

OFFICE FOR SALE

PROFESSIONAL OFFICE SPACE AVAILABLE + EXISTING INCOME

5100 N 6th St #140, Fresno, CA 93710



SALE PRICE:	\$275,000
CAP RATE:	6.06%
NOI:	\$16,664
LOT SIZE:	0.29 Acres
BUILDING SIZE:	2,985 SF
BUILDING CLASS:	B
YEAR BUILT:	1978
RENOVATED:	2016
ZONING:	CMX
SUB MARKET:	East Shaw Sub-Market
CROSS STREETS:	E Shaw Ave

PROPERTY FEATURES

- (10) Office Suites - Can be divided/combined
- Upside in Leasing Potential or Owner/User + Passive Income
- Rent Growth Of Under-Market Remaining Units
- Long-Term Tenants | Low Turnover | Low Maintenance
- Quality Construction | Well Maintained | Economical Spaces
- Functional Hard To Find Small Spaces | East To Rent
- Requires Little Management or Maintenance
- Easy Access | Separate Offices | Multiple Configurations
- Excellent SBA Loan Candidate w/ Built In Passive Income
- Well-Known Freestanding Office Building
- Separately Metered Building ~ Multiple Configurations Available
- Private Offices, Open Rooms, Multiple Entrance Points
- Ethernet/Phone Connections & High Speed Internet Ready
- Secure, Private, Established Location w/ Quality Tenant Mix

KW COMMERCIAL
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PROPERTY OVERVIEW

Value-add investor or owner-user opportunity: $\pm 2,985$ SF General/Professional Office Building off Shaw Avenue. Unique investment offering easy-to-rent small office spaces within an under-built market offering a strong need for these type of spaces. One Freestanding building offering (10) separate offices with various configurations/sizes. All of the suites are rented MTM except #148 ends 02/2021, providing an opportunity to lease out or occupy the remaining. The private offices include access to a generous reception/waiting area, tech room, break room, storage room, and 2 clean restrooms. Prewired for high speed Internet. All units have secure entrances, various access points from Shaw Ave, signage, and abundant parking. CAM Fees of \$577.85/Quarter cover the landscaping, parking lot lights, entrance gates, etc. There is one electrical meter for the building. Currently the Landlord pays the PG&E and Hazard Insurance. Excellent Owner/User with Passive Income, or Investment.

LOCATION OVERVIEW

Attractive freestanding office building located north of E Shaw Ave, east of N 6th St, west of N 9th St and south of E Bulldog Ln. The property is situated just south west of the Fresno State Bulldog Stadium and just west of the beautiful FSU campus. HWY 168 is just 1.8 miles (5 minutes from the building). Centrally located near many national retailer the include Chipotle, the Old Spaghetti Factory, Dog House Grill, Buffalo Wild Wings, Dennys Carls Jr, Chevron, Red Lobster, Starbucks, Wing Stop, Wendys, Macys Furniture Store, Fresno Indoor Soccer, Taco Bell, Popeyes Louisiana Kitchen, and many more!



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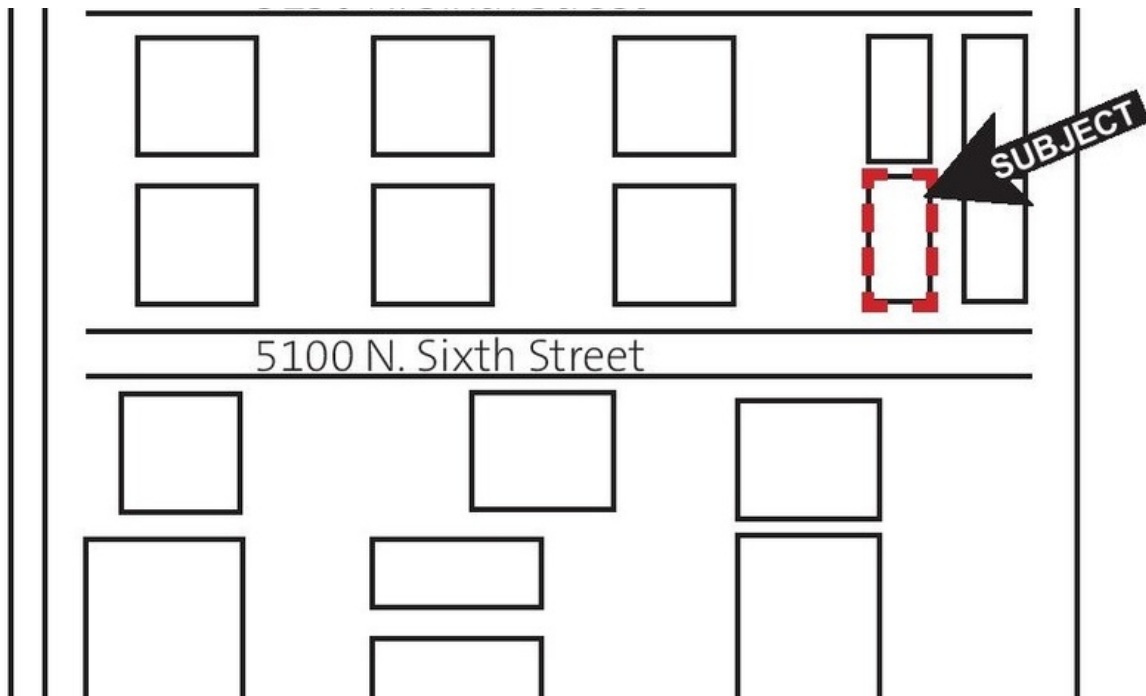
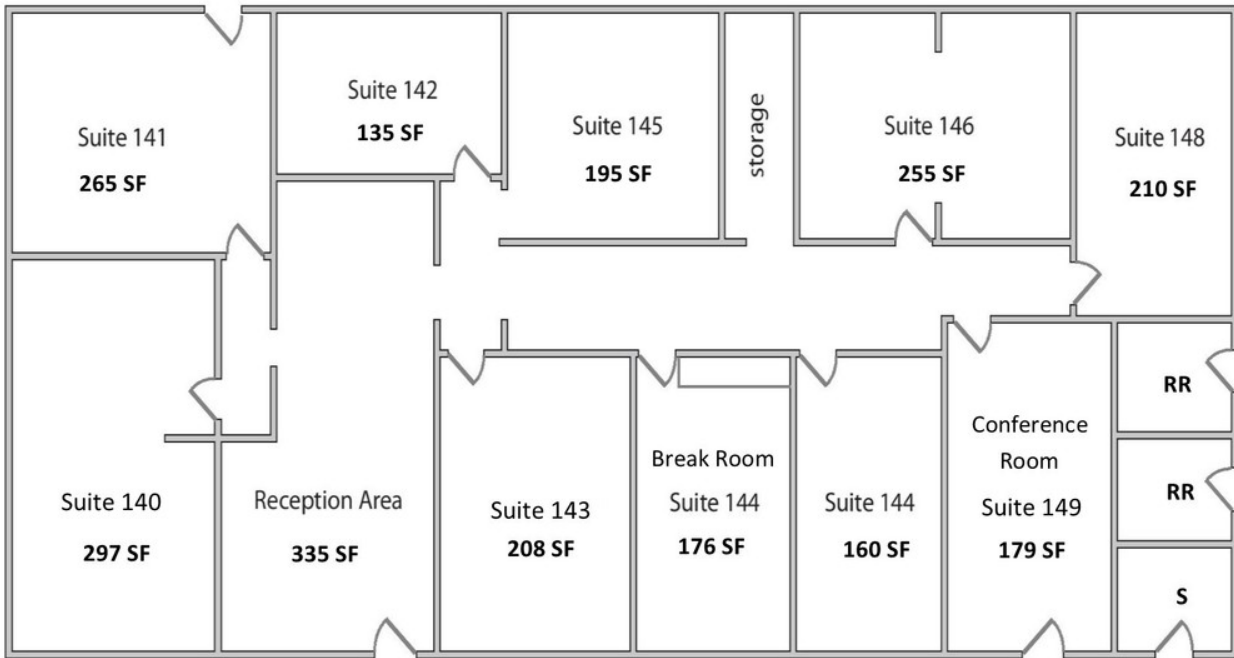
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UNIT NUMBER	UNIT SIZE (SF)	MARKET RENT	ANNUAL RENT	% OF BUILDING	PRICE PER SF/YR
141	265	\$447	\$5,364	8.88	\$20.24
142	135	\$157	\$1,884	4.52	\$13.96
145	195	\$375	\$4,500	6.53	\$23.08
146	255	\$550	\$6,600	8.54	\$25.88
148	210	\$425	\$5,100	7.04	\$24.29
140	297	\$550	\$6,600	9.95	\$22.22
143	208	\$413	\$4,956	6.97	\$23.83
144	160	\$360	\$4,320	5.36	\$27.00
Break Room/Vacant	176	\$396	\$4,752	5.9	\$27.00
Conference/Vacant	179	\$402	\$4,833	6.0	\$27.00
Reception Area	335		\$0	11.22	\$0.00
2,415		\$4,075	\$48,909		\$20.25

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INCOME SUMMARY	PROFESSIONAL OFFICE SPACE AVAILABLE + EXISTING INCOME	PER SF
All Units	\$39,324	\$13.17
GROSS INCOME	\$39,324	\$13.17

EXPENSE SUMMARY	PROFESSIONAL OFFICE SPACE AVAILABLE + EXISTING INCOME	PER SF
Property Taxes (1.25%)	\$3,444	\$1.15
HOA (\$577.85/quarter)	\$2,311	\$0.77
Property Insurance	\$1,980	\$0.66
Alarm	\$360	\$0.12
Gas and Electric (PG&E)	\$8,400	\$2.81
Water	\$960	\$0.32
Trash	\$403	\$0.14
Janitorial (Daily)	\$4,800	\$1.61
GROSS EXPENSES	\$22,659	\$7.59
NET OPERATING INCOME	\$16,664	\$5.58

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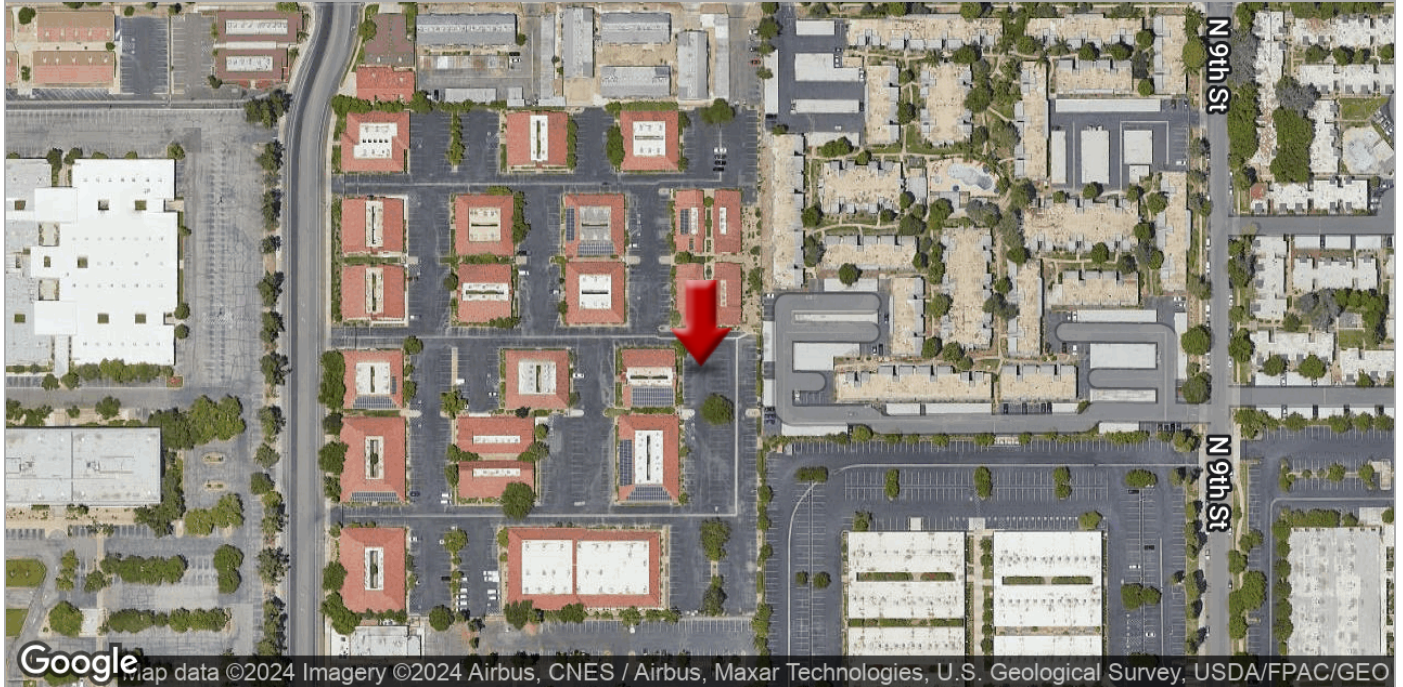
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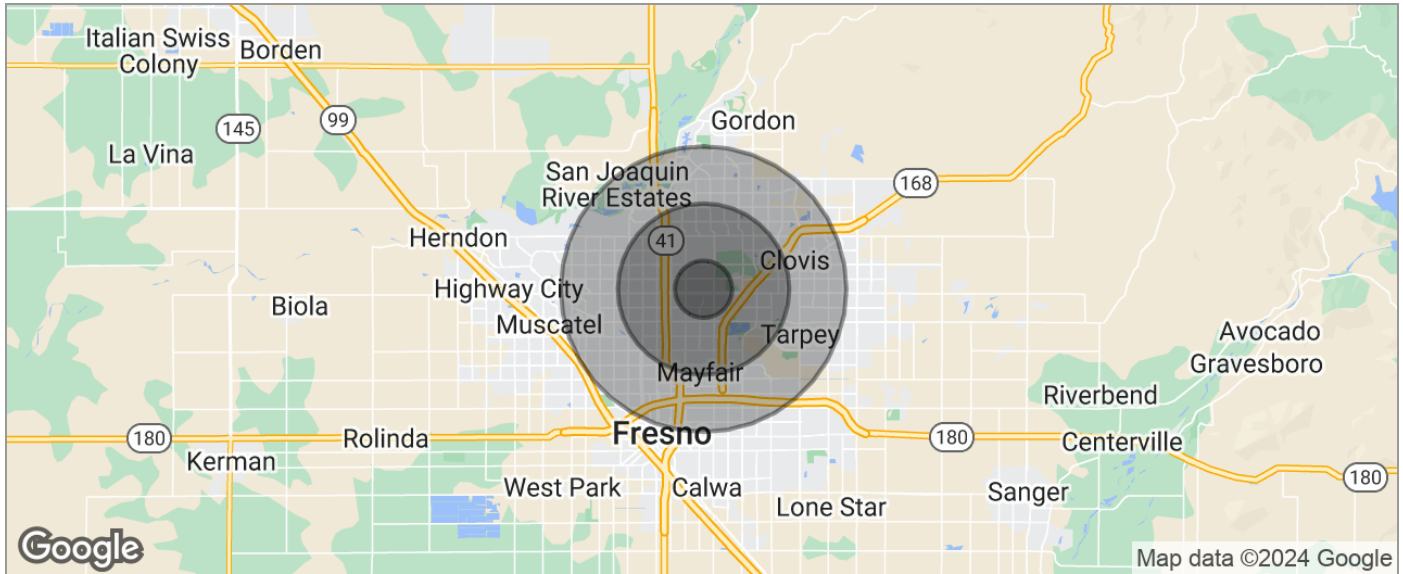
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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	13,383	128,767	241,300
MEDIAN AGE	30.7	32.7	33.8
MEDIAN AGE (MALE)	28.3	31.1	32.5
MEDIAN AGE (FEMALE)	31.8	34.2	34.9
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	4,912	44,271	84,938
# OF PERSONS PER HH	2.7	2.9	2.8
AVERAGE HH INCOME	\$50,453	\$66,710	\$67,468
AVERAGE HOUSE VALUE	\$261,853	\$293,726	\$292,074
RACE	1 MILE	3 MILES	5 MILES
% WHITE	58.2%	62.9%	64.6%
% BLACK	11.6%	8.6%	7.1%
% ASIAN	7.1%	8.9%	8.7%
% HAWAIIAN	0.0%	0.1%	0.1%
% INDIAN	0.5%	0.8%	0.8%
% OTHER	15.7%	14.2%	14.0%
ETHNICITY	1 MILE	3 MILES	5 MILES
% HISPANIC	41.8%	41.8%	41.6%

* Demographic data derived from 2020 ACS - US Census

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