



FOR SALE

Medical Office Condo Portfolio for Sale

1205 Garces Highway
Suites 301 & 306
Delano, California

Colliers | Fresno is pleased to present the opportunity to acquire a two-unit medical office condo portfolio totaling approximately 3,578 square feet located within a well-established healthcare corridor in Delano, CA. This offering provides investors with stable in-place income, strong medical tenancy fundamentals, and the ability to acquire two complementary units within the same medical campus environment.

Combined Square Footage:

±3,578
Square Feet

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Property Summary

1205 Garces Highway, Delano, CA

Location: Located along Garces Highway, a primary corridor in Delano.

Available Space: Combined total: ±3,578 SF
Suite 301: ±1,080 SF
Suite 306: ±2,498 SF

Portfolio Price: \$785,000

Year Built: 1984

APN: 424-220-05-00-9 and
424-220-04-00-6

Zoning: GC, City of Delano

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LOCATION & VALUE-ADD OPPORTUNITY HIGHLIGHTS

- Within a medical office cluster anchored by Adventist Health
- Surrounded by established healthcare providers
- Strong patient traffic and referral ecosystem
- Rent growth potential over time
- Lease restructuring opportunities
- Owner-user repositioning
- Ability to separate and sell units individually

INVESTMENT HIGHLIGHTS

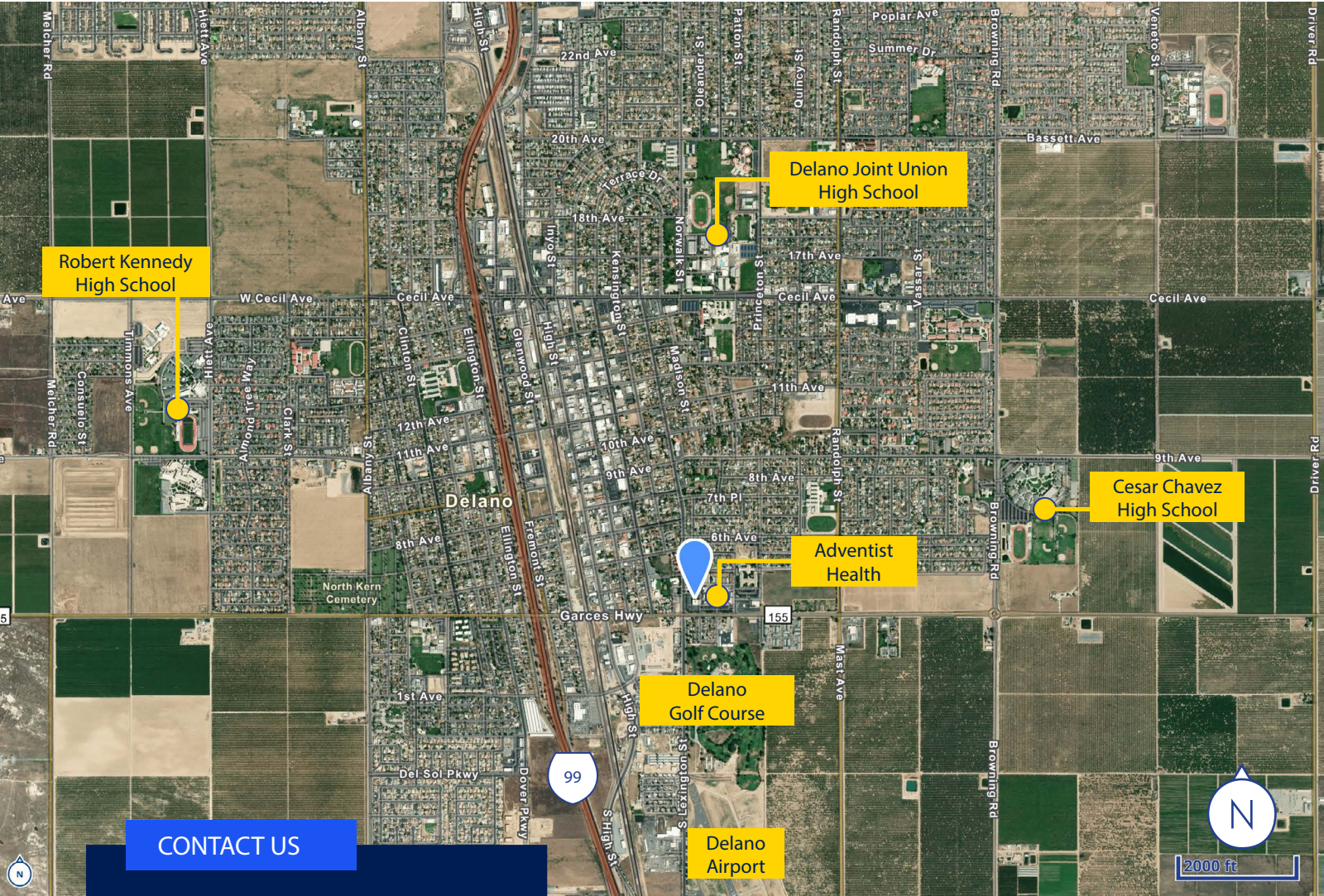
- Portfolio Control - Two units within same medical complex
- Attractive Yield - 5.65% CAP on in-place income
- Medical Office Stability - Defensive, needs-based asset class
- High NOI Efficiency - on Suite 301
- Strong Healthcare location

FINANCIAL HIGHLIGHTS

| | <u>Annual</u> |
|----------------------|-----------------|
| Gross Rent: | \$70,260 |
| Operating Expenses | <u>\$25,969</u> |
| Net Operating Income | \$44,291 |

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CONTACT US

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