



Investment Opportunity
OFFICE BUILDING

6767-6769 North Fresno Street, Fresno, California
OFFERING MEMORANDUM

FOR SALE

Class B, Medical/Office Space
NW Corner of Fresno & Herndon



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DRE #01964347

TABLE *of* CONTENTS

03

Property
Highlights

04-05

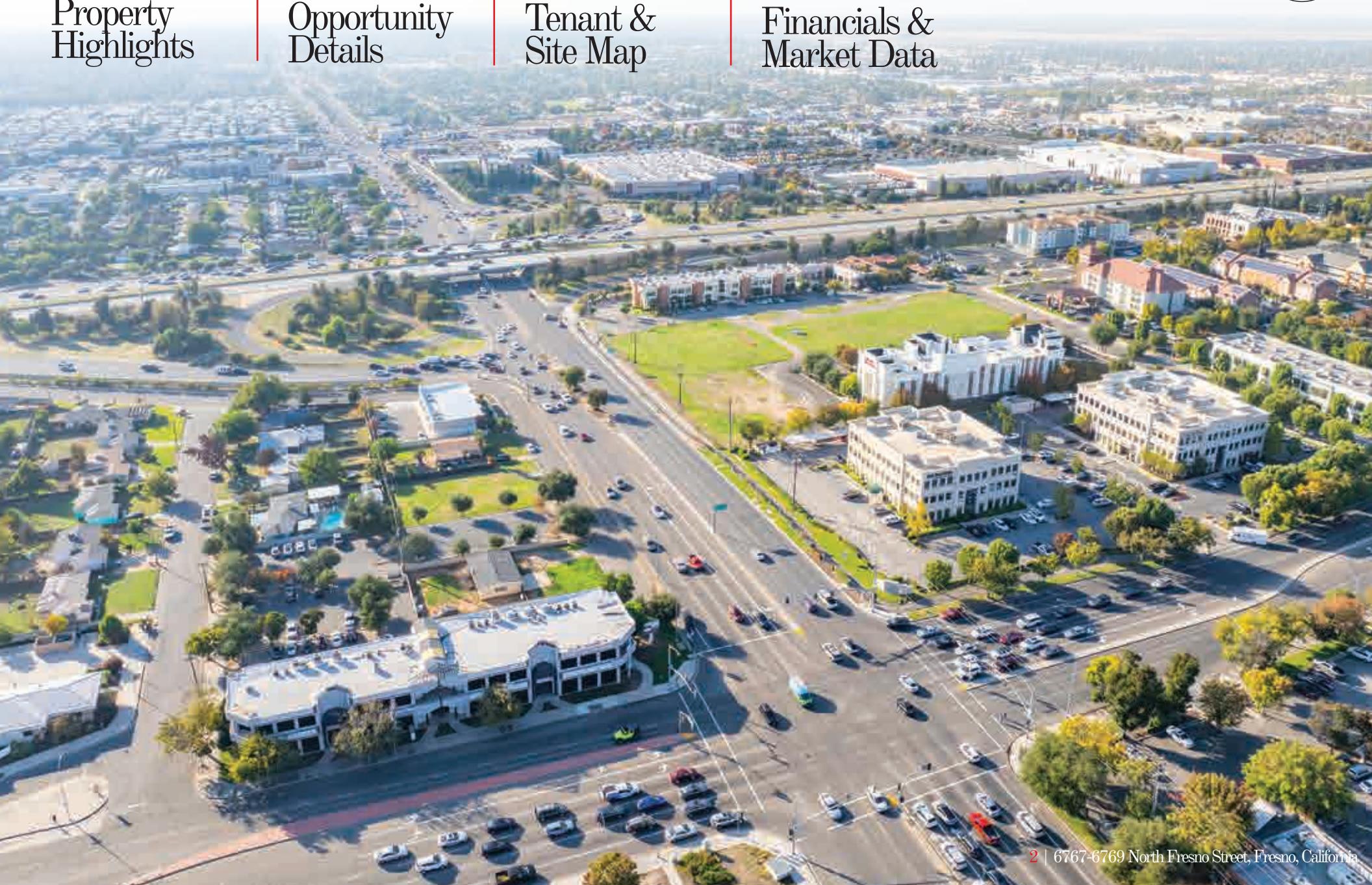
Opportunity
Details

06-07

Tenant &
Site Map

08-09

Financials &
Market Data



PROPERTY *highlights*



- + Abundant Parking & Well Maintained Property
- + Convenient Access to Freeway 41 & All Amenities in NorthEast Fresno Market
- + Excellent Visibility & Exposure from High Traffic Fresno/Herndon Intersection & from Highway 41
- + Hospitals, Offices, Hotels, Banking, Shopping, Retail, Restaurants, Entertainment & More Nearby
- + 80% Occupied with Long-Term, Reputable Tenants with Consistent Occupancy History
- + 3 Additional Parcels for Additional Parking or Future Development included in the Purchase Price



the OPPORTUNITY

The California Company is proud to introduce this premium property available as a prime office investment in NorthEast Fresno. This classic two-story office building is a well established, medical and office location located on the very prominent corner of Fresno and Herndon Avenues.

With a historically high occupancy rate & long-term, reputable tenants, this building provides a unique opportunity *with substantial upside*, due to the below market rate lease rates.

- +
- Currently 80% leased
- +
- New roof on 6767 North Fresno Street Building
- +
- Well Maintained Common Areas
- +
- Less than .25 mi. to Herndon/Highway 41 on/off ramp
- +
- Less than 1 mi. to
Saint Agnes Medical Center and Kasier Hospital
- +
- Priced well below replacement value
- +
- ADA Compliance throughout the building

the OPPORTUNITY

ADDRESS 6767-6769 North Fresno Street
Fresno, California 93710

APN(S) 408-062-31 {building parcel}
408-062-09 {additional lot}
408-062-15 {additional lot}
408-062-10 {additional lot}

BUILDING SIZE 21,674 \pm SF

LOT SIZE 1.25 \pm Acres

GROSS LEASABLE BUILDING SIZE: 19,064 \pm SF

ZONING O - Office {city of Fresno}

BUILT *in* 1993

SUB

MARKET NorthEast Fresno

OFFERED *at* \$5,295,000.00

Seller financing is negotiable

*Please restrain from disturbing current tenants.
Contact agent to schedule tour.*



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property SITE PLAN



HERNDON
AVENUE

FRESNO
STREET

THE
CALIFORNIA
COMPANY

current TENANTS

parcel MAP

CURRENT OFFICES & TENANTS

SUITE 101, Office NNN 4,100 sqft.
Lease Term 10/1/23-9/30/26

SUITE 201, Office Net 2,000 sqft.
Currently Month to Month

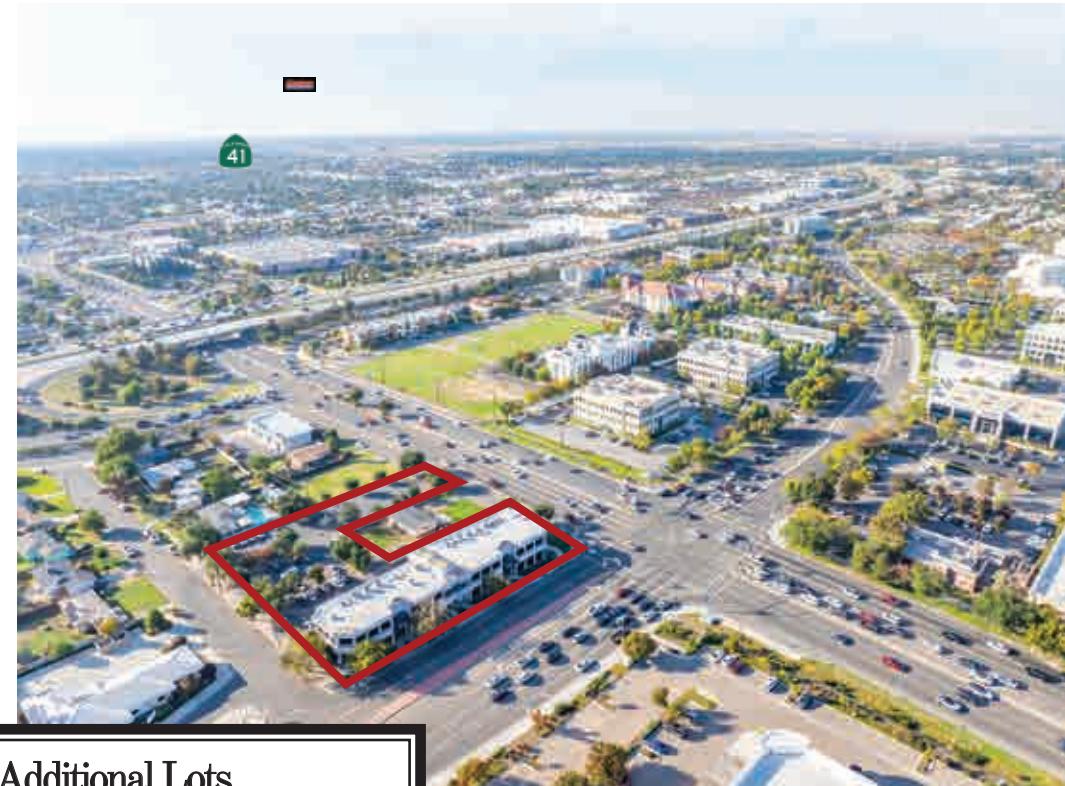
SUITE 206, Office NNN 1,500 sqft.
Lease Term 9/1/22-11/30/27

SUITE 101, Office NNN 4,500 sqft
Lease Term 11/1/25-10/31/28

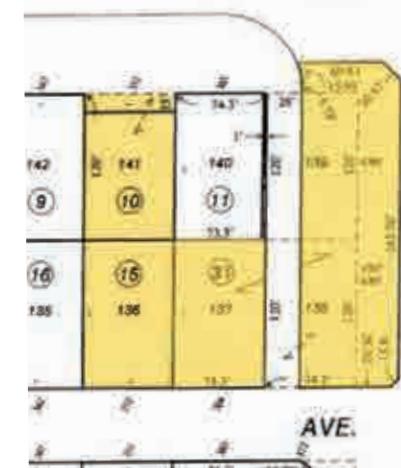
SUITE 102, Office NNN 1,626 sq.ft.
Vacant

SUITE 201, Office Net 3,530 sqft
Lease Term 10/1/23-9/30/26

SUITE 204 1,990
Vacant



3 Additional Lots Included in the Purchase Price



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rent ROLL

Rent Roll as of November 1, 2025

6767 - 6769 N. Fresno Street, Fresno

	Unit(s)	Tenant	Lease Type	Area Sq. Ft.	Lease From	Lease To	Term Mo's.	Monthly Rent	Monthly Rent Sq.Ft.	Annual Rec. Per Area *	Monthly Rec. Per Area *	Monthly Rec.
Footnotes:												
	6767-101	David B Kay MD, Inc (Natural Vision)	Office NNN	4,100	10/1/2023	9/30/2026	36	\$6,301.70	\$1.54	\$8.25	\$0.69	\$2,818.75
(1) (2)	6767-201	Efema Pamela Nwajel, D.D.S.	Office Net	2,000	10/1/2023	9/30/2025	MTM	\$3,285.00	\$1.64	\$1.71	\$0.14	\$285.00
	6767-206	Alex Steinleitner MD Inc	Office NNN	1,500	9/1/2022	11/30/2027	63	\$2,175.00	\$1.45	\$5.76	\$0.48	\$720.00
	6769-101	Golden State Dermatology	Office NNN	4,318	10/5/2020	10/31/2030	60	\$8,636.00	\$2.00	\$7.20	\$0.60	\$2,590.80
(1) (3)	6769-201	Universal Health Network	Office Net	3,530	10/1/2023	9/30/2026	36	\$5,885.00	\$1.67	\$1.31	\$0.11	\$385.36
	6769-102	VACANT		1,626								
	6769-204	VACANT		1,990								
Total Current				19,064				\$26,282.70				\$6,799.91
<hr/>												
Total Units		Total Square Footage	Percentage	Monthly Rent	Annual Rent		Scheduled Rent and CAM's/mo. = \$33,082.61					
Occupied	5	15,448	81.03%	26,282.70	\$315,392.40							
Vacant	2	3,616	18.97%	0.00	0.00							
Total	7	19,064		\$26,282.70	\$315,392.40							

Footnotes:

- (1) Current lease only allows for recovery of water, sewer, gas, electricity and telephone utilities.
- (2) Tenant has indicated she will renew, intending to negotiate onto a NNN lease form.
- (3) Tenant has indicated they will renew next year, intending to negotiate onto a NNN lease form.

* Estimates being charged in addition to Base Rent for expense recoveries. These amounts were set by the previous management company and have never been reconciled so we are not sure how accurate they are at this point.

NET + NNN CHARGES

Monthly Rent \$26,282; NNN + Net \$6,800
Scheduled Rent + Recovery Revenue \$396,984

cap RATE
6.25%

purchase PRICE
\$5,295,000.

price PSF
\$244.

building SIZE
21,674



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FRESNO OFFICE *market summary*

FRESNO OFFICE INVESTMENT SALES SUMMARY

Fresno saw \$80.8 million in office transactions during the past 12 months, trailing the 10-year annual average of \$109 million.

Sales volume has been modest since 2022, but picked up in the second quarter when the Fig Garden Center traded. The sale included two office properties sold for an allocated price of \$33.5 million. In January, a private buyer purchased 978 N Temperance Avenue, a 10,600-SF property in Clovis, from the Fresno Nephrology Medical Group for \$3.45 million (\$325/SF). The buyer secured a \$4.19 million loan from FFB Bank to purchase the 2021-built property. The seller acquired the property in March 2022 for \$2.95 million (\$280/SF).

Average pricing of \$160/SF is around 40% below the \$260/SF national average. Market pricing peaked in early 2022 and has been stagnant since, primarily due to lack of quality inventory. With anticipated lower interest rates hopefully in the near future, it is expected that values will start to increase.

Fresno Office Market Summary

Fresno is the largest office market in California's Central Valley, with more than double the inventory of Bakersfield, 100 miles south. The location has been popular among government agencies servicing areas throughout the Golden State. In addition to several large private-sector occupiers, the state and federal governments occupy space in the market.

Fresno has a primarily regionally focused tenant base, and has been relatively insulated from many of the national trends impacting the office market. Demand has held up over the past two years as user sales and healthcare tenants have created space demand. Vacancy in the market is 8.4% during the third quarter, well below the 14.2% national office average.

Vacancy/Net Absorption



Occupancies in the market have allowed rents to see modest growth of 0.7% over the past 12 months. Fresno is one of the most cost effective office markets in the state, with average asking rents of \$24.00/SF.

Limited speculative development over the past 15 years has helped to insulate Fresno's vacancy rate. The current construction pipeline comprises 170,000 SF, with around 50% of the space in the pipeline available for lease. The two largest speculative projects are 6750 N Fresno Street, a 50,000-SF medical office building in Fresno, and 700 W Herndon Avenue, a 45,000-SF project in the Herndon Pinnacle Office Complex in Clovis. Both developments are scheduled to finish this year.

North Fresno Submarket

The North Fresno office submarket has a vacancy rate of 7.0% as of the third quarter of 2025. Over the past year, the submarket's vacancy rate has changed by -0.8%, a result of 9,500 SF of net delivered space and 33,000 SF of net absorption. North Fresno's vacancy rate of 7.0% compares to the submarket's five-year average of 7.5% and the 10-year average of 8.8%.

The North Fresno office submarket has roughly 240,000 SF of space listed as available, for an availability rate of 8.1%. As of the third quarter of 2025, there is 59,000 SF of office space under construction in North Fresno. In comparison, the submarket has averaged 20,000 SF of under construction inventory over the past 10 years.

comparable sales

6191 N Thesta Avenue, Fresno, CA

14,470 SF

Sold for \$6,000,000.

6.3% Cap, \$418/sf

1306 W Herndon Avenue, Fresno, CA

17,340 SF

Sold for \$5,335,000.

NOI 353,736

6.5% Cap, \$314/sf

530 E Herndon Avenue, Fresno, CA

13,052 SF

Sold for \$3,806,500., \$287/sf

1111 E Warner Avenue, Fresno, CA

9,024 SF

Sold for \$2,450,000, \$271/sf

6297 N Fresno Street, Fresno, CA

19,914 SF

Active for \$5,360,000.

Vacant & Boarded Up, \$269/sf

North Fresno contains 2.9 million SF of inventory, inventory, compared to 29.4 million SF of inventory metro wide.

Average rents in North Fresno are roughly \$24.00/SF, higher than the wider Fresno market average. Rents have changed by 0.9% year over year in North Fresno, compared to a change of 0.7% metro wide. Annual rent growth of 0.9% in North Fresno compares to the submarket's five-year average of 2.9% and its 10-year average of 2.6%.

confidentiality & disclaimer AGREEMENT

This Offering Memorandum presents select information regarding the property located at 6767–6769 North Fresno Street in Fresno, California (the “Property”). It has been prepared by The California Company for informational purposes only and is intended solely for review by qualified prospective purchasers.

The details contained herein are confidential and may not include all the information a buyer may need to evaluate the Property. Recipients are encouraged to conduct their own independent analysis and due diligence. This material should not be shared, copied, or distributed without the written consent of The California Company.

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