reserves)		\$53,345	\$146,766
Replacement Reserves		(\$6,600)	(\$6,600)
<b>Net Operating Income (Aft. Reserves)</b>		<b>\$46,745</b>	<b>\$140,166</b>

## PRICING OVERVIEW

Price	PPU	PSF	T3 Cap Rate	Y1 Cap Rate	Unleveraged IRR	Leveraged IRR
\$3,207,000	\$145,773	\$150	1.46%	4.37%	4.24%	3.09%



### INVESTMENT SALES

Robin Kane  
559.761.0020  
rkane@northmarq.com  
CA DRE# 00583537

Brendan Kane  
559.892.0036  
bkane@northmarq.com  
CA DRE# 01976828

### DEBT + EQUITY

Nathan Prouty  
415.433.0209  
nprouty@northmarq.com  
CA DRE# 01827781

Briana DeHaan  
415.433.8840  
bdehaan@northmarq.com  
CA DRE# 02016486