

CHANNING COURT

FRESNO, CA

Colliers
INTERNATIONAL
FOR SALE



ERIC ORTIZ
Vice President
+1 916 563 3095
License #01821549
eric.ortiz@colliers.com

SCOTT BUCHANAN
Senior Vice President & Principal
+1 559 256 2430
License #01389446
scott.buchanan@colliers.com

BILL SWETTENHAM
Senior Vice President
+1 916 563 3082
License #00866455
bill.swettenham@colliers.com

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1680-1690
W SHAW AVENUE

PROPERTY SUMMARY	
Price	\$7,690,000
Price/SF	\$98
Year 1 NOI	\$407,550
Year 3 NOI (projected)	\$795,497
Occupancy	71%
No. of Floors	2
Year Built	1990
Rentable Square Feet	±78,510 SF

Colliers International, as an exclusive agent, is pleased to present the opportunity to acquire Channing Court (the “Property”), located in the West Shaw submarket in Fresno, California. The location offers convenient access and benefits from close proximity to major thoroughfares Interstates 41 and 99.

Built in 1990, 1680-1690 W Shaw Avenue consists of a one (1) two-story multi-tenant office building containing a total of ±78,510 rentable square feet on an approx. 3.55 acre parcel along West Shaw Avenue.

The quality construction of this building and limited supply for large product such as this in this market offer local and regional investors a unique opportunity.



INVESTMENT HIGHLIGHTS

Rare Value-Add Investment on Major Fresno Corridor – Unique value creation opportunity by immediate lease up of vacancy while receiving secure in-place cash flow from existing tenants.

Strategic Location in Established Area – the Shaw Avenue corridor has been home to many local and regional office user for the past 30+ years. The area is home to new and established retail including restaurants and hotels.

Well Below Replacement – Channing Court is attainable at pricing well below replacement cost – a key advantage for a new owner to be competitive in the leasing market and execute value appreciation.

Tenant Longevity – The current tenant roster includes tenants that have occupied space for decades including a tenant that has occupied space since 1989.

Unique Parking Amenity – a majority of on-site parking is shaded under the building with direct access to the common areas and elevators.

PROPERTY HIGHLIGHTS

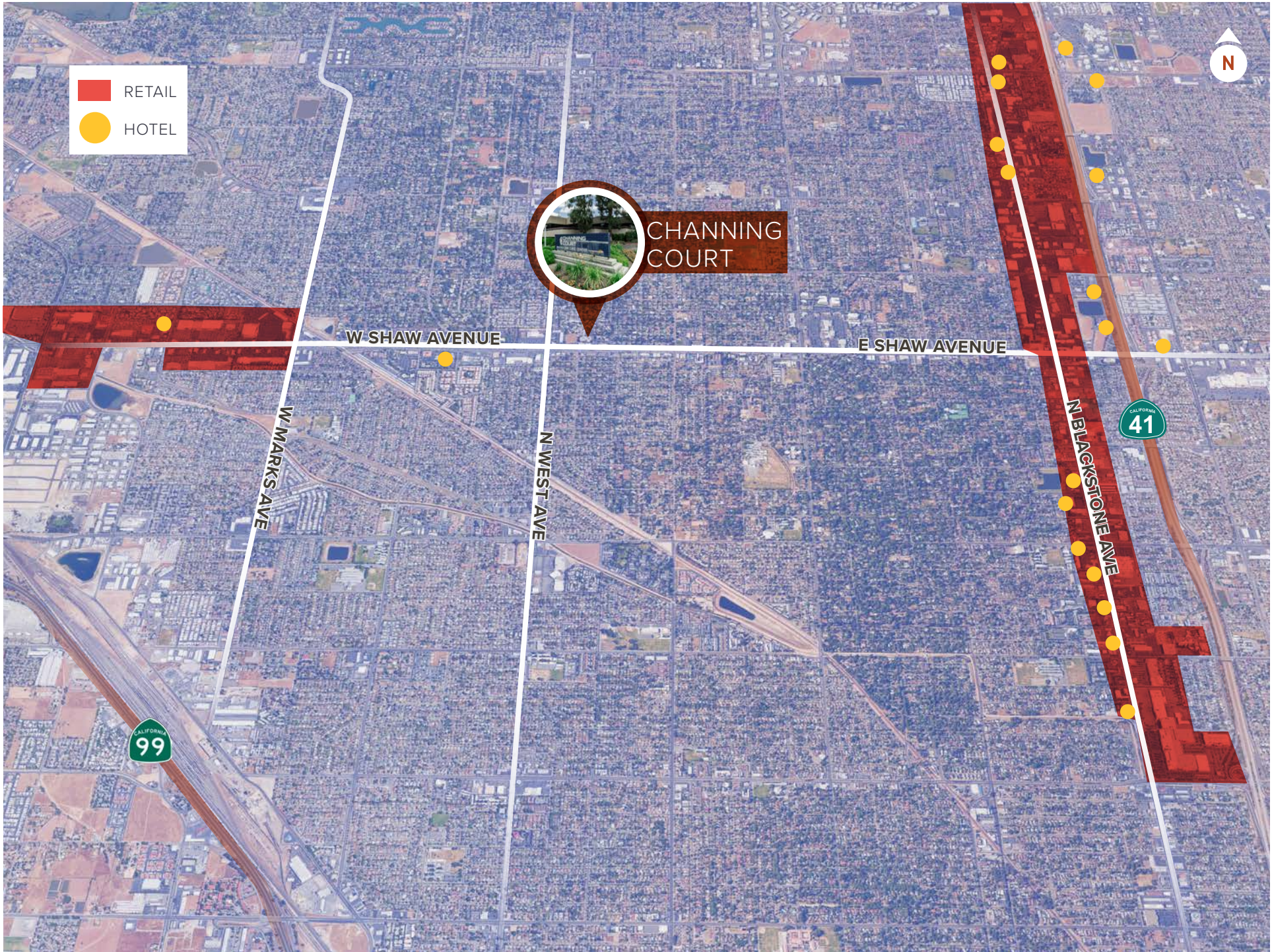
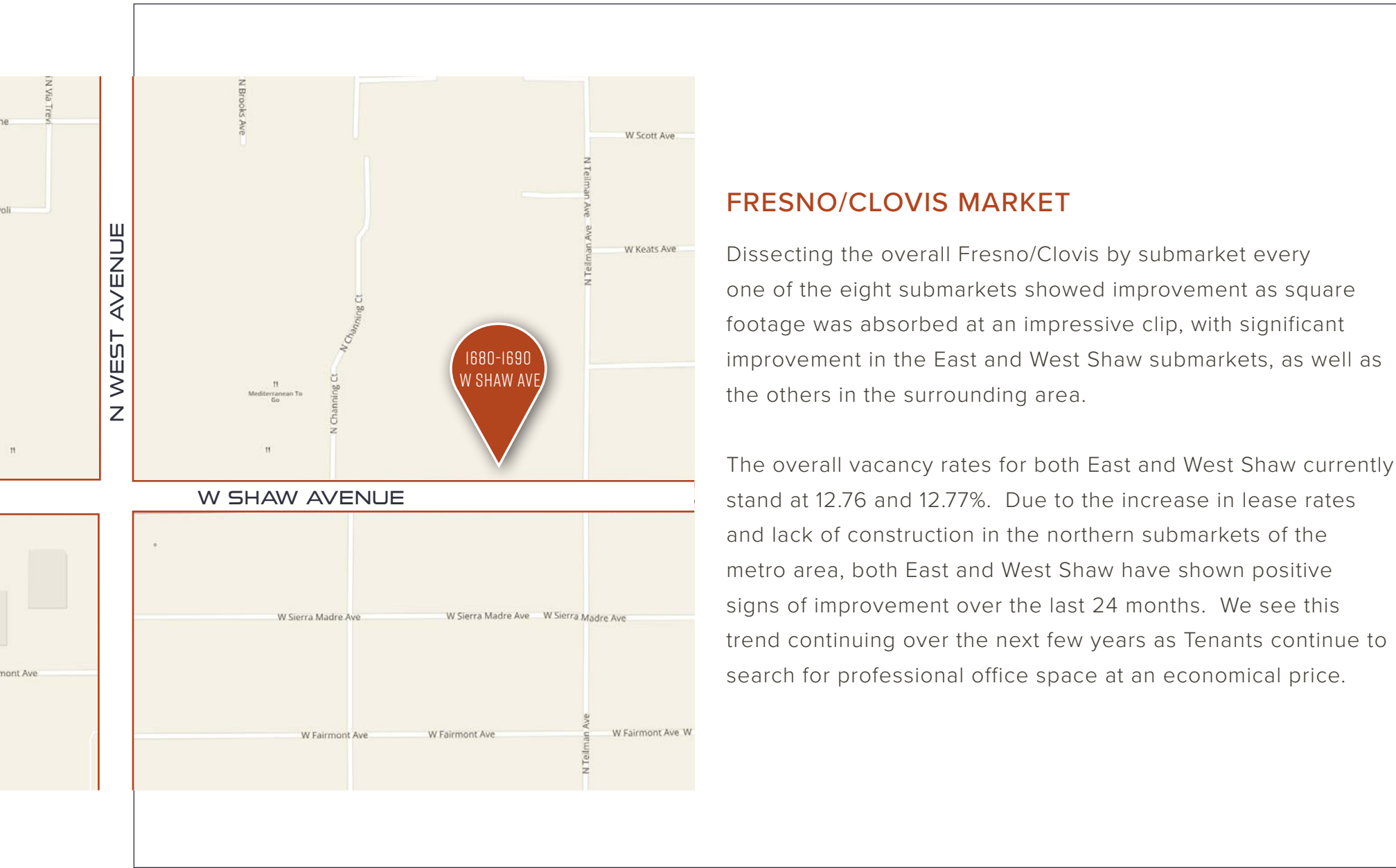
- ◇ Excellent exposure
- ◇ Covered parking
- ◇ Centrally located
- ◇ Located near Fig Garden Village, Fresno’s popular prime shopping center
- ◇ Professionally managed
- ◇ Close proximity to numerous retailers
- ◇ Full service lease rates



ATTRACTIVE OURDOOR SPACE

Channing Court includes covered parking and natural light due to its open air environment. This layout is an excellent feature and asset to Tenants during Fresno’s summer months. Tenant’s using the covered area are not currently being charged.





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