

Investment Opportunity on prime corner lot

3,000± SF Available | 2818 E. Olive Avenue, Fresno, CA 93701

Cap Rate 7.5%

\$ 400,000.00



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THE SAITO COMPANY

Premier Commercial Sales and Leasing

7511 N. Remington Ave, Suite 103.

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C O M P A N Y

Vicinity Map



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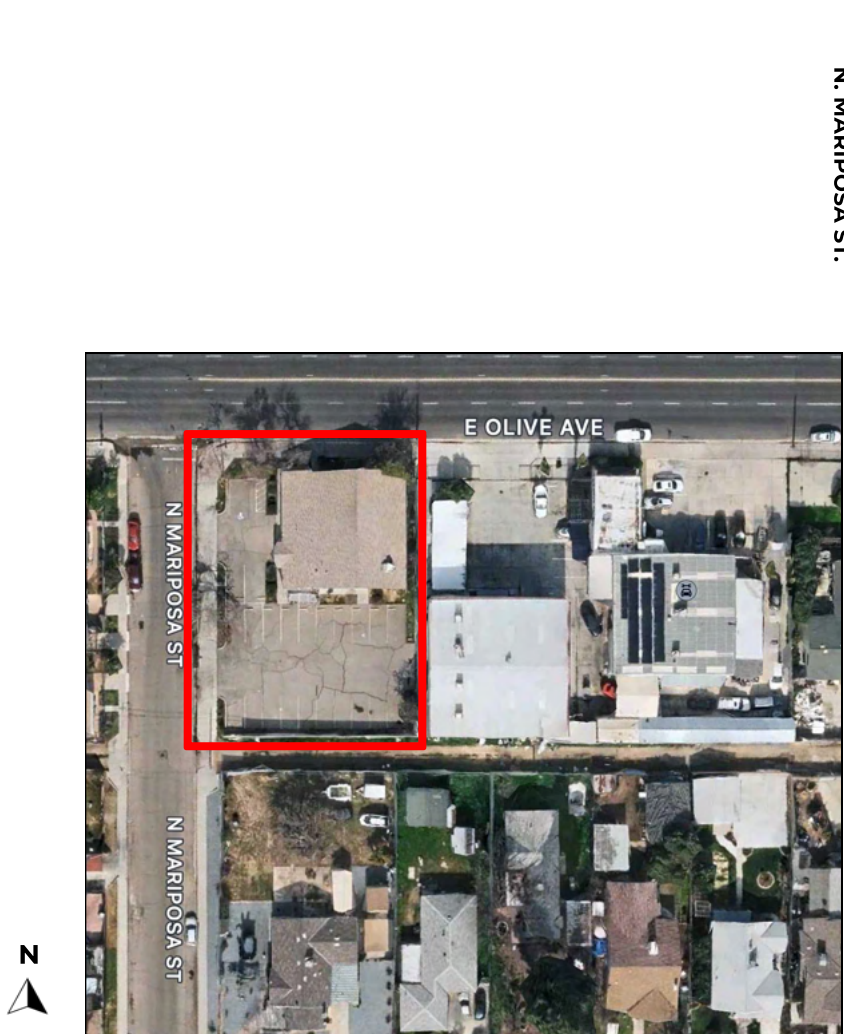
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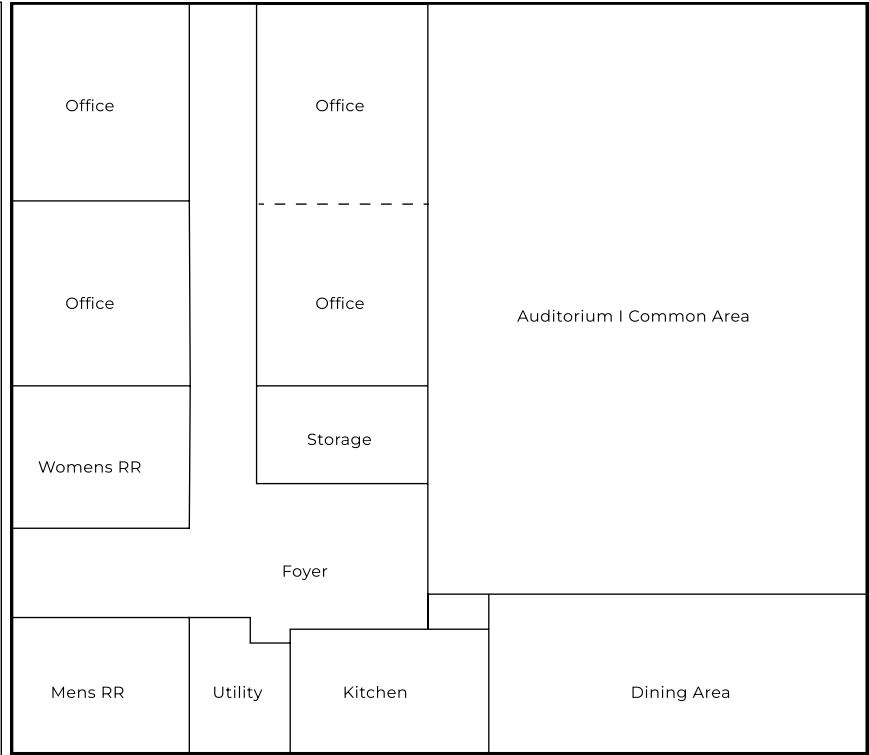
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Floor Plan



E. OLIVE AVE.

N. MARIPOSA ST.



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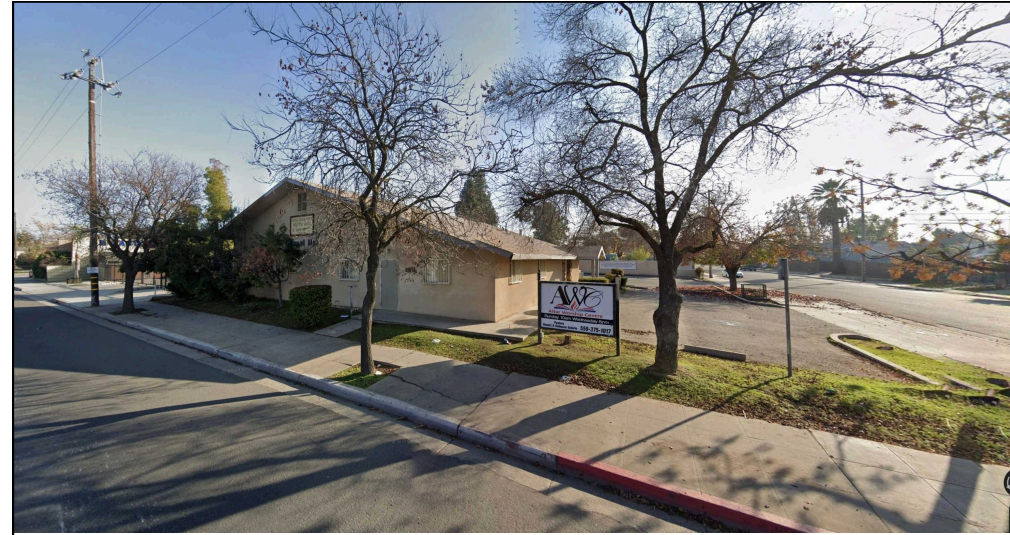
Executive Summary

2818 E. Olive Avenue is a 100% occupied, turnkey opportunity ideal for investors or owner-users seeking a religious facility in the heart of Downtown Fresno. This 3,000± sq. ft. stand-alone building features private offices, an auditorium, a kitchen/dining area, and a large parking lot. Recent improvements include new HVAC, updated restrooms, and a shower.

The property is positioned near Downtown Fresno's major redevelopment areas, benefiting from the ongoing growth and revitalization of the urban core. With the residential population projected to increase from 3,000 to 10,000, the location provides expanding opportunities to serve a growing community and support mission-driven or service-based operations. Its central location also places it within minutes of the Tower District, Fulton District, and Brewery District.

The surrounding area includes more than 40,000 government, medical, administrative, and creative professionals employed at institutions such as Fresno City Hall, the Federal Courthouse, Community Regional Medical Center, and Fresno City College. This concentration of workers, students, and nearby residents supports organizations that rely on accessibility and convenient regional reach.

The combination of central positioning, functional infrastructure, and established occupancy makes 2818 E. Olive Avenue a strong opportunity for office, administrative, nonprofit, or faith-based users in one of Central California's fastest-evolving markets.



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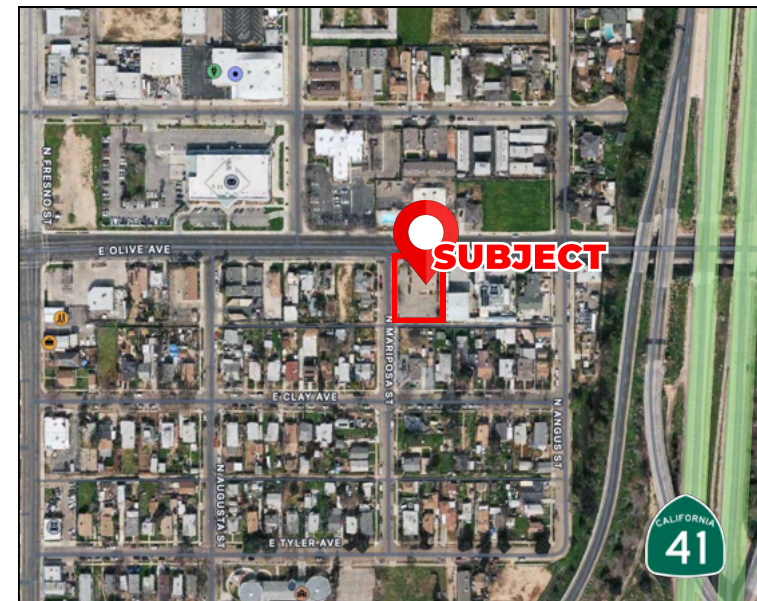
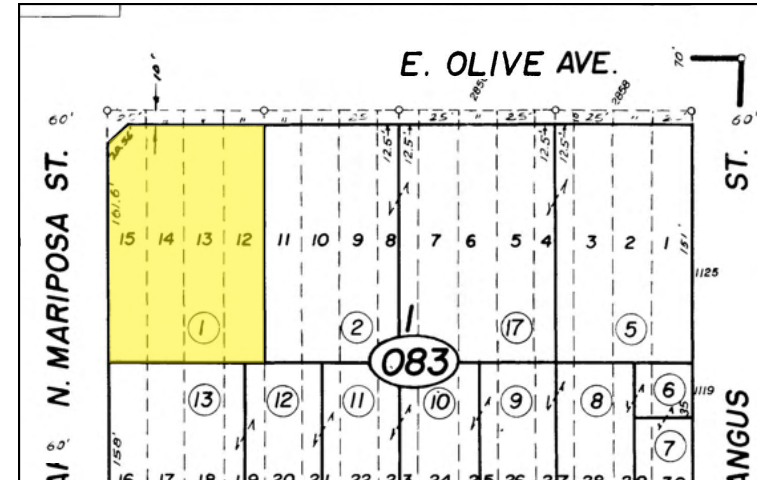
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Property Summary

Address	2818 E. Olive Avenue, Fresno, CA 93701
APN	452-083-01
Price	\$400,000.00 Call Broker for more details
Cap Rate	7.5%
Building Size	3,000± sq. ft.
Lot Size	15,000 ± sq. ft.
Curb Cuts	Two (2)
Year	1990
Property Type	Religious Facility Church
Zoning	CG (Commercial General)
Parking	22± parking stalls
County	Fresno County
Site Access	Call Brokers for details

Tenant Summary

Tenant	Altar Worship Center
Agreed Use	Church
Lease Term	September 1, 2023-December 31, 2026
Current Rent	\$2,900/month
Expenses	Property Taxes \$3,345.92 Insurance \$2,150.00



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Additional Projects

Downtown Fresno's revitalization is being defined by numerous transformative projects that showcase innovative housing solutions, enhanced public spaces, and creative adaptive reuse, positioning the district as Central California's premier urban renaissance destination. Current projects include:

1. Welcome Home Project - Innovative Housing Solution

A breakthrough approach to addressing downtown's housing needs through 100 new apartments utilizing innovative, cost-effective construction methods. The project's emphasis on efficient construction methods and affordable pricing makes it a game-changer for attracting young professionals and families to the downtown core.

2. Mariposa Plaza Complete Renovation

Mariposa Plaza serves as downtown's most active public space and the heart of the government district. The renovation includes cutting-edge sustainable features like permeable paving and rainwater capture systems, enhanced lighting, covered seating areas, and improved infrastructure specifically designed for community events, farmers markets, concerts, and cultural programming.

3. North Fulton Project - CVS Site Transformation

Fresno Housing's ambitious North Fulton Project will transform the current CVS footprint into 300-400 mixed-income residential units, representing one of the largest residential density increases in downtown's recent history. The mixed-income approach ensures economic diversity and creates a sustainable residential community that supports local businesses and services.

4. "The Garage" - Brewery District Innovation Hub

Located in the thriving Brewery District, "The Garage" represents the creative entrepreneurial spirit driving downtown's transformation. Developers Jamin Brazil and Reza Assemi are converting the former Complete Car Care auto shop into an innovative mixed-use space that serves as the "little sister" to their wildly successful Sun Stereo Warehouse.



Mariposa Plaza
Status: In progress



"The Garage"
Status: In progress

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Revitalization Project, Downtown Fresno

Downtown Fresno is undergoing a bold transformation, evolving into a vibrant urban hub driven by major infrastructure upgrades and new residential growth. The reconstruction of Fulton District—with two-way traffic, on-street parking, and wide pedestrian-friendly sidewalks—marks a key milestone in this revitalization. By the end of 2025, the city will complete a comprehensive replacement of downtown's water and sewer infrastructure, part of California's nearly \$300 million investment in Fresno's downtown and Chinatown, including a \$22 million project announced in late 2024 to enhance utilities and streetscape improvements, strengthening the district's foundation for long-term growth.

With over 600 new apartments delivered and a vision to expand the downtown population from 3,000 to 10,000 residents, the area is rapidly emerging as a walkable, mixed-use community. Projects like 1612 Fulton illustrate this evolution, offering live/work apartments and loft-style units in the Mural District with eco-smart technology and high-end amenities. The city's revitalization strategy emphasizes transit-oriented development, adaptive reuse of historic buildings, and complete neighborhoods where residents can live, work, and access services within walking distance.

Anchored by landmarks such as Chukchansi Park, the Brewery District, the Fresno Convention Center, and the Saroyan Theater, Downtown Fresno already attracts steady foot traffic. Coupled with its central location and direct connectivity to major California markets like Los Angeles and San Francisco, the district is positioning itself as a premier destination for commerce, culture, and innovation. For entrepreneurs, retailers, and investors, Downtown Fresno offers an unmatched opportunity to participate in the city's next era of growth and transformation.



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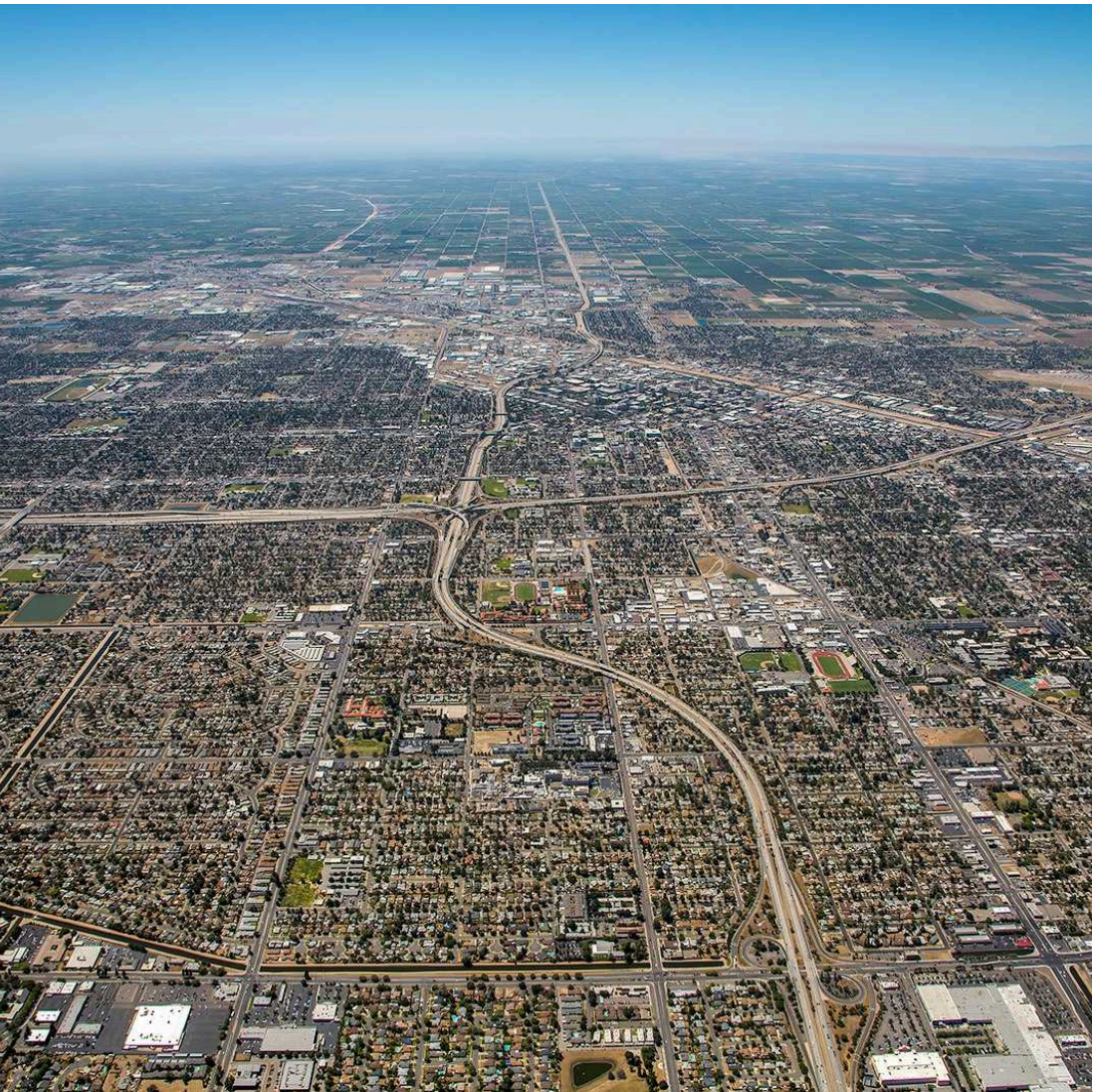
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Demographics



Location Overview: Fresno, CA, is a dynamic retail hub in the heart of the Central Valley, benefiting from a growing population and diverse businesses, including national and local chains. The city's strategic location along major highways like Highway 99 and Interstate 5 enhances accessibility for customers and logistics for retailers. Additionally, Fresno's proximity to San Francisco and Los Angeles allows for efficient supply chain, making it an attractive location for businesses all across the state. Downtown Fresno serves as a vibrant commercial and cultural hub in the heart of the Central Valley, attracting a mix of local and national businesses. Its strategic location along major highways, including Highway 99 and State Route 41, ensures strong accessibility for customers and businesses alike. With a growing population and a diverse economy supported by sectors such as government, healthcare, and education, Downtown Fresno presents strong opportunities for retailers and businesses looking to establish a presence in a dynamic urban setting.

source: visitfresno.com

TOP EMPLOYMENT IN 93701 IN 5MI RADIUS

58,094	Management Business and Arts
48,201	Educational Services and Health Care
21,269	Retail Trade
20,873	Professional and Administration
19,965	Arts and Entertainment

TOTAL EMPLOYEES ± 333,700 IN 5MI RADIUS

source: crexi.com

HH INCOME

1MI	\$39,000.00		
3MI	\$47,400.00		
5MI	\$56,700.00	GROWTH RATE	± 7.0%

POPULATION

1MI	±37,900PP		
3MI	±235,600PP		
5MI	±447,200PP	GROWTH RATE	± 1.0%

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For over 30 years, we have established ourselves as a reliable participant in California's commercial real estate industry, with an emphasis on the Central Valley and its neighboring regions. The wealth of our expertise has resulted in the successful completion of over \$1 Billion in Transactional Sales.

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