

Condominium Investment Opportunity

5777 N. Fresno St. Suite 108. Fresno, CA 93710

\$325,170.00

For Sale I Medical Space



SAITO
COMPANY

The Saito Company

Premier Commercial Sales and Leasing

7511 N. Remington Ave, 103
Fresno, CA 93711

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Executive Summary

The Saito Company is pleased to present a 100% fully occupied condominium investment opportunity located in Fresno, CA. This 1,114 SF space occupied by Kuwamoto Chiropractic Clinic, comprised of three (3) exam rooms, private offices, a laboratory, and much more. This location of Fresno is along the medical corridor and oversees major medical operations such as: Fresno Surgical Hospital, St. Agnes Hospital, and Kaiser Permanente Hospital.

This space is benefited by multiple points of entry, giving ease to patients and transportation along Fresno St is highly accessible with convenient transit options.

Sale Price	\$325,170.00
Building Size	1,114SF
Type	Medical
Zoning	O
Year	1981
County	Fresno
APN	418-570-13
Lot Size	0.10 AC
Parking	Parking Lot



HIGHLIGHTS

- 3 Exam Rooms
- Private offices with private restrooms
- Laboratory
- Reception + Common Area
- Administrative Area
- Enclosed Common Area
- Gated Parking Lot
- Security System

CAP RATE 5.57 %

NOI \$18,112.00

LEASE TYPE MODIFIED GROSS

HOA \$298.00/month



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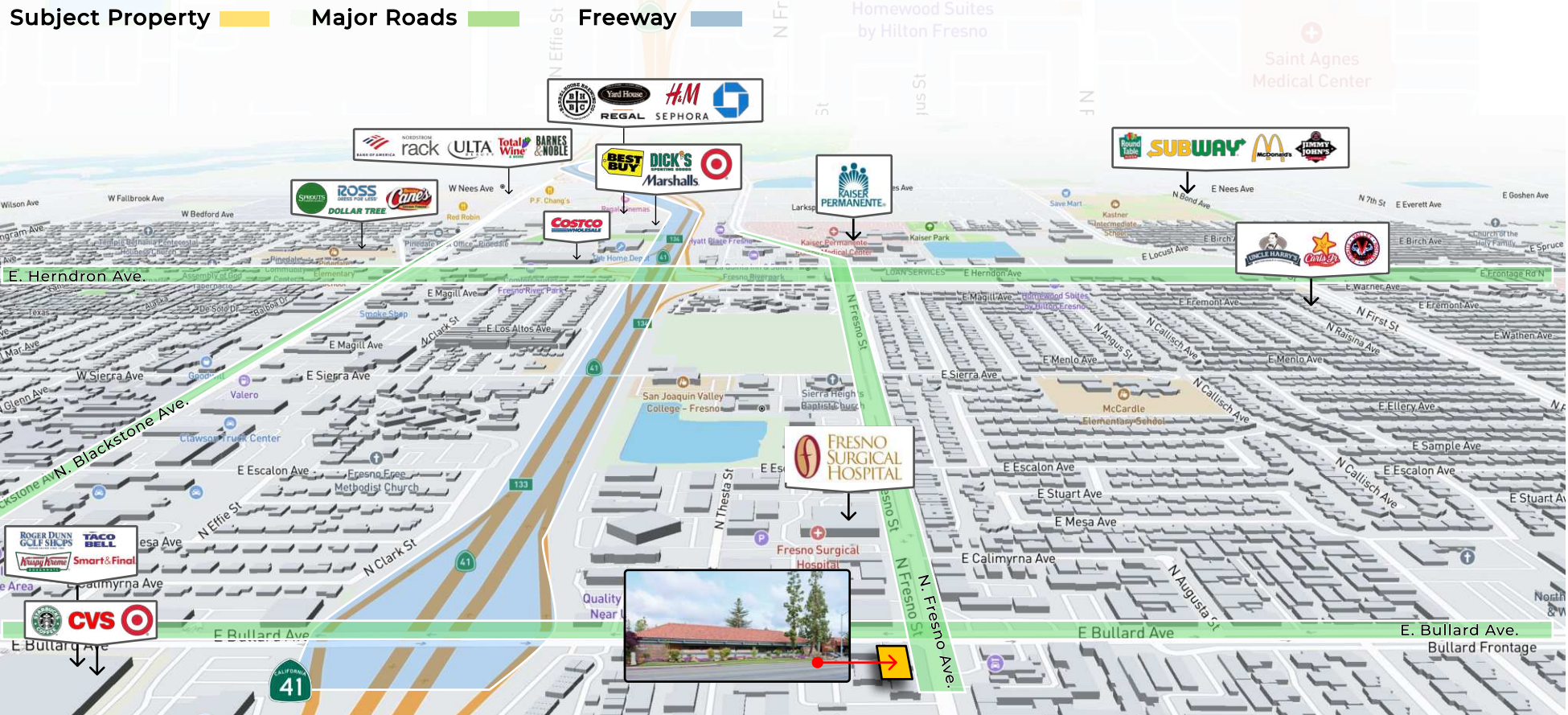
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Location Summary | Demographics

5777 N. Fresno St I \$325,170.00

Location Summary

Fresno, California, sits in the heart of the state's agricultural center, The Central Valley. The sixth-largest county in California by area, Fresno encompasses a vast 6,000± square miles. Easy access to Yosemite, Kings Canyon, and Sequoia National Parks, all within a 90 minute drive. Neighboring counties include Merced and Madera to the north, Kings and Tulare to the south, and Mono and Inyo to the east. Fresno's population surpassed 1 million in 2018 and continues to grow steadily.

93710 POPULATION **30,880±**

TRAFFIC COUNT

FRESNO STREET **20,348 ± VPD**

E BULLARD AVENUE **33,002 ± VPD**



DEMOGRAPHICS

Households

County: Fresno

324,640 Households

State: California 13,463,717 Households

Families

County: Fresno

241,722 Families

State: California 9,255,326 Families

Percent Population Change: 2020 to 2023

County: Fresno

1.39%

State: California -0.21%

Source: healthyfresnocountydata

Employed Civilian 16+ by Occupation	County: Fresno		State: California	
	Persons	% of Employed Civilian 16+ Population	Persons	% of Employed Civilian 16+ Population
Healthcare Support	22,694	5.29%	695,082	3.68%

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Tenant Profile | Lease Summary

5777 N. Fresno St | \$325,170.00

Location Summary

Dr. Russell G. Kuwamoto, owner of Kuwamoto Chiropractic Clinic has established his business at 5777 N. Fresno Street for over 4 years. Dr. Kuwamoto has over 30 years of chiropractic experience transforming his client's health and well-being. He has been able to thrive in this space with an on site x-ray machine used for accurate diagnoses. Additionally, one of the only chiropractic offices in the Fresno area to utilize a DRX 9000 spine decompression machine as a nonsurgical approach for treating hernias and disc. Located in the Medical Corridor of Fresno, patients are able to conveniently commute and be of close range to other medical facilities and amenities.

HOA | Tenant Responsibilities

\$298.00/month

Owner | Landlord Responsibilities

Property Taxes \$2,400.00

Insurance \$728.00/yr

Rent Breakdown

\$1,770.00

\$298.00

\$2,210.00



LEASE SUMMARY

Address	5777 N. Fresno St Suite 108
Tenant	Kuwamoto Chiropractic Clinic
Lease Type	Modified Gross
Lease Commencement	September 1, 2023
Lease Term	3 Years
Renewal Options	One(1) Four (4) Year
Current Rent	\$1,770.00 (\$2,210.00 HOA included)
Rent Increases	2%
Landlord Owner Responsibilities	Property Taxes & Insurance

RENT ROLL



Term	Monthly Rent	Ann. Increase
09 01 2023 - 08 31 2024	\$2,210.00	2%
09 01 2024 - 08 31 2025	\$2,265.00	2%
09 01 2025 - 08 31 2026	\$2,320.00	2%



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