

FOR SALE | OFFICE LEASED INVESTMENT & OWNER/USER OPPORTUNITY

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CERTIFIED PUBLIC ACCOUNTANTS
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northstar family center

6760-6780 N. West Avenue, Fresno, California
Buildings can be Sold Separately

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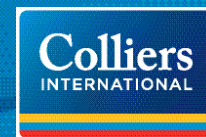
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BEAU PLUMLEE

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THE OPPORTUNITY

Each Building can be sold separately or all together. Perfect opportunity for an owner/user. This property is ideally situated in northwest Fresno, one of Fresno's most desirable office and retail/commercial submarkets. The building is located in between two freeway interchanges (Highway 41 & Herndon Avenue and Highway 99 & Herndon Avenue) and in close proximity to several amenities, including restaurants and banking. The garden style complex consists of brick and stucco buildings with floor to ceiling exterior glass.

FOR SALE | PROPERTY SUMMARY

6760 N. West Avenue, Fresno, California

- > Size: ±10,122 SF (Rent Roll)
- > Lot Size: ±.99 acres / 43,124 SF (County Records)
- > APN: 407-701-22
- > Price: \$2,075,010 (\$205.00 PSF)
- > Occupied: 100%
- > Zoning: O - Office
- > Year Built: 1989



Approximately
4.5:1,000



Building is
Single Story



Highway Access:
HWY's 41 & 99

Pro Forma: 2019 Budgeted Income & Expense Information

Income (Budgeted 2019):	
Rent	\$193,545.85
Less Building Operating Expenses Budgeted (2019):	<u>(\$ 58,444.45)</u>
Budgeted NOI:	\$134,885.40

Rent Roll and Operating Expense information available upon request

Property Highlights

- Existing Association
- Upside Rent Potential
- Great Opportunity for an Owner/User
- Below Replacement Cost
- Professionally Managed by Dana Butcher & Associates
- Well Maintained Office Complex
- Located in Northwest Fresno
- Monument Signage

6760 N. West Avenue Building



FOR SALE | PROPERTY SUMMARY

6770 N. West Avenue, Fresno, California

- > Size: ±10,085 SF (Rent Roll)
- > Lot Size: ±.77 acres / 33,541 SF (County Records)
- > APN: 407-701-23
- > Price: \$2,067,425 (\$205.00 PSF)
- > Occupied: 83%
- > Zoning: O - Office
- > Year Built: 1989



Approximately
4.5:1,000



Building is
Single Story



Highway Access:
HWY's 41 & 99

Pro Forma: 2019 Budgeted Income & Expense Information

Income (Budgeted 2019):	
Rent	\$147,518.80
Less Building Operating Expenses Budgeted (2019):	<u>(\$ 57,002.45)</u>
Budgeted NOI:	\$ 89,916.35

Rent Roll and Operating Expense information available upon request

Property Highlights

- Existing Association
- Upside Rent Potential
- Great Opportunity for an Owner/User
- Below Replacement Cost
- Professionally Managed by Dana Butcher & Associates
- Well Maintained Office Complex
- Located in Northwest Fresno
- Monument Signage

6770 N. West Avenue Building



FOR SALE | PROPERTY SUMMARY

6780 N. West Avenue, Fresno, California

- > Size: ±10,158 SF (Rent Roll)
- > Lot Size: ±.77 acres / 33,541 SF (County Records)
- > APN: 407-701-24
- > Price: \$2,082,390 (\$205.00 PSF0)
- > Occupied: 75%
- > Zoning: O - Office
- > Year Built: 1988



Approximately
4.5:1,000



Building is
Single Story



Highway Access:
HWY's 41 & 99

Pro Forma: 2019 Budgeted Income & Expense Information

Income (Budgeted 2019):	
Rent	\$153,743.60
Less Building Operating Expenses Budgeted (2019):	<u>(\$ 60,996.45)</u>
Budgeted NOI:	\$ 92,147.15

Rent Roll and Operating Expense information available upon request

Property Highlights

- Existing Association
- Upside Rent Potential
- Great Opportunity for an Owner/User
- Below Replacement Cost
- Professionally Managed by Dana Butcher & Associates
- Well Maintained Office Complex
- Located in Northwest Fresno
- Monument Signage

6780 N. West Avenue Building



FOR SALE | 6760-6780 N. WEST AVENUE

Fresno, California

Various Interior Suite Pictures



**SUBJECT
PROPERTY**

HERNDON AVE

WEST AVE

6760

6770

6780

**6790
N.A.P.**

N

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FOR SALE | 6760-6780 N. WEST AVENUE



AERIAL MAP

FOR SALE | OFFICE LEASED INVESTMENT

6760-6780 N. West Avenue

FRESNO, CALIFORNIA

6760 - 6790
N-WEST

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