

5070 N. Sixth Street | Fresno, CA

Fully Occupied Office Building For Sale



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Offering Summary

Colliers | Fresno is pleased to announce the opportunity to acquire the fully leased office building located at 5070 N. Sixth Street, Suites 170-175 in Fresno, California. The property was built in 1979, is part of this multi-building office development at the northeast corner of Shaw Avenue and Sixth Street. The center's strategic location provides easy access to numerous ancillary services, including restaurants, banking, shopping, and public transportation. The property is ideally situated near both Freeways 41 and 168, offering easy access to South Fresno and the City of Clovis.



EXECUTIVE SUMMARY

5070 N. Sixth Street

Sale Price:

\$899,000

Building Occupancy:

100%

Building Size:

±4,600 SF

Parcel Size:

±15,340 SF

Year Built:

1997

APN:

418-430-10

Zoning:

CMX

Number of Stories:

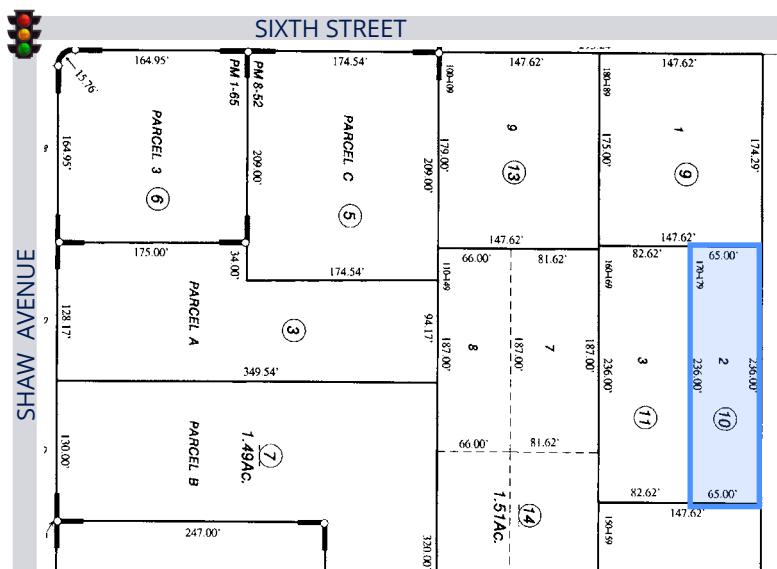
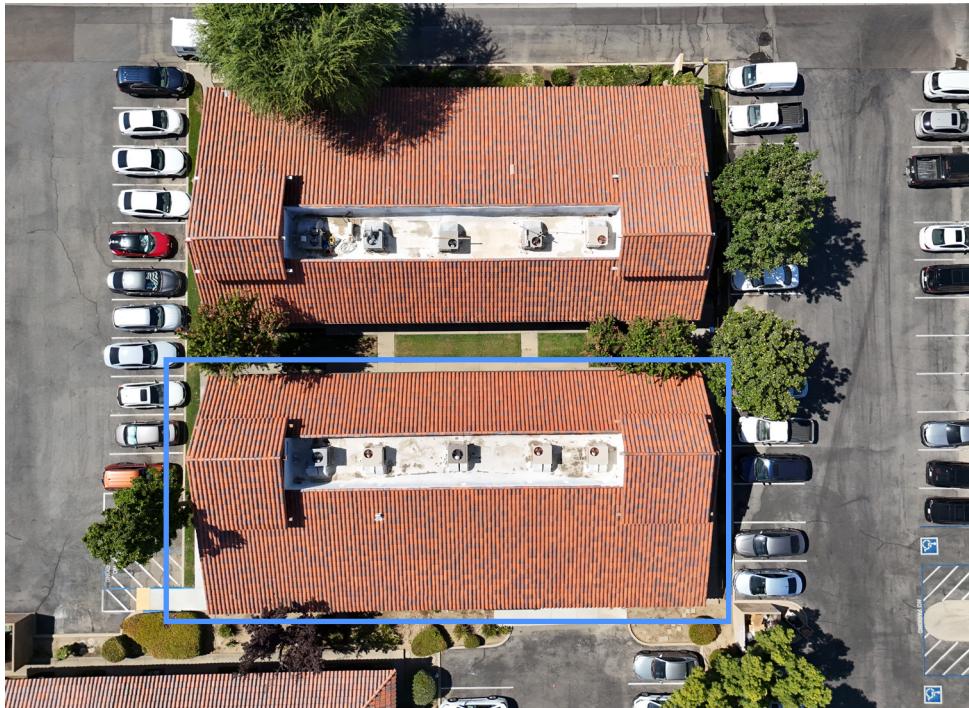
Single-story

Parking:

Abundant

Colliers

Property SitePlan & Parcel Map



Tenant Summary

CIO Solutions, Inc. - A leading IT managed service provider offering full-service IT management and cloud solutions for businesses. For more than 30+ years, they have dedicated their expertise to providing businesses (including healthcare, professional services, agriculture, and non-profit) with innovative expert solutions, IT consulting, and reliable IT support to enhance productivity and decrease disruptions.

CIO Solutions has three physical offices in Santa Barbara, Fresno, and San Luis Obispo, California. The Fresno location is located at 5070 N. Sixth Street near the East Shaw Avenue corridor with approximately 4,600 RSF.

Income Summary

Monthly Rent: \$8,275.00 (Flat rate from 5/1/2025-7/31/2028)

\$99,300.00

Annual Rent:

Tenant pays utilities and janitorial

Expense Summary (2024)

Taxes: \$6,098.30

Association Dues: \$4,571.12

Cleaning/Maintenance: \$1,016.52

Insurance: \$3,914.50

Repairs: \$775.00

Management Fees: \$2,939.44

Other: \$48.03

(\$19,362.91)

Net Operating Income:

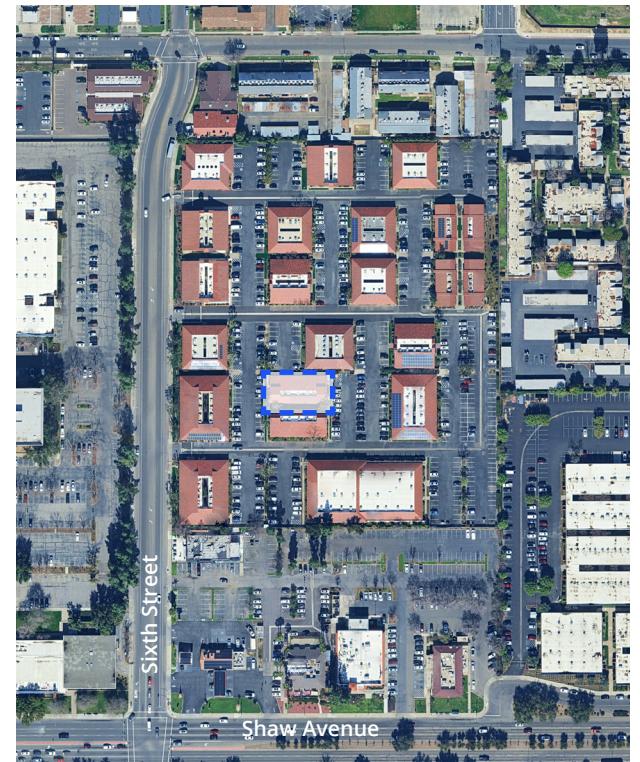
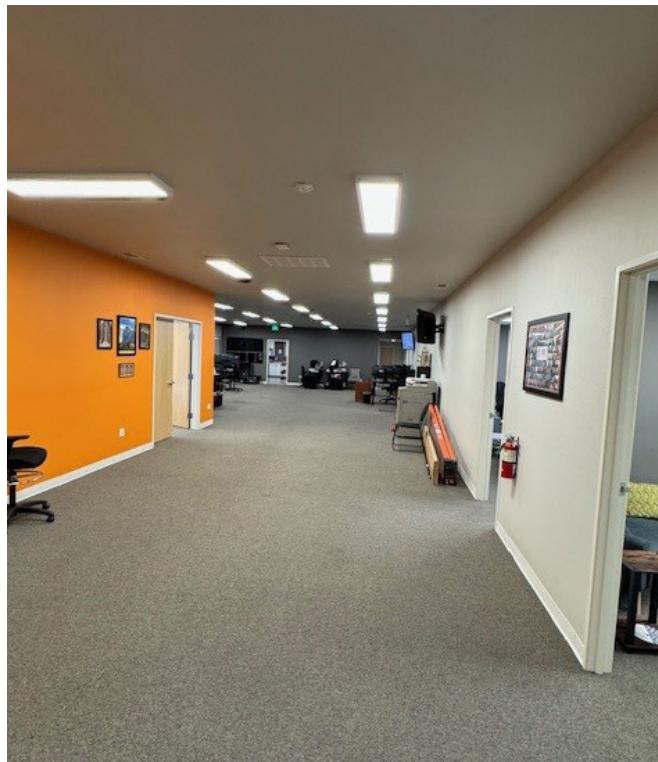
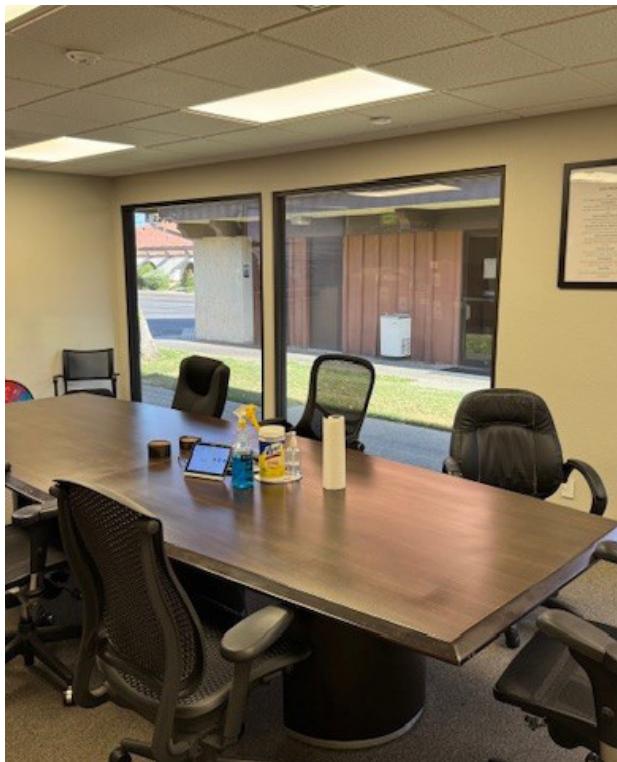
\$79,937.09

Surrounding Amenities



Interior Photos

5070 N. SIXTH STREET | FRESNO, CALIFORNIA





FOR SALE

5070 N. Sixth Street
Suites 170-175
Fresno, California

CONTACT US:

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