



3727 N First St Fresno, CA 93726



FIRST ST OFFICE BUILDING

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FRESNO, CA 93726**

OFFERING MEMORANDUM

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FRESNO, CA 93726

EXCLUSIVELY PRESENTED BY:



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ROD ALUISI REAL ESTATE



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Fresno, CA 93720
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<https://www.paulsinghrealtor.com>

Built By: www.crebuilder.com



INVESTMENT SUMMARY

Well-maintained 6-unit commercial/office building offering strong existing cash flow. Four units are leased to established tenants, one is owner-occupied, and one is currently vacant — providing immediate lease-up or owner-user potential. Long-term tenants contribute to consistent occupancy.

This professionally managed property features a private parking lot with 27 total spaces (including 1 ADA-compliant), 15 of which are directly in front of the building for convenient customer access. Located on a corner parcel, the building benefits from excellent visibility and is secured with iron gates and LED-lit parking areas.

Key upgrades include a new roof and insulation (installed in 2018 with a transferable warranty) and HVAC systems all under 10 years old. Interiors allow for flexible configurations to suit a variety of business needs.

Prime location with prominent First Avenue exposure and signage, quick access to Freeway 41 on/off ramps, and close proximity to shopping, dining,



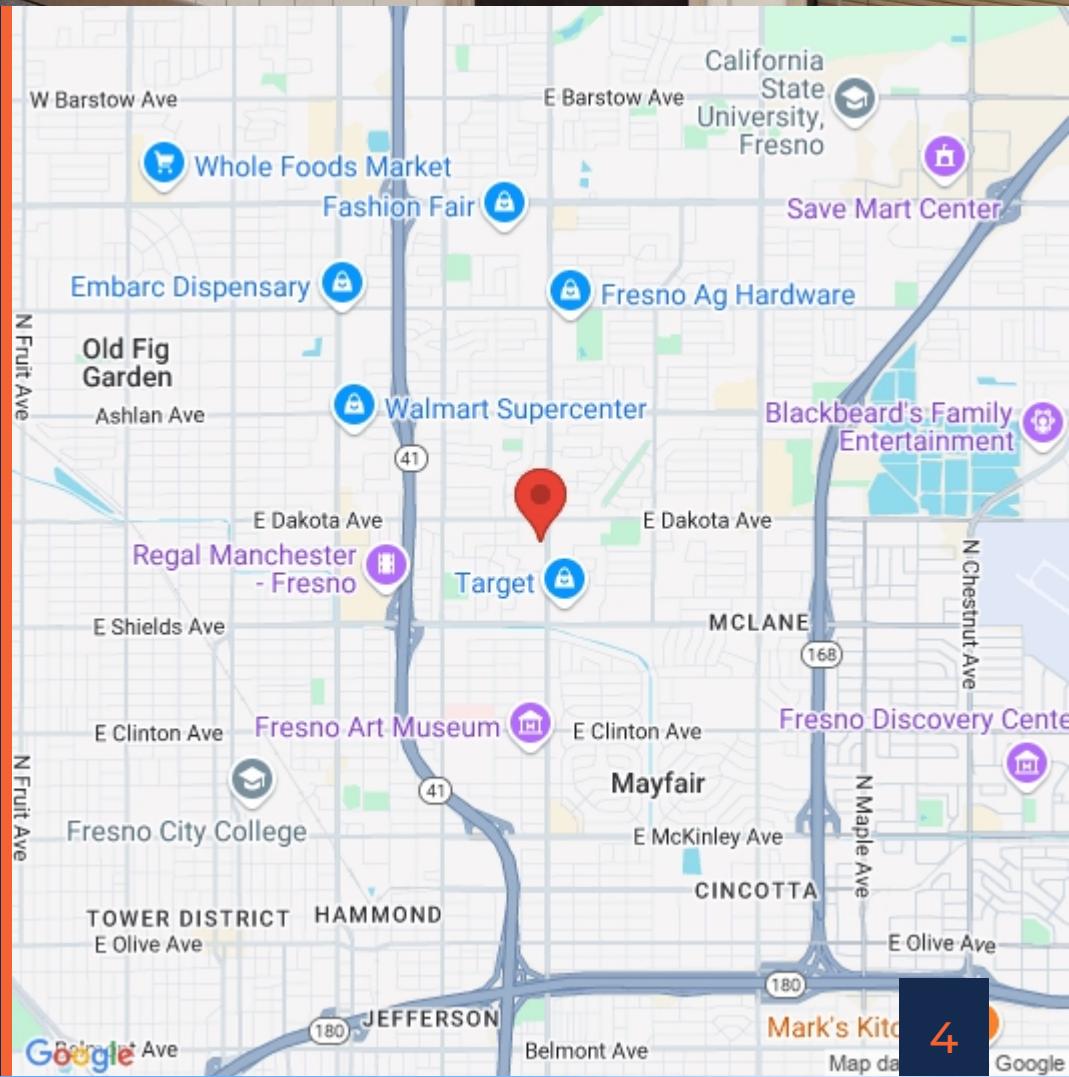
PROPERTY SUMMARY

Offering Price	\$1,349,000.00
Building SqFt	8,085 SqFt
Year Built	1971
Lot Size (SF)	28,755.00 SqFt
Parcel ID	437-073-25
Zoning Type	Commercial
County	Fresno
Frontage	213.00 Ft
Coordinates	36.785276,-119.773145



INVESTMENT HIGHLIGHTS

- Strong existing cash flow with established tenants w/ Long-Term Leases
- Easy Lease-able Units w/ Low Vacancy Turnover
- Priced Below Replacement Cost
- 8,085 SF Freestanding Building on 0.66 Acres
- Newly Remodeled Building w/ Fresh Interiors
- Busy & Established Corridor w/ Easy Central Location
- Conservative Rents | Upside In Lease Rate Appreciation
- Separately Metered Suites | Tenant's Pay All Utilities
- Brand New Roof, Carpet, and Paint!
- Great Signage w/ 151' Frontage on First St(2 Curb Cuts)
- Surrounded with Ample Parking and Mature Landscaping
- Secure, Private, Established Location w/ Quality Tenant Mix
- Quality Tenant Guaranteed By The State of CA
- Corner Parcel Provides Excellent Visibility
- Convenient Location Between CA-99 and CA-41





LOCATION HIGHLIGHTS

- Prime location with prominent First Avenue exposure and signage, quick access to Freeway 41 on/off ramps, and close proximity to shopping, dining, and banking amenities.



RENT ROLL

UNIT	TENANT NAME	SQFT	ANNUAL RENT	ANNUAL RENT/SQFT	OTHER INCOME	LEASE FROM	LEASE TO	NOTES
102	iDental	1,432	\$24,000.00	\$16.76	Other Income - \$0.00	01/01/2024	12/31/2029	undefined
104-105	California Air Resources Board	2,146	\$39,936.00	\$18.61	Other Income - \$0.00	11/01/2011	10/31/2027	undefined
106	4KidsUrgentCare	1,817	\$28,200.00	\$15.52	Other Income - \$0.00	10/01/2022	11/30/2025	undefined
103	Owner Occupied	1,474	\$24,000.00	\$16.28	Other Income - \$0.00	01/01/2023	12/31/2028	undefined
Total Occupied		6869	\$116,136.00		\$0.00			
TOTAL		6869	\$116,136.00		\$0.00			

OVERVIEW & ASSUMPTIONS

PRICING SUMMARY

Pricing	\$1,349,000.00
Price PSF	\$196.39
Year 1 NOI	\$97,610.82
Year 1 Cap Rate	7.24%
Year 1 Leveraged Cash / Cash Return	7.24%

EXPENSE BREAKDOWN

Property Insurance	\$6,252.00
Property Tax	\$7,135.78
Maintenance	\$5,137.40
Total Expenses	\$18,525.18

GENERAL INFORMATION

Analysis Period	1
Analysis Start Date	05/01/2025
Market Rent/SF	\$0.00

EXIT



CASH FLOW PROJECTIONS

	IN PLACE	YEAR 1
POTENTIAL GROSS REVENUE		
BASE RENTAL REVENUE	\$116,136.00	\$116,136.00
SCHEDULED BASE RENTAL REVENUE	\$116,136.00	\$116,136.00
TOTAL POTENTIAL GROSS REVENUE	\$116,136.00	\$116,136.00
EFFECTIVE GROSS REVENUE	\$116,136.00	\$116,136.00
OPERATING EXPENSES		
PROPERTY TAX	\$7,135.78	\$7,135.78
INSURANCE	\$6,252.00	\$6,252.00
CAM	\$5,137.40	\$5,137.40
TOTAL OPERATING EXPENSES	\$18,525.18	\$18,525.18
NET OPERATING INCOME	\$97,610.82	\$97,610.82
CAP RATE		7.24%

TENANT PROFILES

California Air Resources Board

With a Fitch, Moody's, and S&P credit rating of AA-, Aa3, and AA-, respectively, The State of California has leased the office space plus 2/3rds of the roof since 2011 for the California Air Resources Board (CARB). The leased premises is utilized to survey and report emissions of various greenhouse gases, identify pollutants, & for weather tracking

iDental

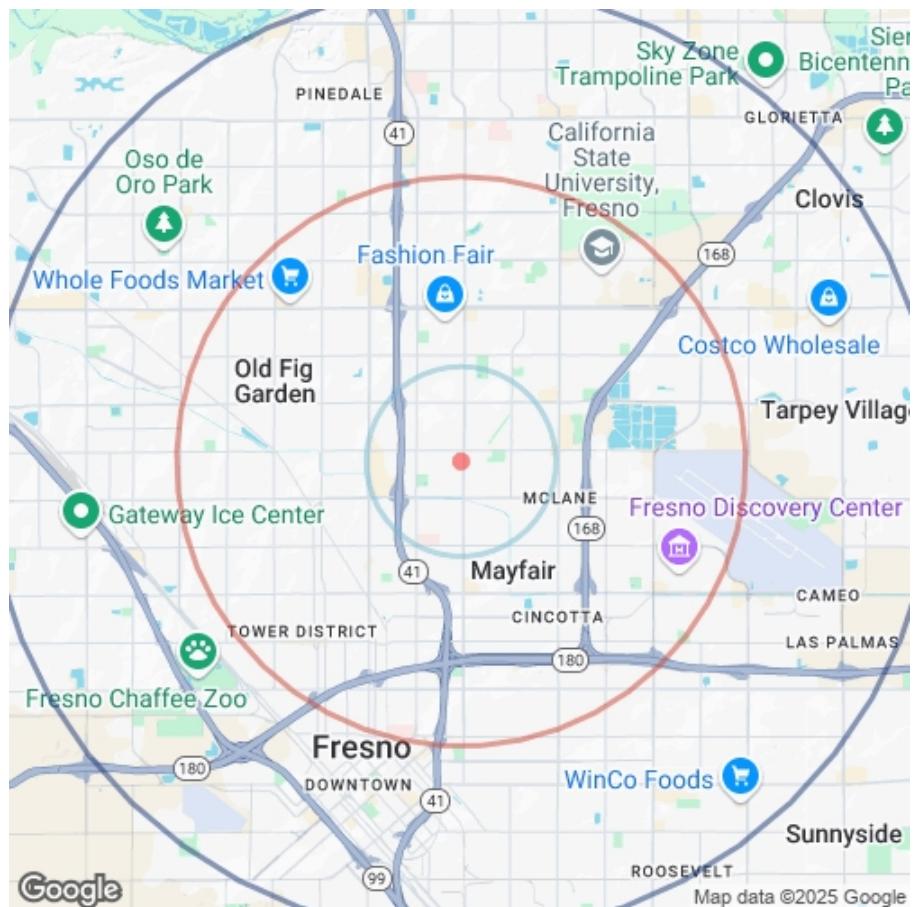
The Dental Practice has been continuously there in Suite 102 for 40 years. The practice has sold 2 or 3 times when someone retired, but the business has been continuous with no gaps. Never a day of rent loss in 40 years.

WELLNESS HYDRATION CENTER A MEDICAL CORPORATION

Urgent Care/Family Medicine

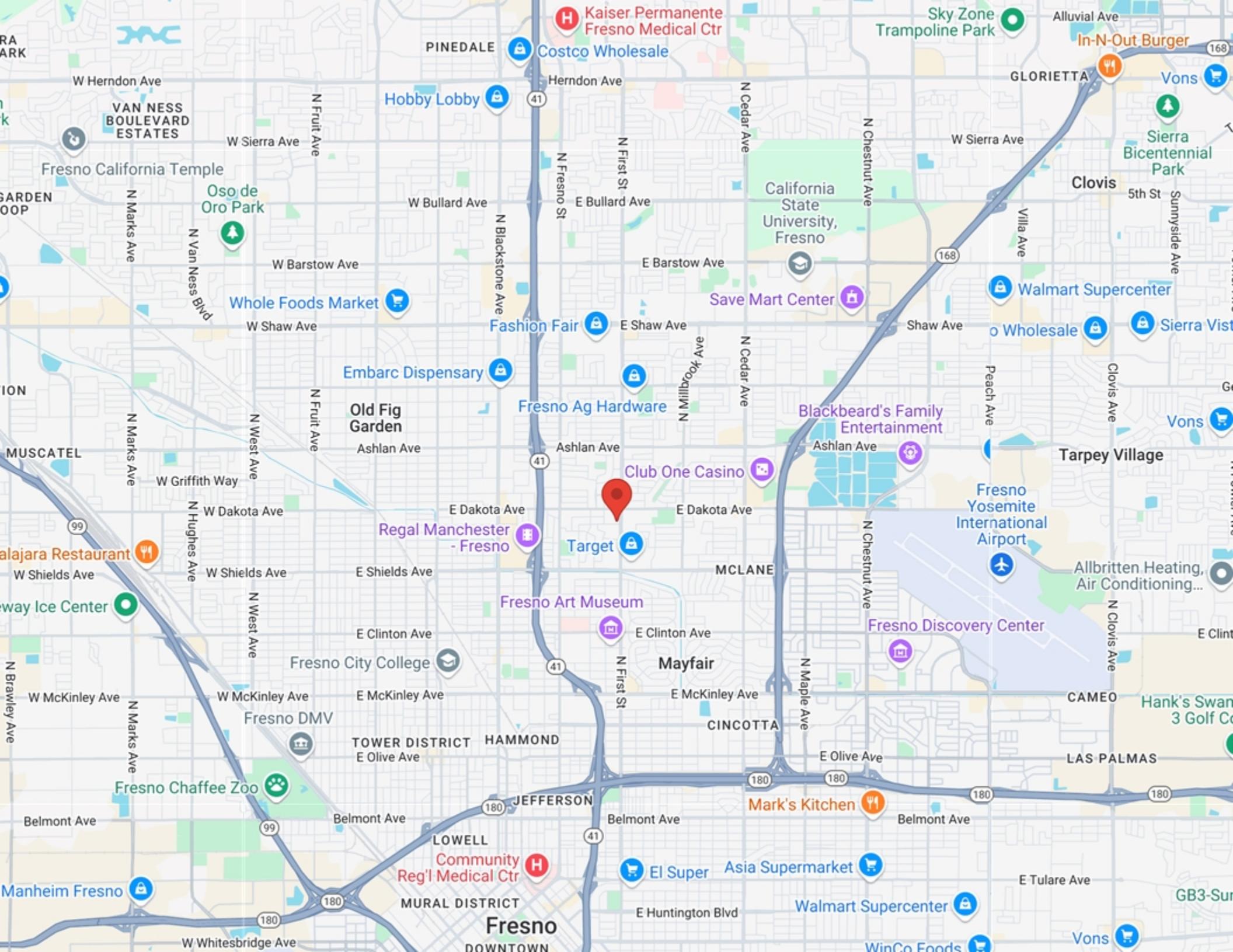
DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	21,744	169,995	398,694
2010 Population	23,088	173,853	409,916
2024 Population	23,824	177,016	418,922
2029 Population	23,608	176,731	419,337
2024-2029 Growth Rate	-0.18 %	-0.03 %	0.02 %
2024 Daytime Population	24,269	198,757	499,967



2024 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15000	1,138	9,675	21,334
\$15000-24999	872	5,948	12,839
\$25000-34999	903	7,244	14,767
\$35000-49999	975	7,750	18,204
\$50000-74999	1,275	9,579	22,981
\$75000-99999	1,097	6,714	16,160
\$100000-149999	1,141	8,082	20,900
\$150000-199999	271	2,270	7,729
\$200000 or greater	212	2,944	8,281
Median HH Income	\$ 50,723	\$ 48,697	\$ 53,518
Average HH Income	\$ 67,223	\$ 72,130	\$ 78,815

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	7,836	57,773	133,838
2010 Total Households	7,747	57,321	135,457
2024 Total Households	7,885	60,206	143,194
2029 Total Households	7,911	60,867	145,388
2024 Average Household Size	2.97	2.89	2.86
2024 Owner Occupied Housing	3,514	23,290	60,199
2029 Owner Occupied Housing	3,670	24,558	63,468
2024 Renter Occupied Housing	4,371	36,916	82,995
2029 Renter Occupied Housing	4,240	36,309	81,920
2024 Vacant Housing	493	3,382	7,587
2024 Total Housing	8,378	63,588	150,781



CITY OF FRESNO

CITY OF FRESNO		AREA		POPULATION	
COUNTY	FRESNO	CITY	116 SQ MI	POPULATION	542,107
INCORPORATED	10/20/1885	LAND	114.8 SQ MI	RANK	89
		WATER	1.2 SQ MI	DENSITY	4,722.60 SQ MI
		ELEVATION	308 FT	URBAN	717,589



ABOUT FRESNO

Fresno (; Spanish for 'Ash tree') is a city in the San Joaquin Valley of California, United States. It is the county seat of Fresno County and the largest city in the greater Central Valley region. It covers about 115 square miles (300 km²) and had a population of 542,107 as of the 2020 census, making it the fifth-most populous city in California, the most populous inland city in California, and the 34th-most populous city in the nation.



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**PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.
PLEASE CONTACT THE ROD ALUISI REAL ESTATE ADVISOR FOR MORE DETAILS.**

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