

SAN JOAQUIN VALLEY PROFESSIONAL PLAZA

NW CORNER OF FIRST STREET & ALLUVIAL AVENUE | FRESNO, CA

AVAILABLE FOR SALE



NEWMARK
PEARSON COMMERCIAL

Independently Owned and Operated
Corporate License #00020875
newmarkpearson.com

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Fresno, CA 93711
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PROPERTY OVERVIEW

ADDRESS(S):

7405 N. First Street
7447 N. First Street
7475 N. First Street
7461 N. First Street
7433 N. First Street
7429 N. First Street

APN(S):

303-190-66
303-190-67
303-190-68
303-190-70
303-190-71
303-190-72

AVAILABILITY:

6 Buildings

TOTAL SQUARE FOOTAGE:

57,097± SF

NOTE:

Buildings can be sold together or individually

PROPERTY DESCRIPTION:

The subject property consists of five single-story office buildings and one two-story office building located at the northwest corner of First and Alluvial Avenues in Fresno. In addition to abundant surface parking, secured subterranean parking is provided at the 7447 N. First building. The buildings' exteriors are mini brick and glass which has proven to be a timeless design. All buildings are serviced by HVAC units which allows for easy maintenance as well as functionality in subdividing suites. The common areas have been well maintained by the association which is well funded. Access to Freeway 41 is less than 1 mile from the site. All ancillary services, including public transportation, food-service, banking, and shopping are within close proximity.



SITE PLAN

7405 N. FIRST STREET

Building Size: 6,960± SF

7447 N. FIRST STREET

Building Size: 18,787± SF

7475 N. FIRST STREET

Building Size: 6,532± SF

7461 N. FIRST STREET

Building Size: 7,872± SF

7433 N. FIRST STREET

Building Size: 7,923± SF

7429 N. FIRST STREET

Building Size: 9,000± SF



PRICING



7405 N. FIRST STREET

Asking Price:

\$2,300,000.00
(\$330.00 PSF)

7447 N. FIRST STREET

Asking Price:

\$6,106,000.00
(\$325.00 PSF)

7475 N. FIRST STREET

Asking Price:

\$2,156,000.00
(\$330.00 PSF)

7461 N. FIRST STREET

Asking Price:

\$2,600,000.00
(\$330.00 PSF)

7433 N. FIRST STREET

Asking Price:

\$2,615,000.00
(\$330.00 PSF)

7429 N. FIRST STREET

Asking Price:

\$2,970,000.00
(\$330.00 PSF)

HIGHLIGHTS

- TIMELESS ARCHITECTURAL DESIGN
- IMPECCABLY MAINTAINED COMMON AREAS
- EASY ACCESS TO FREEWAY 41
- ALL ANCILLARY SERVICES IN CLOSE PROXIMITY
- LOCATED IN THE HIGHLY DESIRABLE NORTH FRESNO OFFICE MARKET



RENT ROLL

ADDRESS	TENANT	±RSF	% of SF	LEASE TYPE	LEASE COMMENCEMENT	MONTHLY RENT	ANNUAL RENT	RENT PSF/ MONTHLY	RENT INCREASE AMOUNT/OPTIONS
7405- 101	North Fork Rancheria	6,960±	100.00%	NNN	05/01/2021	\$12,188.66	\$146,263.92	\$1.75	1-5 Year Option @2% Increase
7429 - 101	TAE Woo Kwon, DDS, INC.	2,690±	29.89%	MG 2008	09/16/2019	\$5,918.00	\$71,016.00	\$2.20	1-5 Year Option @3% Increase
7429 - 102	Edward Coleman Sutton, DDS	2,157±	23.97%	MG 2004	09/16/2019	\$4,745.40	\$56,944.80	\$2.20	1-5 Year Option
7429 - 103	Partners Personnel	2,171±	24.12%	NNN	07/01/2025	\$3,582.15	\$42,985.80	\$1.65	1-5 Year Option @3% Increase
7429 - 104	Krause Law P.C.	1,982±	22.02%	MG 2024	09/01/2024	\$4,469.41	\$53,632.92	\$2.26	No Option
7433 - 101	Sidney L. Jackson, DDS, Brett Lent	2,550±	32.18%	MG 2007	08/01/2018	\$6,461.19	\$77,534.28	\$2.53	No Option
7433 - 102	Vacant	1,882±	23.75%	MG 2005	01/01/2017	\$4,742.64	\$56,911.68	\$2.52	Holdover Rent
7433 - 103	Akel Engineering	3,491±	44.06%	MG 2010/2017	01/01/2017	\$7,191.46	\$86,297.52	\$2.06	No Option
7447 - 100	Vacant	4,499±	23.95%	—	—	—	—	—	N/A
7447 - 101	MD Manouel Insurance Agency	3,397±	18.08%	MG 2006	09/04/2018	\$9,399.00	\$112,788.00	\$1.90	1-2 Year Option @ Flat Rent
7447 - 102	MD Manouel Insurance Agency	1,550±	8.25%	MG 2012	—	—	—	—	Rent Combined with Suite 101
7447 - 200	Vacant	2,284±	12.16%	—	—	—	—	—	N/A
7447 - 201	Vacant	1,826±	9.72%	—	—	—	—	—	N/A
7447 - 202	Vacant	2,621±	13.95%	—	—	—	—	—	N/A
7447 - 203	Vacant	2,610±	13.89%	—	—	—	—	—	N/A
7461 - 101	Scott H. Goishi, DDS	2,218±	28.18%	MG 2005	11/15/2011	\$4,506.98	\$54,083.76	\$2.03	No Option
7461 - 102	Genetic Foresight	2,344±	29.78%	NNN	06/01/2022	\$4,925.33	\$59,103.96	\$2.10	1-5 Year Option
7461 - 103	Alzheimer's Disease & Related	1,662±	21.11%	NNN	12/01/2022	\$2,909.31	\$34,911.72	\$1.75	2-2 Year Option
7461 - 104	Valley Wealth Management	1,648±	20.93%	NNN	01/01/2020	\$3,048.80	\$36,585.60	\$1.85	No Option
7475 - 101	Daniel Towle Warkentine	2,237±	34.25%	NNN	08/01/2019	\$3,44.98	\$41,339.76	\$1.54	No Option
7475 - 102	Arman H. Kalamkarian MD	2,431±	37.22%	NNN	10/15/2022	\$4,023.00	\$48,276.00	\$1.65	2-5 Year Option
7475 - 103	Kim Tran, DDS	1,467±	22.46%	MG 2012	05/01/2012	\$3,154.05	\$37,848.60	\$2.15	No Option
7475 - 104	All Essentials Medical Distribution	397±	6.08%	NNN	05/01/2021	\$805.91	\$9,670.92	\$2.03	No Option
OCCUPIED SF:		43,234±			MONTHLY RENT	\$			
VACANT SF:		13,800±			ANNUAL RENT	\$			
TOTAL SF:		57,074±							

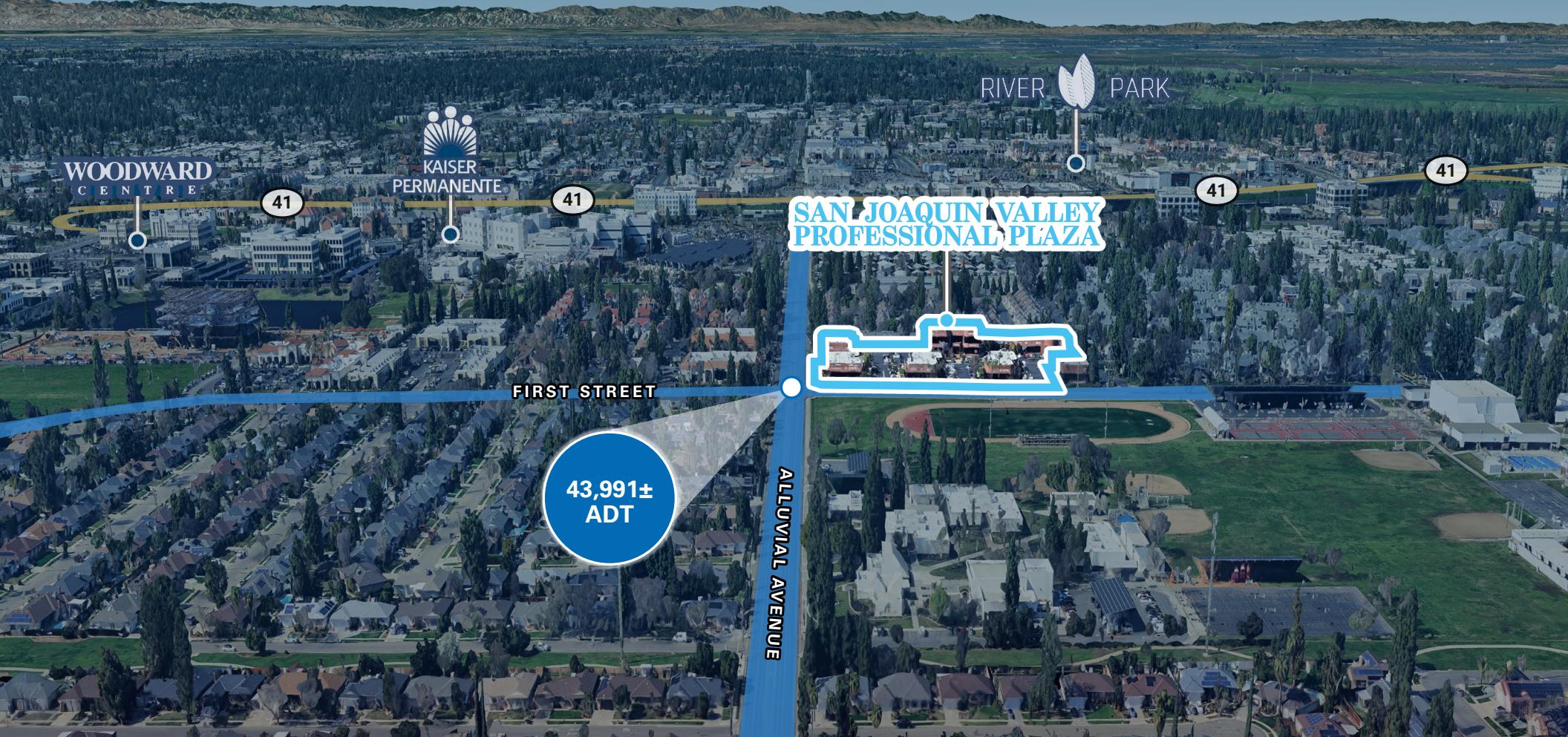
IDEALLY SITUATED IN FRESNO'S WOODWARD SUBMARKET



Strategically positioned at the northwest corner of First Street and Alluvial Avenue, this well-designed office complex offers an ideal setting for medical, professional, or corporate tenants with convenient access to Highway 41 for efficient regional connectivity.

Surrounded by executive housing, luxury apartments, major healthcare facilities such as Kaiser Permanente and St. Agnes Medical Center, plus banks, pharmacies, retail centers, and restaurants, the property delivers exceptional convenience for tenants and clients alike.

AREA DEMOGRAPHICS



POPULATION	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
2030 Projection	12,581	118,429	281,823
2025 Estimate	12,711	118,374	281,735
Daytime Population	30,766	174,083	353,506

HOUSEHOLDS	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
2030 Projection	5,106	46,359	105,996
2025 Estimate	5,154	46,197	105,551
2025 Est. Average HH Income	\$113,758	\$113,990	\$109,291



43,991± ADT

First Street at Alluvial Avenue
(All Directions)

Source: Claritas, Kalibrate TrafficMetrix (2025)

TENANT PROFILE: 7405 N. FIRST STREET



NORTH FORK RANCHERIA

Suite 101 — 6,960± RSF

The North Fork Rancheria of Mono Indians of California is a federally recognized tribe dedicated to preserving its sovereignty and serving its citizens through transparent governance.

The tribe offers a wide range of resources and services, including housing, education, cultural programs, and community events, all accessible through its Citizen Portal.

Committed to honoring its heritage, the Rancheria actively promotes economic development, cultural preservation, and the well-being of its members.

TENANT PROFILE: 7429 N. FIRST STREET



TAE WOO KWON, DDS, INC.

Suite — 101
2,690± RSF

TK Orthodontics provides advanced and affordable orthodontic care across Fresno, Selma, and Los Angeles, specializing in braces, Invisalign, and comprehensive treatment plans for all ages.

Led by Dr. Tae Kwon and Dr. Bruce Havens, the practice combines decades of expertise with state-of-the-art technology to create healthy, beautiful smiles in a welcoming environment.

Their patient-first approach ensures personalized care, comfort, and exceptional results for every individual.

Dr. E. Coleman Sutton Cosmetics, Implants, Family Dentistry

EDWARD COLEMAN SUTTON, DDS

Suite — 102
2,157± RSF

E.C. Sutton DDS is a dental practice located in Fresno, California, providing comprehensive oral health care for over 20 years.

Led by Dr. Edward Coleman Sutton, the clinic specializes in a wide range of dental services with a focus on personalized and compassionate care.

Known for its commitment to quality and patient comfort, E.C. Sutton DDS is a trusted choice for families and individuals seeking expert dental treatment in the community.



PARTNERS PERSONNEL

Suite — 103
2,171± RSF

Partners Personnel Fresno provides customized staffing solutions to meet the needs of businesses and job seekers in the local community.

Leveraging industry expertise and a commitment to safety and service, the branch helps connect candidates with opportunities that fit their skills and schedules.

With a focus on personalized support, Partners Personnel Fresno aims to deliver exceptional staffing experiences for both employers and employees.



KRAUSE LAW P.C.

Suite — 104
1,982± RSF

Krause Law P.C. is a Fresno-based law firm specializing in family law, including divorce, child custody, and support matters.

The firm is dedicated to providing compassionate, personalized legal representation to help clients navigate complex family issues.

With a focus on integrity and client advocacy, Krause Law P.C. strives to achieve fair and effective outcomes for every case.

TENANT PROFILE: 7433 N. FIRST STREET

Dr. Sidney Jackson, DDS

Dentistry

SIDNEY L. JACKSON, DDS

Suite – 101
2,550± RSF

Sidney L. Jackson, DDS is a trusted dental practice in Fresno, California, offering comprehensive general dentistry services to patients of all ages.

Known for its professional and welcoming environment, the office focuses on quality care, patient comfort, and long-term oral health.

With decades of experience, Dr. Jackson and his team are committed to delivering personalized treatment and maintaining high standards of hygiene and safety.

AKEL ENGINEERING GROUP, INC.

AKEL ENGINEERING

Suite – 103
3,491± RSF

Akel Engineering Group, Inc. is a leading digital water engineering firm specializing in advanced infrastructure modeling and master planning for water, wastewater, stormwater, and recycled water systems.

The company leverages cutting-edge Digital Twin technology to provide actionable insights that enhance reliability, resilience, and efficiency in municipal and utility operations.

With decades of experience and a commitment to innovation, Akel Engineering Group helps communities build sustainable water infrastructure solutions across the western United States.

TENANT PROFILE: 7447 N. FIRST STREET



MD MANOUEL INSURANCE AGENCY

Suite — 101 & 102
2,157± RSF

M.D. Manouel Insurance Agency, Inc. is a full-service insurance and risk management firm based in Fresno, California, serving clients since 1974.

The agency specializes in providing tailored coverage solutions for businesses and individuals, leveraging strong industry relationships to secure competitive pricing and comprehensive protection.

Known for its commitment to service and integrity, M.D. Manouel Insurance helps clients achieve peace of mind through expert guidance and innovative insurance strategies.

TENANT PROFILE: 7461 N. FIRST STREET



Dr. Scott Goishi D.D.S

SCOTT H. GOISHI, DDS

Suite — 101
2,218± RSF

Fresno Dental Professionals is a comprehensive dental practice dedicated to providing high-quality care in a comfortable and welcoming environment.

The team offers a wide range of services, including preventive, restorative, and cosmetic dentistry, tailored to meet each patient's unique needs.

Committed to excellence and patient satisfaction, Fresno Dental Professionals combines advanced technology with personalized treatment to promote long-term oral health.



GENETIC FORESIGHT

Suite — 102
2,344± RSF

Genetic Foresight Fresno provides advanced pharmacogenetic testing services to help patients and healthcare providers optimize medication choices.

The clinic focuses on personalized medicine by analyzing genetic factors that influence drug response and safety.

Their mission is to improve treatment outcomes through cutting-edge genetic insights and ongoing updates based on the latest research



ALZHEIMER'S DISEASE & RELATED

Suite — 103
1,662± RSF

Alzheimer's Association – Fresno Office is part of the Northern California and Northern Nevada Chapter, dedicated to supporting individuals and families affected by Alzheimer's and other dementias.

The office provides education, support groups, and resources to help caregivers and those living with dementia.

Committed to advancing research and advocacy, the Fresno team works to improve care and promote a future without Alzheimer's



VALLEY WEALTH MANAGEMENT

Suite — 104
1,648± RSF

Valley Wealth Management, Inc. is a financial advisory firm dedicated to helping Central Valley residents accumulate and protect wealth.

Established in 2009, the firm acts as a "Financial Quarterback," coordinating with other professionals to simplify and manage clients' financial matters.

With over 40 years of combined experience, Valley Wealth Management provides personalized strategies to build long-term financial security and peace of mind.

TENANT PROFILE: 7475 N. FIRST STREET



DANIEL TOWLE WARKENTINE

Suite — 101
 $2,237 \pm$ RSF

Daniel, Towle & Warkentine (DTW CPA) is a full-service accounting and business consulting firm. The firm provides comprehensive services including tax preparation, tax planning, audits, small business accounting, and strategic business consulting for individuals and businesses.

Known for professionalism, responsiveness, and quality, DTW CPA helps clients achieve financial success through personalized solutions and secure digital tools.



ARMAN H. KALAMKARIAN MD

Suite — 102
 $2,431 \pm$ RSF

AHKMD Group is a membership-based primary and preventative care practice located in Fresno, California, led by Dr. Arman Kalamkarian.

The clinic focuses on personalized healthcare, offering services such as physicals, chronic disease management, and preventive counseling, all designed to improve long-term well-being.

By limiting membership and prioritizing meaningful time with patients, AHKMD provides a unique, patient-centered experience that emphasizes accessibility, trust, and better health outcomes.

Kim Tran GENERAL DENTISTRY

KIM TRAN, DDS

Suite — 103
 $1,467 \pm$ RSF

Kim Tran, DDS is a family and cosmetic dental practice.

The office provides a wide range of services, including preventive care, restorative treatments, and cosmetic procedures, all delivered in a welcoming and patient-focused environment.

Committed to personalized care and oral health, Dr. Tran and her team strive to ensure comfort and quality for every patient.



ALL ESSENTIALS MEDICAL DISTRIBUTION

Suite — 104
 $397 \pm$ RSF

All Essential Medical is a Fresno-based distributor specializing in orthopedic implants for upper and lower extremities.

Since its founding in 2018, the company has partnered with leading manufacturers to deliver advanced solutions for trauma and elective surgeries.

With a dedicated team, All Essential Medical focuses on providing exceptional service and innovative products to healthcare facilities across the Central Valley.

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