

FOR SALE **NORTHEAST FRESNO OFFICE BLDG.** 540 E. HERNDON AVENUE, FRESNO, CALIFORNIA



AGENT: BEAU PLUMLEE
559 256 2443
beau.plumlee@colliers.com
BRE #01269167

AGENT: BOBBY FENA, SIOR
559 256 2436
bobby.fena@colliers.com
BRE #00590204

COLLIERS INTERNATIONAL
7485 N. Palm Avenue, #110
Fresno, CA 93711
www.colliers.com/fresno





PROPERTY SUMMARY

Building Size:	8,640 square feet
Sale Price:	\$2,595,000, All cash or terms acceptable to Seller
APN:	303-201-36
Land Size:	±32,670 square feet
Parking:	4.8± stalls per 1,000 SF plus additional street parking available
Year Built:	2007
Zoning:	O - Office

540 E. Herndon Avenue, Fresno, California 93720

Attractive, single-story office building providing a rare opportunity for an investor or owner/user looking for existing medical interior improvements. The property owners occupy suites within the building and will consider leasing back or are open to vacating for an owner/use or investor.

- Excellent Opportunity for Owner/User
- Efficient Floorplans/Medical Build-Out
- Easy Access to Freeway 41
- Freestanding Building
- Several Retail Services & Amenities Surround this Location
- Security Cameras Mounted along the Perimeter Walls of the Building.

MONTHLY RENT (**Conceptual Leaseback Program)

Suite 101 (BK Pharmacy):	\$1.85 per sq. ft. per month x 12 mos. x	Approximately 880 sq. ft.	\$19,536.00
Suite 102 (Dr. Tsing Tkwok):	\$1.85 per sq. ft. per month x 12 mos. x	2,000 sq. ft.	\$44,400.00
Suite 103 (BK Pharmacy):	\$1.85 per sq. ft. per month x 12 mos. x	1,157 sq. ft.	\$25,685.40
Suite 105 (Dr. Ronaldo Ballacer):	\$1.85 per sq. ft. per month x 12 mos. x	2,479 sq. ft.	\$55,033.80
Suite 106 (Dr. Gary Critser):	\$1.85 per sq. ft. per month x 12 mos. x	<u>2,124 sq. ft.</u>	<u>\$47,152.80</u>
		8,640 sq. ft.	

ANNUAL RENT

\$191,808.00

Less: 5% Vacancy Allowance

<\$9,590.00>

Adjusted Net Operating Income (NOI)

\$182,138.00

TOTAL LANDLORD EXPENSES (2015)

\$0.00 (By Tenants)

(Reimbursed by Tenants Monthly)

RE Taxes:	\$19,380
Repairs & Maintenance:	\$9,187
Common Area Utilities:	\$2,505
Assoc. Dues <i>(Includes Bldg. Insurance, Common Area Maintenance, Lighting & Property Mgmt.):</i>	\$11,844
Legal and Professional Fees <i>(\$987 per month):</i>	<u>\$4,500</u>
	\$47,416 <i>(46¢ psf/mo.)</i>

NET OPERATING INCOME (NOI)

\$182,138.00

CAP RATE

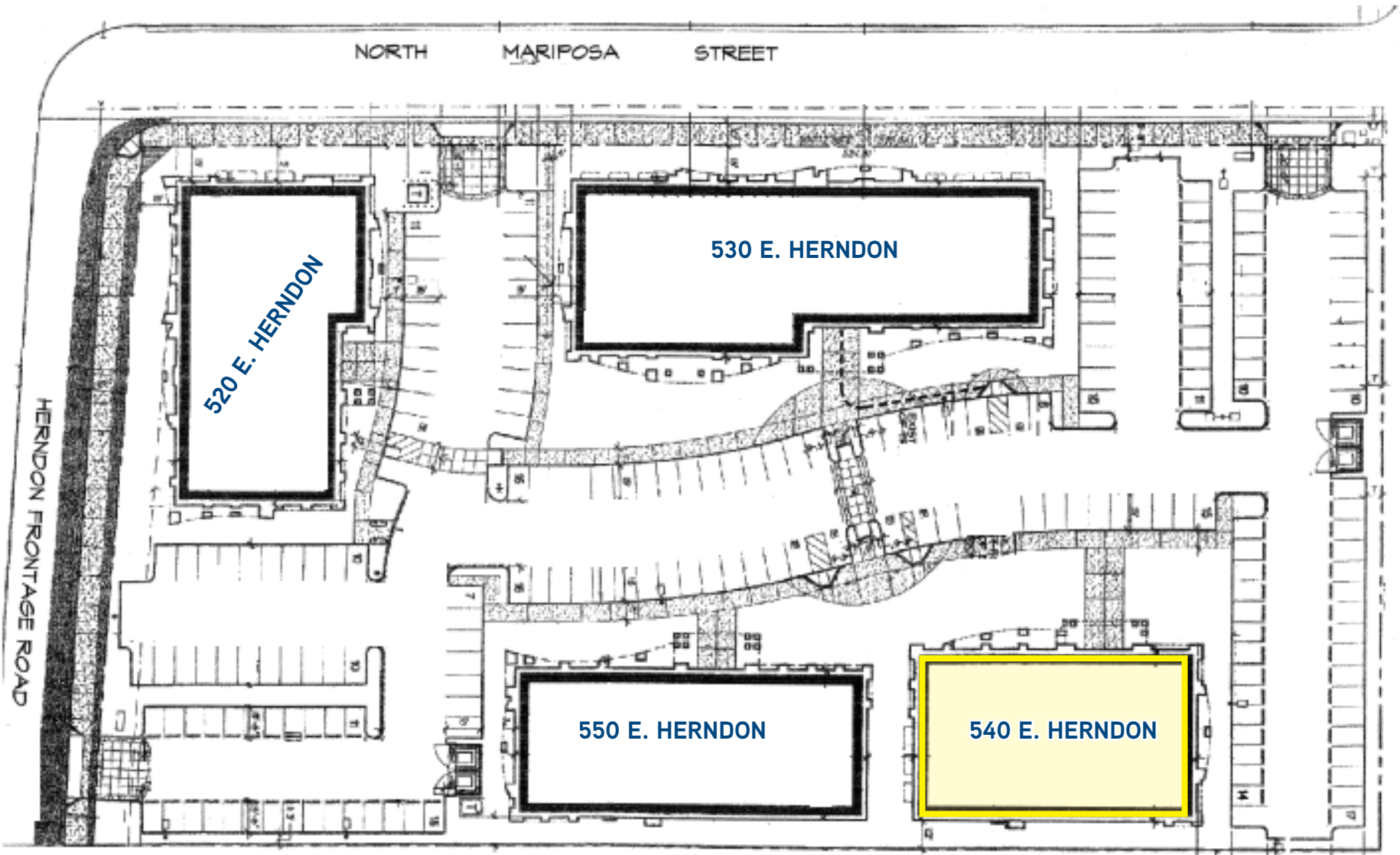
7.0%

ESTIMATED VALUE

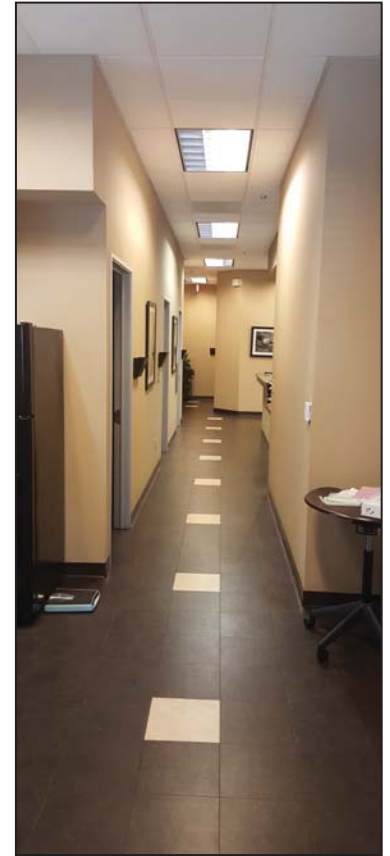
\$2,595,000

**** Check with listing agents for clarification**

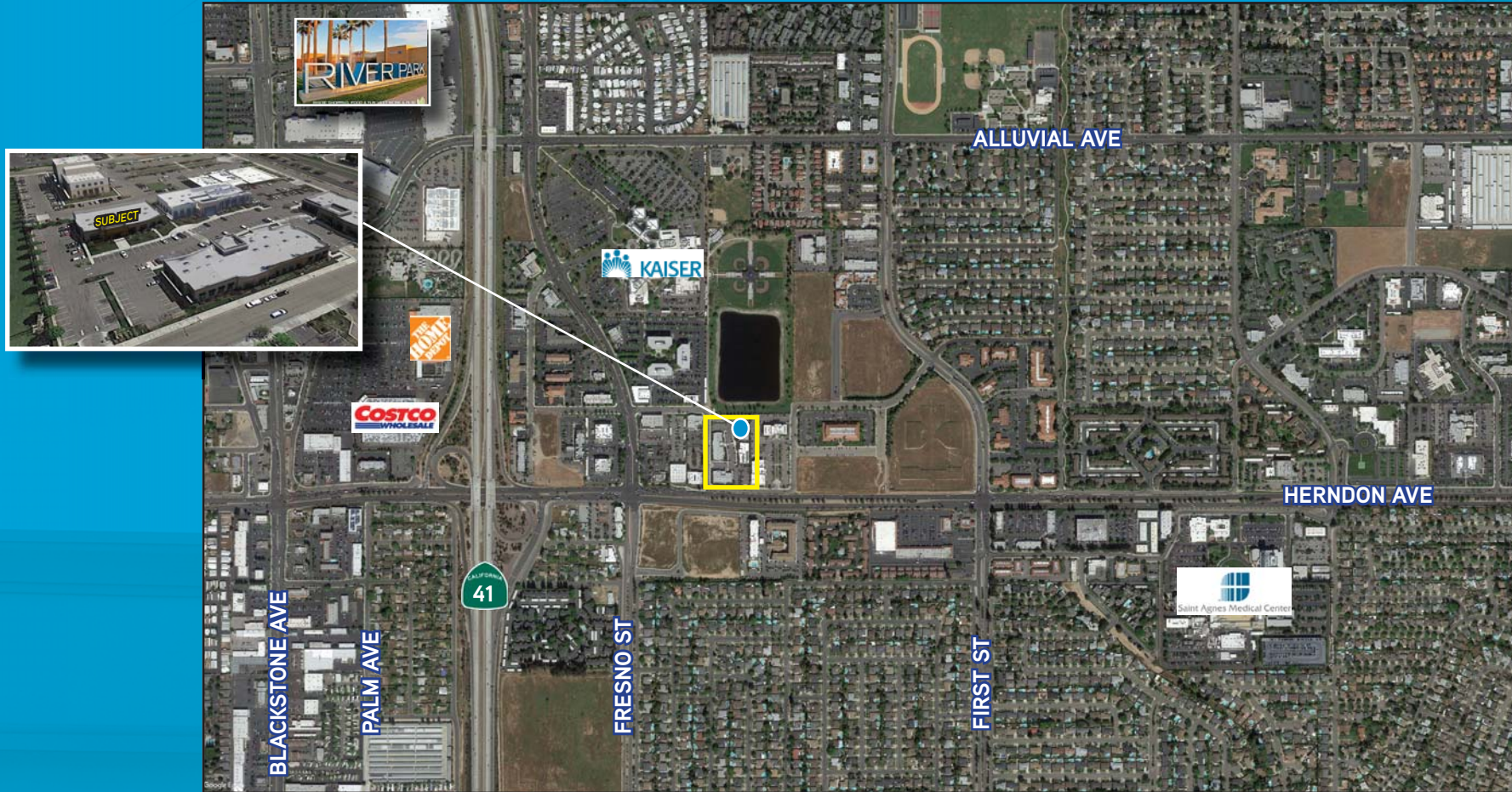
SITE PLAN



Interior Building



PROPERTY PHOTOS



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For Further Information:

BEAU PLUMLEE

Senior Vice President | Principal
License No: 01269167
+1 559 256 2443
beau.plumlee@colliers.com

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