

Colliers

Price Reduced!

Owner/User Opportunity
±8,947 Square Feet Available

660 W. Locust Avenue
Fresno, California

Palm Bluffs Office Building for Sale

Brian Decker

Senior Vice President | Principal
+1 559 256 2433 | DRE #01029450
brian.decker@colliers.com

7485 N. Palm Avenue
Fresno, CA 93711
P: +1 559 221 1271
F: +1 559 222 8744

Highlights

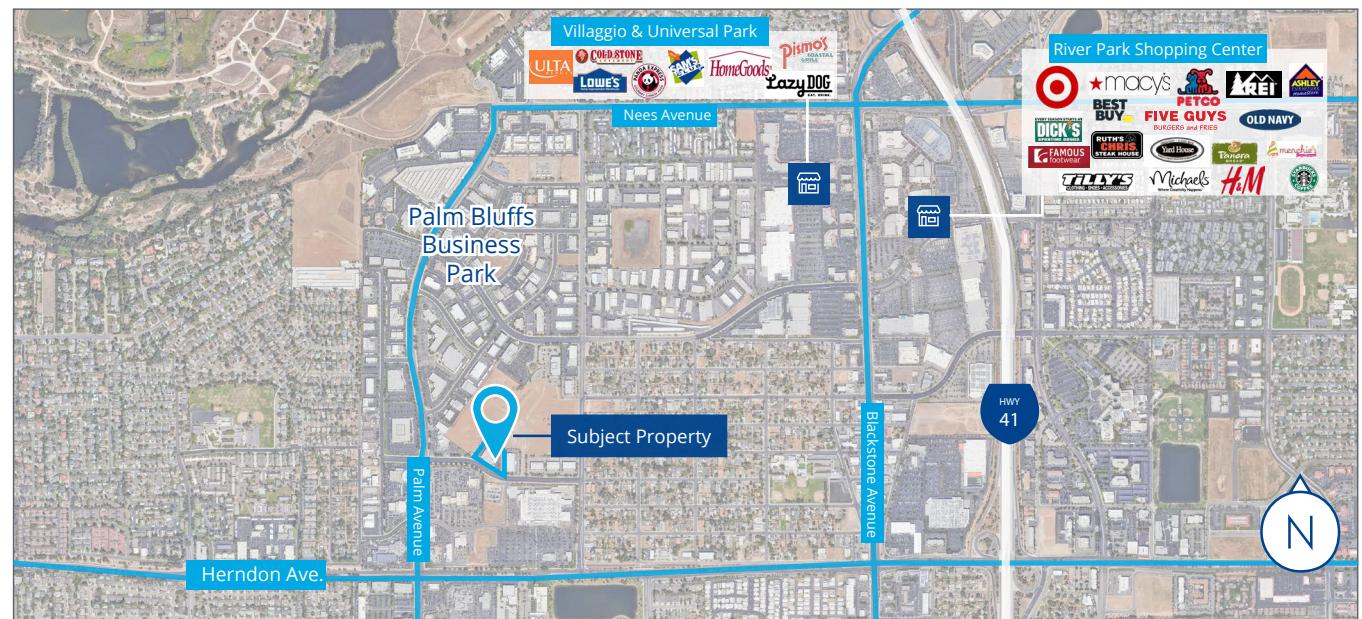
Sale Price
\$4,000,000



Pertinent Facts

Address	660 W. Locust Avenue, Fresno, California
Parcel Number	405-550-77
Building Area	± 18,050 SF
Site Area	± 1.63 Acres ±71,003 SF
Location	Palm Bluffs/Northwest Fresno Submarket Fresno County
Year Built	2004
Current Zoning	IL (Light Industrial, City of Fresno)
Parking	6 / 1000 Ratio 110 Total Spaces
Sale Price & Terms	Price Reduced! \$4,693,000 \$4,000,000 All cash upon close of escrow
Available Space	Suite 102 approximately 8,947 square feet

- Potential owner-user opportunity with stable occupancy in the other 3 suites
- Abundant parking at approximately 6 stalls per 1,000 square feet
- Prime Palm Bluffs location, near all major services and amenities





Property Summary

660 West Locust Avenue is an approximately 18,050 square foot multi-tenant office building located within the popular Palm Bluffs Development in Northwest Fresno.

This Building now has approximately 8,947 square feet available for an owner/user, with three strong tenants occupying the remainder of the building. One tenant has occupied the building for the past 20 years, with approximately 6 years remaining on the lease for the 2,100 square foot Suite 103 and 5 years for the approximately 1,910 square foot Suite 104.

Existing banking, shopping, restaurants and entertainment options can all be found within minutes of this sought-after professional office site. The property has been well maintained since its inception.



Property

Site Plan



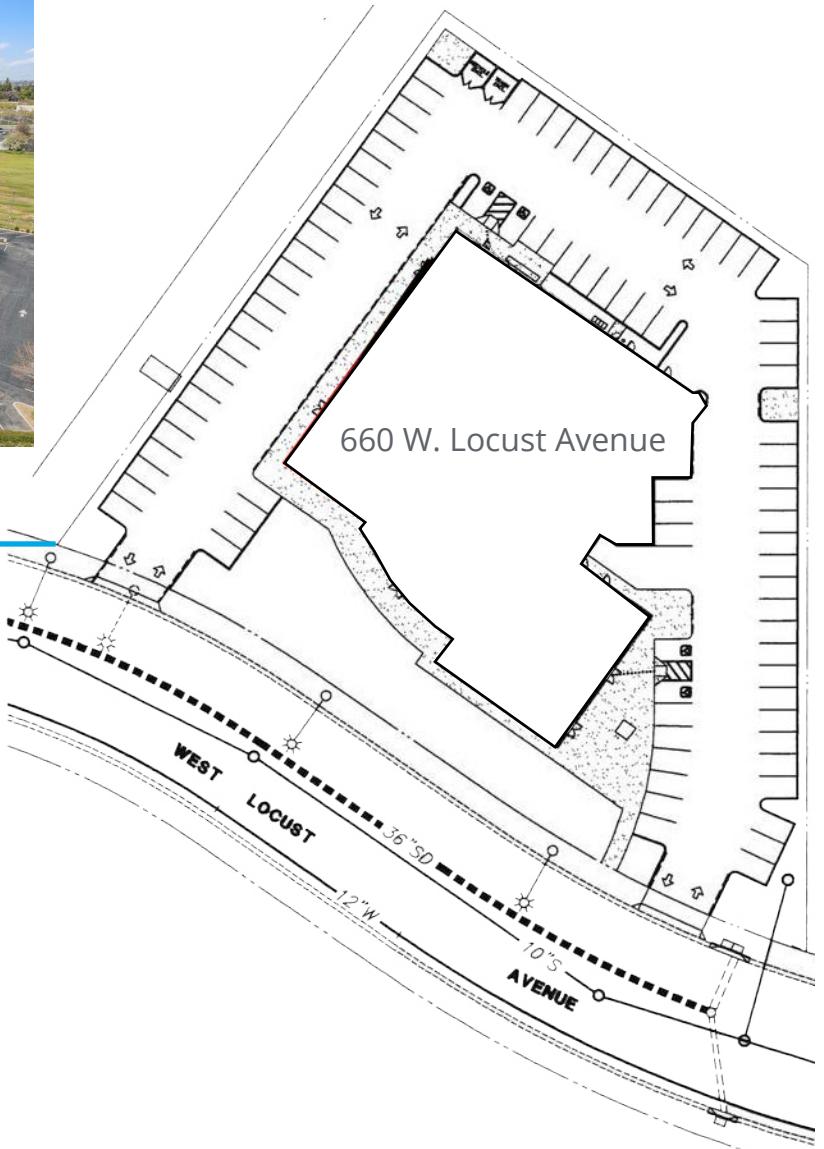
Building Area: ±18,050 SF

Site Area: ±1.63 Acres
(71,003 SF)

APN: 405-550-77

Sale Price:

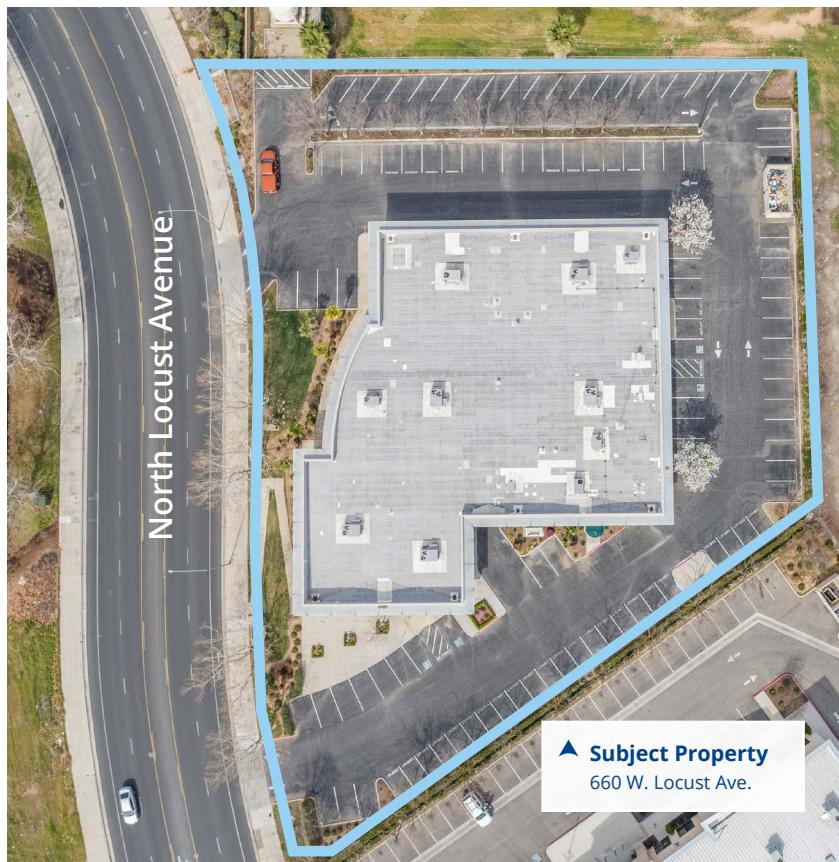
\$4,000,000



Floor Plan

Colliers

Accelerating success.



▲ Subject Property
660 W. Locust Ave.

Palm Bluffs Business Park

Subject Property



Local Amenities

Villagio Shopping Center

Barnes and Noble
Pismo's Coastal Grill
Cold Stone Creamery
DSW
Homegoods
Land Bryant
Nordstrom Rack
Sprint
Total Wine & More
ULTA



HWY
41

River Park Shopping Center

Ann Taylor Loft
Bath and Body Works
Blaze Pizza
Chico's
Cost Plus World Market
Five Guys
GNC
H and M
Jamba Juice
Justice
Macy's
Mimi's Cafe
PF Changs
Ashley Furniture
Best Buy
Bob's Discount Furniture
Carl's Jr
Dick's Sporting Goods
Panera Bread
REI
Rubios
Ruth's Chris
See's Candies
Sephora
Starbucks
The Children's Place
Tilly's
Victoria's Secret
White House | Black Market
YardHouse
Yogurtland
Marshalls
Michaels
Office Max
PetSmart
Old Navy
Target

Locust Ave

CARmax

660

West Locust Avenue
Fresno, California

Contact:

Brian Decker

Senior Vice President | Principal
+1 559 256 2433 | DRE #01029450
brian.decker@colliers.com

About Colliers

Colliers is a leading global real estate services and investment management company. With operations in 63 countries, our 17,000 enterprising people work collaboratively to provide expert advice and services to maximize the value of property for real estate occupiers, owners and investors.

For more than 27 years, our experienced leadership with significant inside ownership has delivered compound annual investment returns of 20% for shareholders. With annual revenues of \$4.5 billion and \$81 billion of assets under management, Colliers maximizes the potential of property and real assets to accelerate the success of our clients, our investors and our people. Learn more at corporate.colliers.com, Twitter @Colliers or LinkedIn.

This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2024. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers Tingey International, Inc.

Our mission

Maximize the potential of property to accelerate the success of our clients and our people.



Colliers International

7485 N Palm Ave, Suite 110

Fresno, CA 93711

P: +1 559 221 1271

