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Price Reduced!

Owner/User Opportunity
±8,947 Square Feet Available

660 W. Locust Avenue
Fresno, California

Palm Bluffs Office Building for Sale

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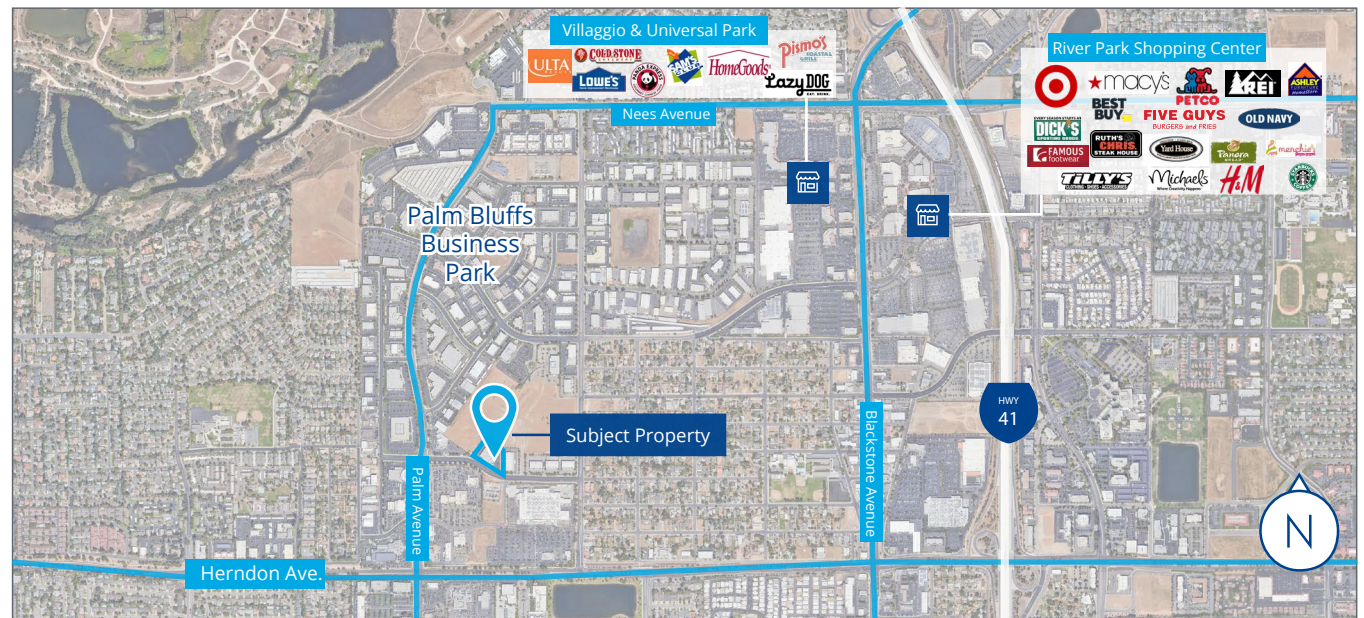
Highlights

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.



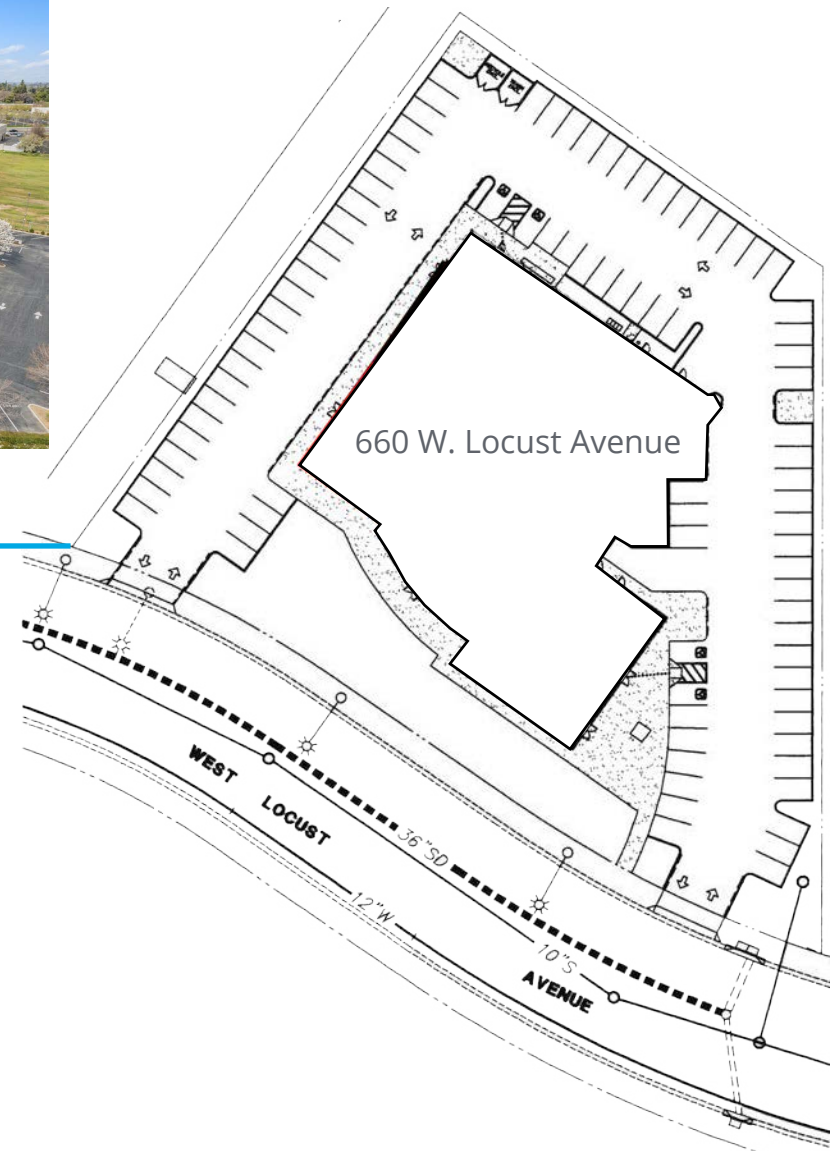
Property

Site Plan



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Building Area: ±18,050 SF
Site Area: ±1.63 Acres (71,003 SF)
APN: 405-550-77

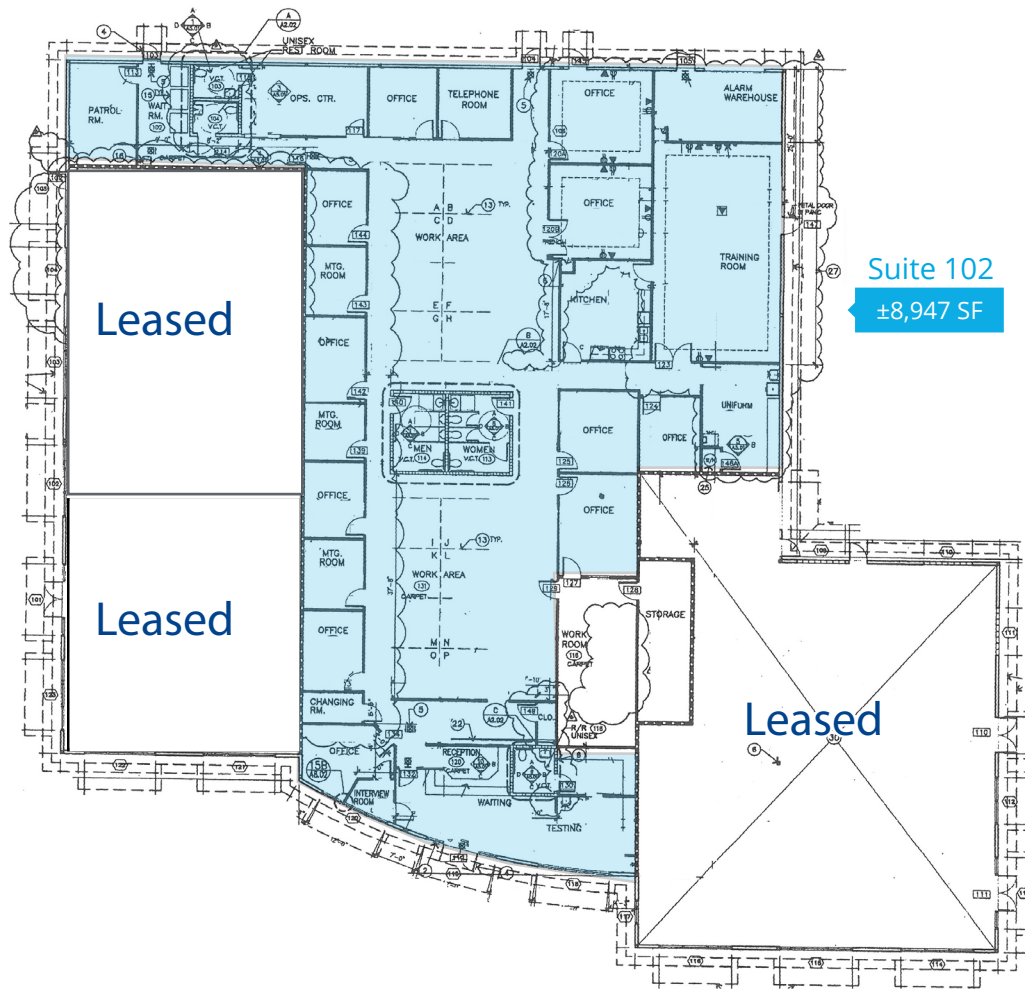
Sale Price:

\$4,000,000

Floor Plan

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Palm Bluffs Business Park

Subject Property



Villagio Shopping Center

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

River Park Shopping Center

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

Locust Ave

Local Amenities

CARmax

660

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Fresno, California

Contact:

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About Colliers

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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.

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Our mission

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



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