

# 2121 H ST FRESNO, CA

2121 H ST, FRESNO, CA 93721



## PROPERTY DESCRIPTION

Capture an outstanding investment opportunity with this vehicle-related retail property in Fresno, CA. Featuring full occupancy and NMX zoning, this established building, constructed in 1967, is positioned to deliver stable returns for savvy investors. The prime location in Fresno ensures high visibility and accessibility, making it an ideal choice for businesses catering to vehicle-related services. With a solid track record of 100% occupancy, this property offers a reliable income stream and substantial potential for expansion. Elevate your portfolio with this property in Fresno, a cornerstone for sustained growth.

## OFFERING SUMMARY

Sale Price:	\$499,000
Lot Size:	10,890 SF
Building Size:	1,697 SF

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	5,665	104,386	233,804
Total Population	14,913	314,523	680,130
Average HH Income	\$35,891	\$51,443	\$73,455



**RE/MAX GOLD**  
Each office independently owned and operated

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## PROPERTY HIGHLIGHTS

- -Building Size 1,697
- - Constructed in 1967, offering a timeless appeal
- - NMX zoning ensures flexibility for retail and vehicle-related businesses
- - Prime location in Fresno area for high visibility and accessibility
- - 100% occupancy demonstrates strong tenant demand



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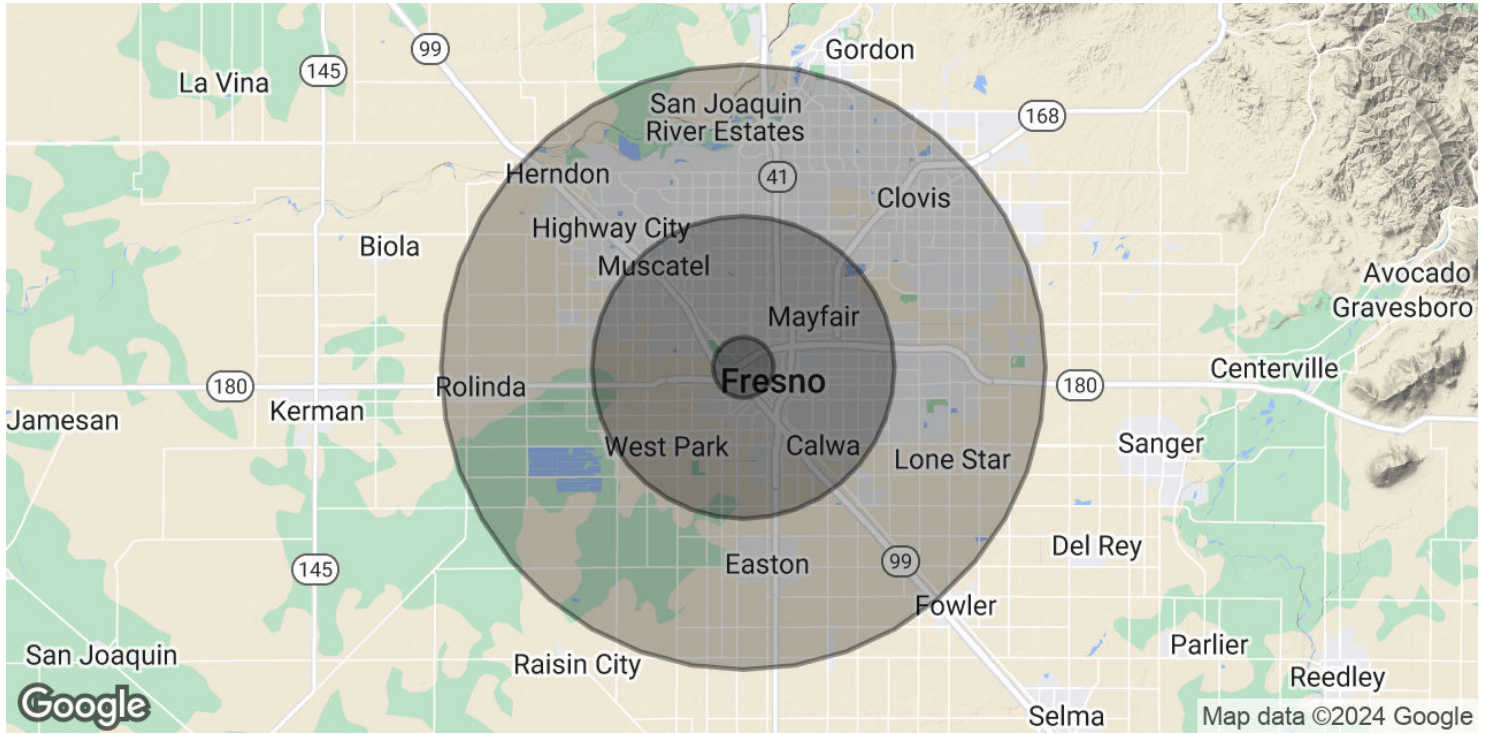
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**POPULATION**

	1 MILE	5 MILES	10 MILES
Total Population	14,913	314,523	680,130
Average Age	31.7	30.9	33.5
Average Age (Male)	31.5	30.4	32.5
Average Age (Female)	34.7	31.9	34.8

**HOUSEHOLDS & INCOME**

	1 MILE	5 MILES	10 MILES
Total Households	5,665	104,386	233,804
# of Persons per HH	2.6	3.0	2.9
Average HH Income	\$35,891	\$51,443	\$73,455
Average House Value	\$105,691	\$165,979	\$240,411

2020 American Community Survey (ACS)



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