

Office Investment Property and/or Owner/User Opportunity
Offering Memorandum

Owner/User Opportunity

6785 N. Willow Avenue
Fresno, California

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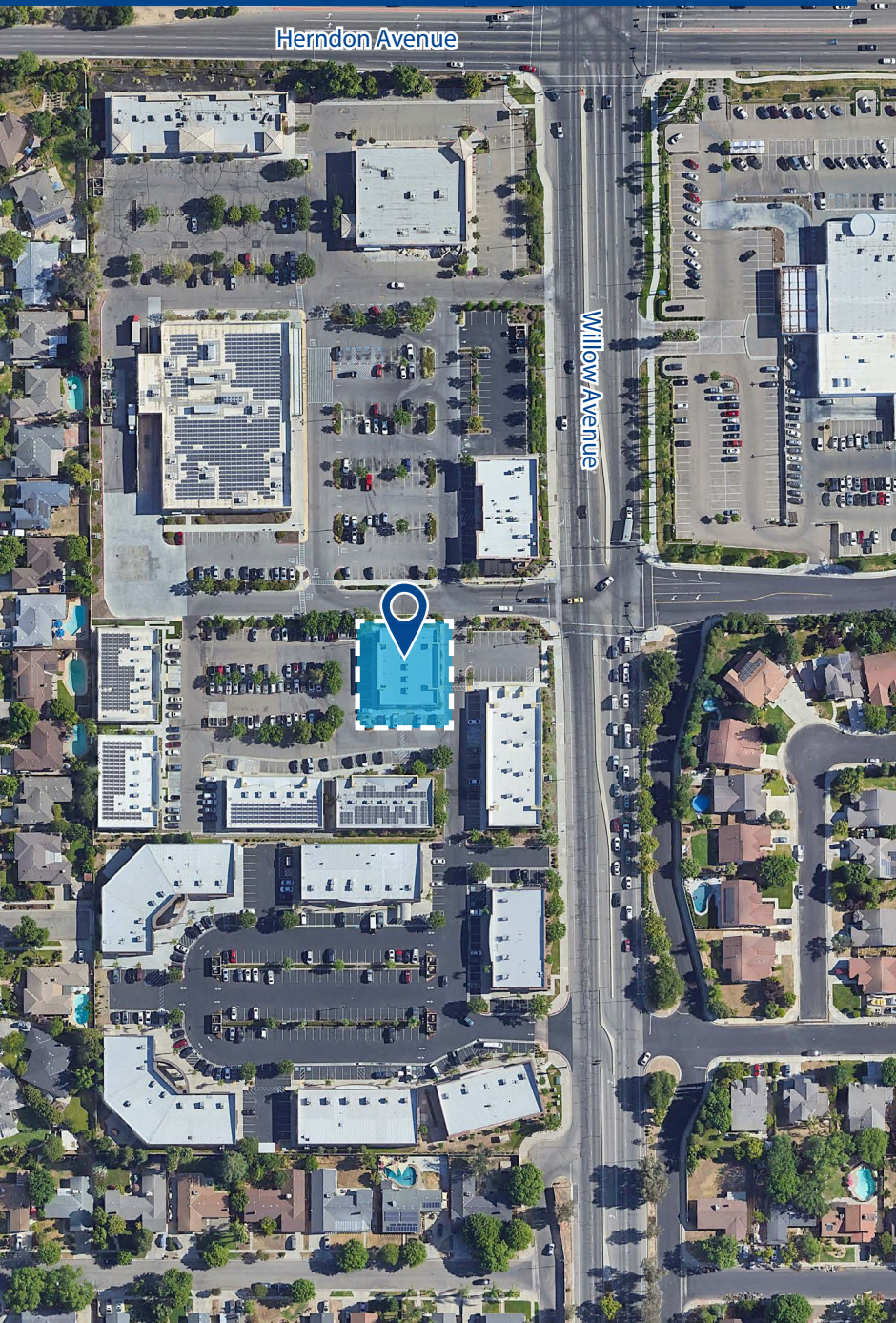
Colliers
7485 N. Palm Avenue, Suite 110
Fresno, California 93711
559 221 1271
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Hard to Find Owner/User Built-Out Space
\$2,100,000 - REDUCED PRICE



Accelerating success

Property Highlights

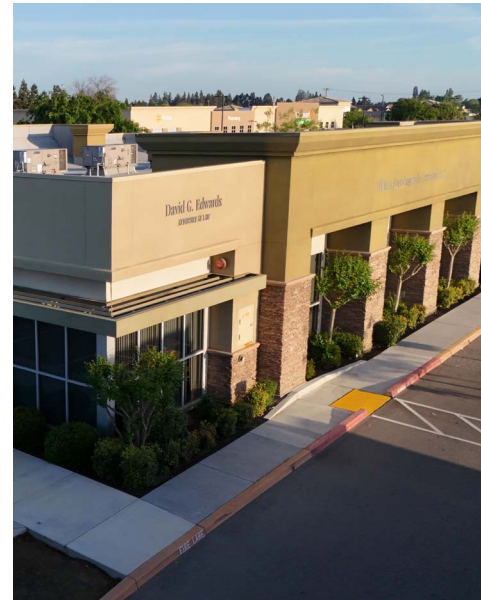


Property Summary

Colliers | Fresno is proud to present this professional single-story $\pm 5,504$ square foot office building conveniently located at 6785 N. Willow Avenue in north Fresno, California.

Additionally, there is abundant on-site parking with excellent ingress/egress access points and is zoned O (Administrative Professional Office Uses).

- Owner to vacate within an agreeable timeline upon entering escrow
- Near Freeway 168 access, abundant parking
- Well maintained building and complex
- Refurbished/upgraded restrooms
- Hard to find built-out office space for sale
- Ideal location which provides excellent visibility
- The building interiors have been well maintained



This desirable office owner/user opportunity offers convenient access to all amenities in the North Fresno markets, including:

- Surrounding retail amenities, banking, restaurants and retail services
- Easy access to Freeway 168, providing an ideal location for utmost access to all of Fresno and Clovis.

Property Specifics

Civic Address
6785 N. Willow Avenue
Fresno, California

Lot Area
±27,720 SF

APN
410-031-04

Building Square Feet
±5,504 SF

Submarket
Northeast Fresno Submarket

Year Built
2009

Current Zoning
Professional Office Use (O)

Asking Price
\$2,100,000

Availability
Lessee will vacate upon a mutually agreed date

Occupancy
Owner/user



Key Highlights

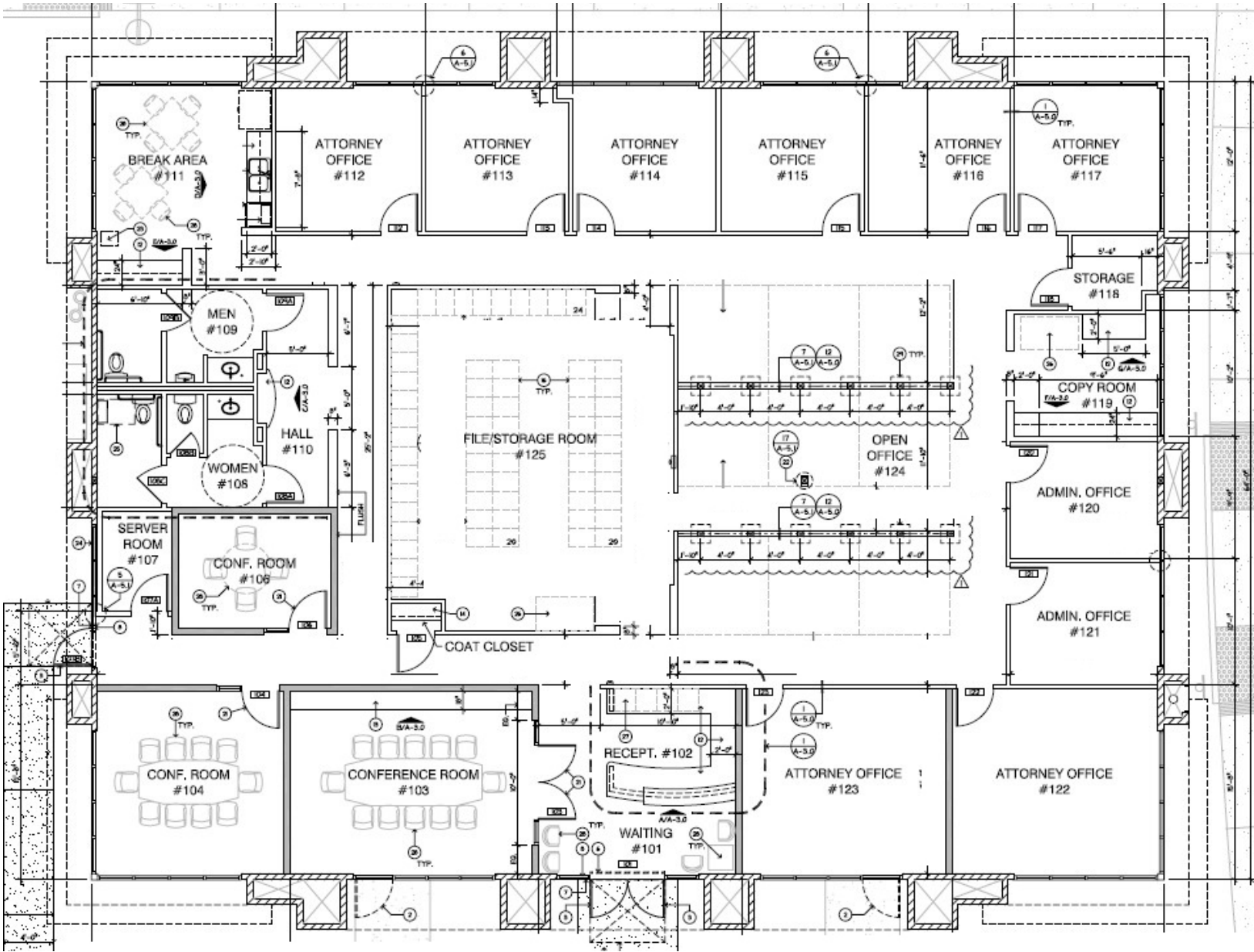
- Single-story building in northeast Fresno
- Good North Fresno location with nearby access to Freeway 168
- Excellent access, abundant parking
- In close proximity to numerous amenities including restaurants, shopping and banking



Floor Plan As-Built

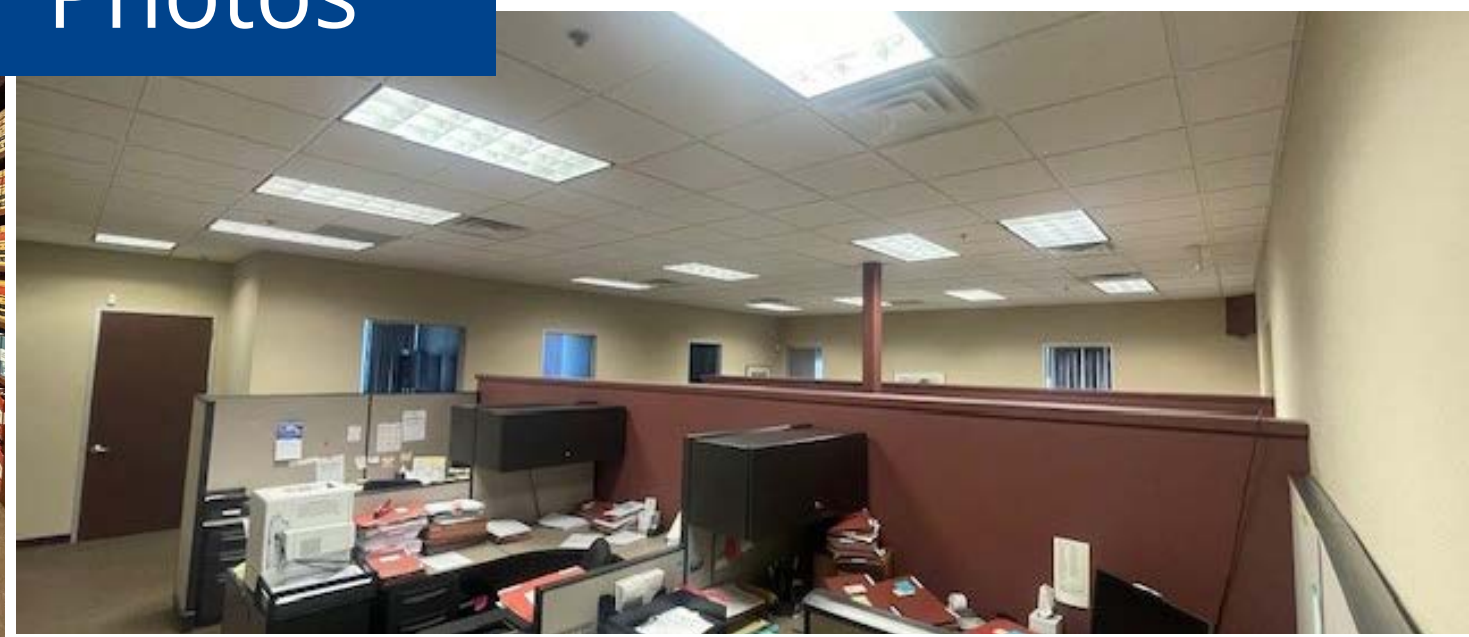
6785 N. Willow Avenue

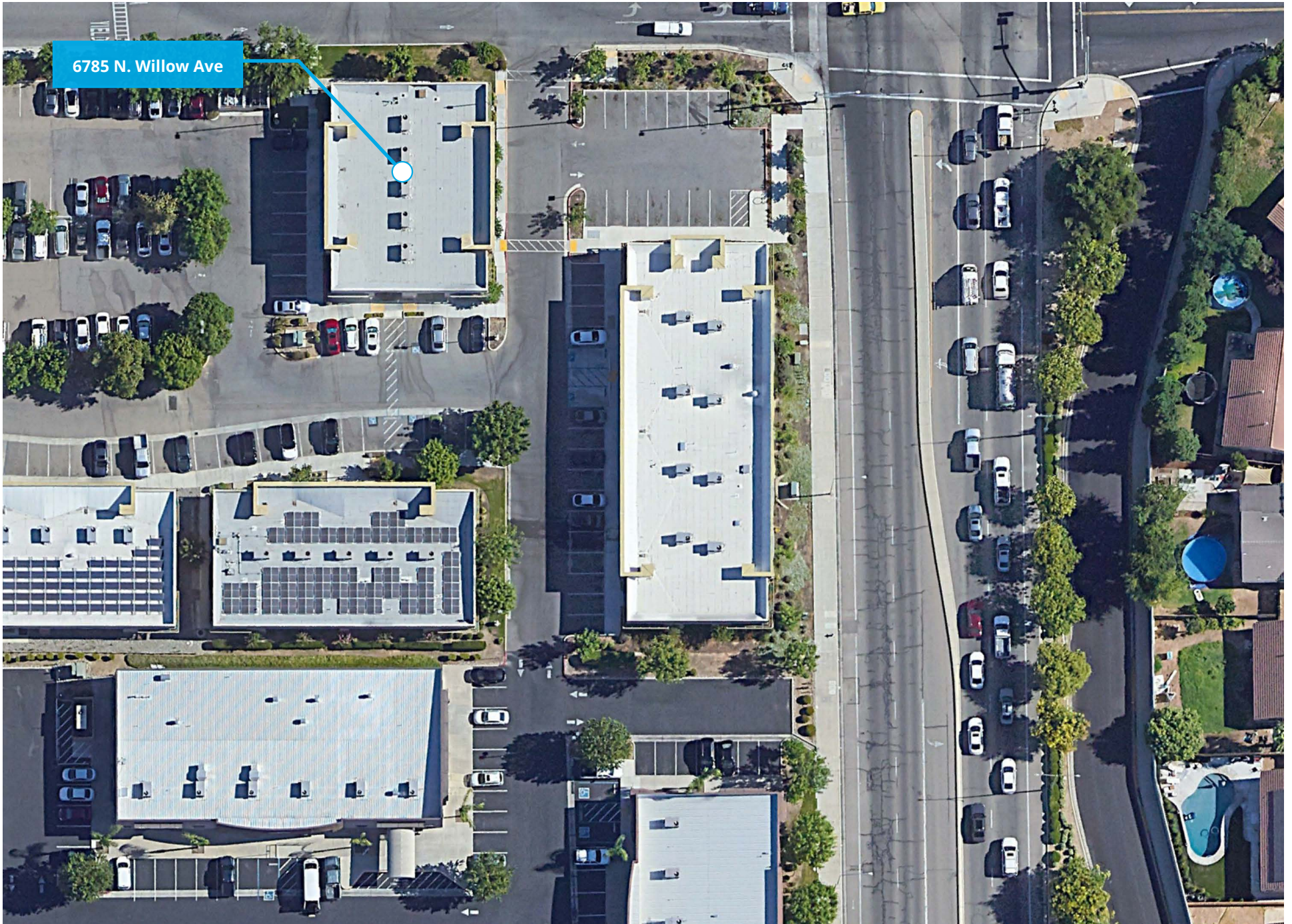
Total Square Feet
±5,504 SF





Interior Photos





6785 N. Willow Ave

Local Business & Retail

- Target
- TJ Maxx
- Burlington
- Best Buy
- Nothing Bundt
- Dollar Tree
- Petsmart
- Antonio's
- Farmer Boy's
- Broilers
- Mad Duck
- Round Table
- Starbucks
- Verizon
- Subway
- Jamba Juice
- Menchie's
- Famestop
- Brunch Bar
- El Pollo Loco



- HomeGoods
- Old Navy
- Ulta Beauty
- Kirkland's
- Famous Footwear
- Dick's Sporting
- Tilly's
- Verizon
- Jamba Juice
- Walmart
- BevMo
- Nordstrom Rack
- Petco
- JoAnn Fabric
- Jimmy John's
- Chevron
- McDonald's
- Denny's
- Arco
- Carl's Jr.
- Subway
- The Habit Burger
- Wingstop
- Little Caesars



Subject Property



- Taco Bell
- Sprouts
- Skechers
- Ross
- Dollar Tree
- Burger King
- Pieology
- AAA
- Eureka
- Rubio's
- Baskin Robbins



Alluvial Ave

Herndon Ave

Sierra Ave

Clovis Ave

Willow Ave



Owner/User Opportunity

Owner User Opportunity

6785 N. Willow Avenue
Fresno, California



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