

INTRODUCING

7060

N. Fresno Street

FRESNO, CALIFORNIA

INVESTMENT OPPORTUNITY | OFFERING MEMORANDUM

100% Leased NNN Office Investment for Sale
(Anchored by Bank's Main Fresno Branch)



Premier Location

Colliers

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7060
N. Fresno
Street



03

Property
Summary





PROPERTY HIGHLIGHTS

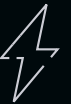
PRIME CORNER LOCATION



CONVENIENT ACCESS TO FREEWAY 41 & ALL AMENITIES IN NORTHEAST FRESNO MARKET



EXCELLENT VISIBILITY & EXPOSURE



BANKING, SHOPPING, RESTURANTS, ENTERTIANMENT & MORE NEARBY



PLENTIFUL PARKING & IMMACULATLY MAINTAINED



NEW ROOF 2019



HVAC REPLACEMENT PROGRAM SINCE 2017



THE OPPORTUNITY

Colliers | Fresno proudly presents this prime office investment property available for sale in the highly-desirable Northeast Fresno market. Situated at a prime corner near the highly traveled intersection of Fresno Street and Herndon Avenue, this fully leased office property offers a unique opportunity rarely available in North Fresno. With a historically high occupancy rate, this Class A office building provides a stabilized investment that maintains quality tenancy amongst 6 separate suites. Corner location and meticulous maintenance makes this a hard-to-find investment in Fresno's most popular submarket.

- *100% leased*
- *Prime corner location with unmatched visibility*
- *Well maintained building common areas and exterior landscaping*
- *Less than .25 miles to Herndon/Freeway 41 on/off ramps*
- *Only blocks from St. Agnes and Kaiser hospitals*
- *Excellent mixture of national, state and local tenants*
- *One (1) elevator services the building*
- *Strong NNN leases*

ADDRESS

7060 N. Fresno Street, Fresno, CA

APN

303-180-37

BUILDING SIZE

±23,594 RSF (per lease agreement)

LOT SIZE

±1.31 acre parcel

YEAR BUILT

1993

ZONING

O – Office (City of Fresno)

SUBMARKET

Northeast Fresno

PARKING

73 on-site stalls, plus 6 additional contiguous stalls – additional street parking

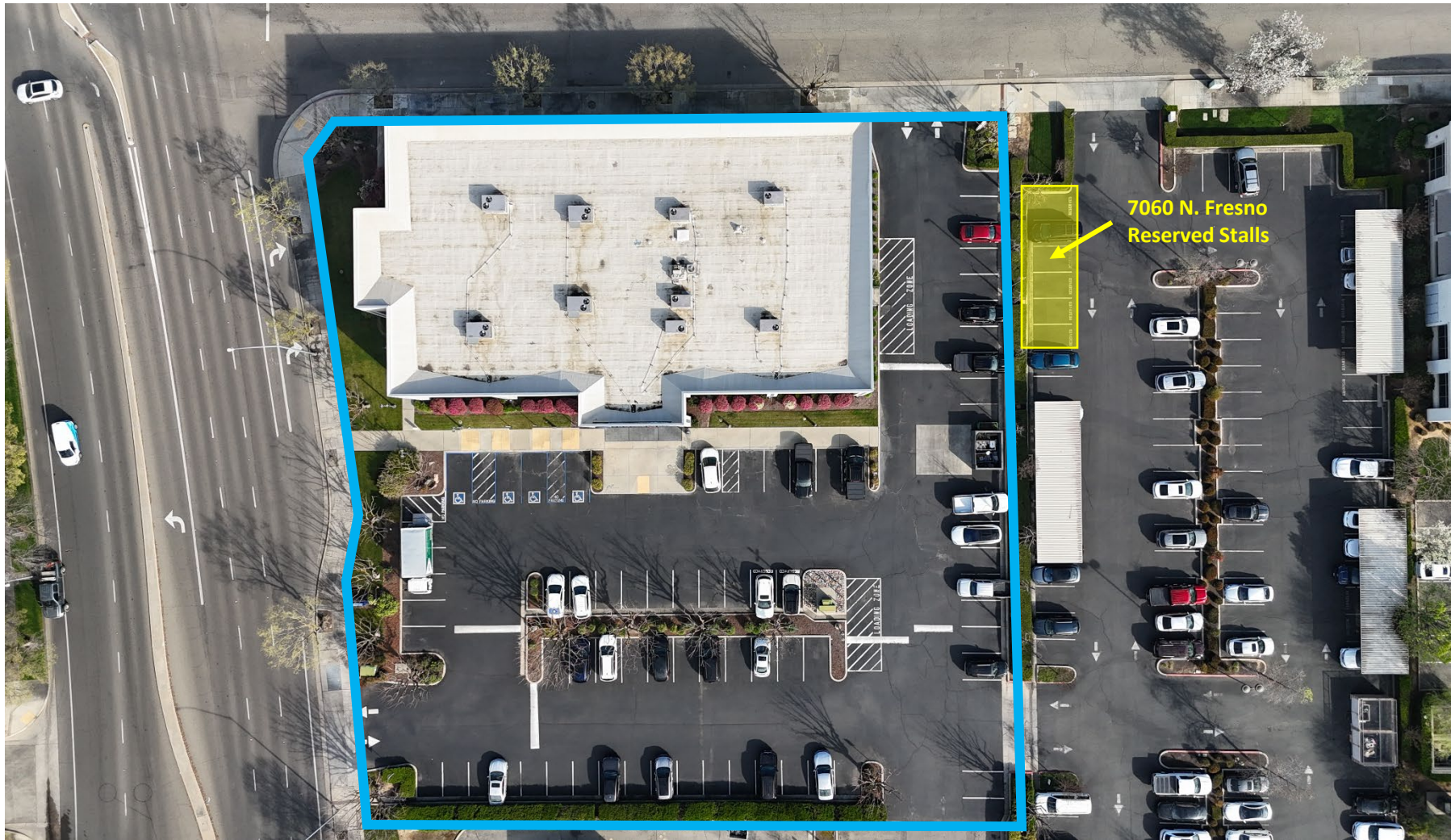
OFFERING PRICE

\$9,225,000.00

Please refrain from disturbing current tenants. Contact agents to schedule tour.



7060 N. Fresno St. **Site Plan**



Building Size
±23,594 RSF

7060 N. Fresno St. **Floor Plans** *(May not be Exact)*

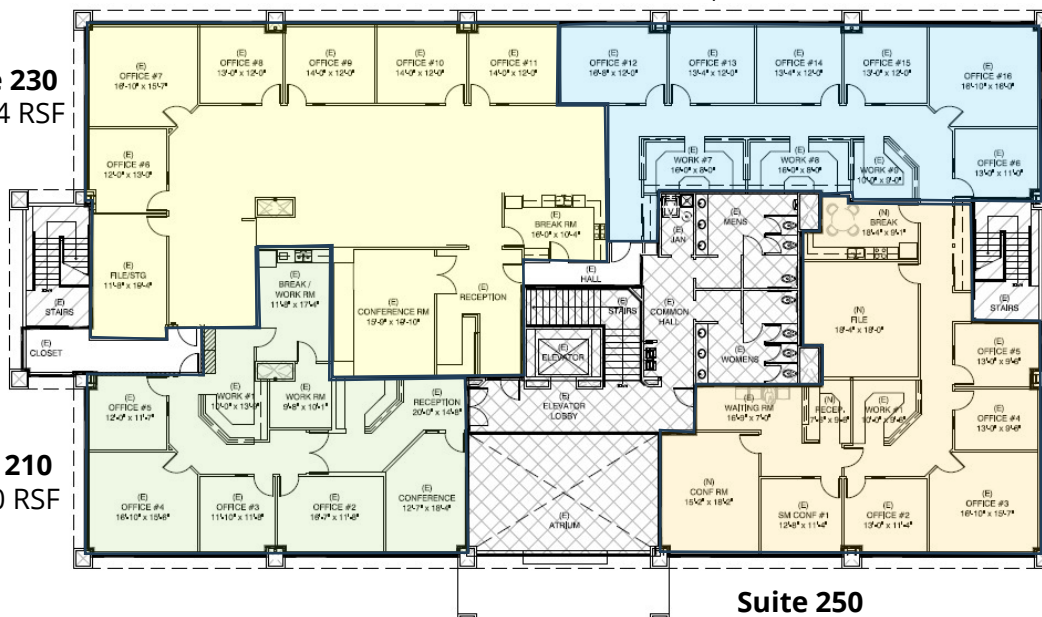
Suite 101
±9,143 RSF



Suite 100
±3,288 RSF

Suite 240
±2,165 RSF

Suite 230
±4,084 RSF



Suite 210
±2,200 RSF

Suite 250
±2,714 RSF

Property

7060 N. Fresno Street, Fresno, CA

Building Size

±23,594 RSF

Parcel Size

±1.31 acres

Construction Year

1993

No. of Parking Spaces

73 on-site, plus 6 additional contiguous stalls - additional street parking

Offering Price

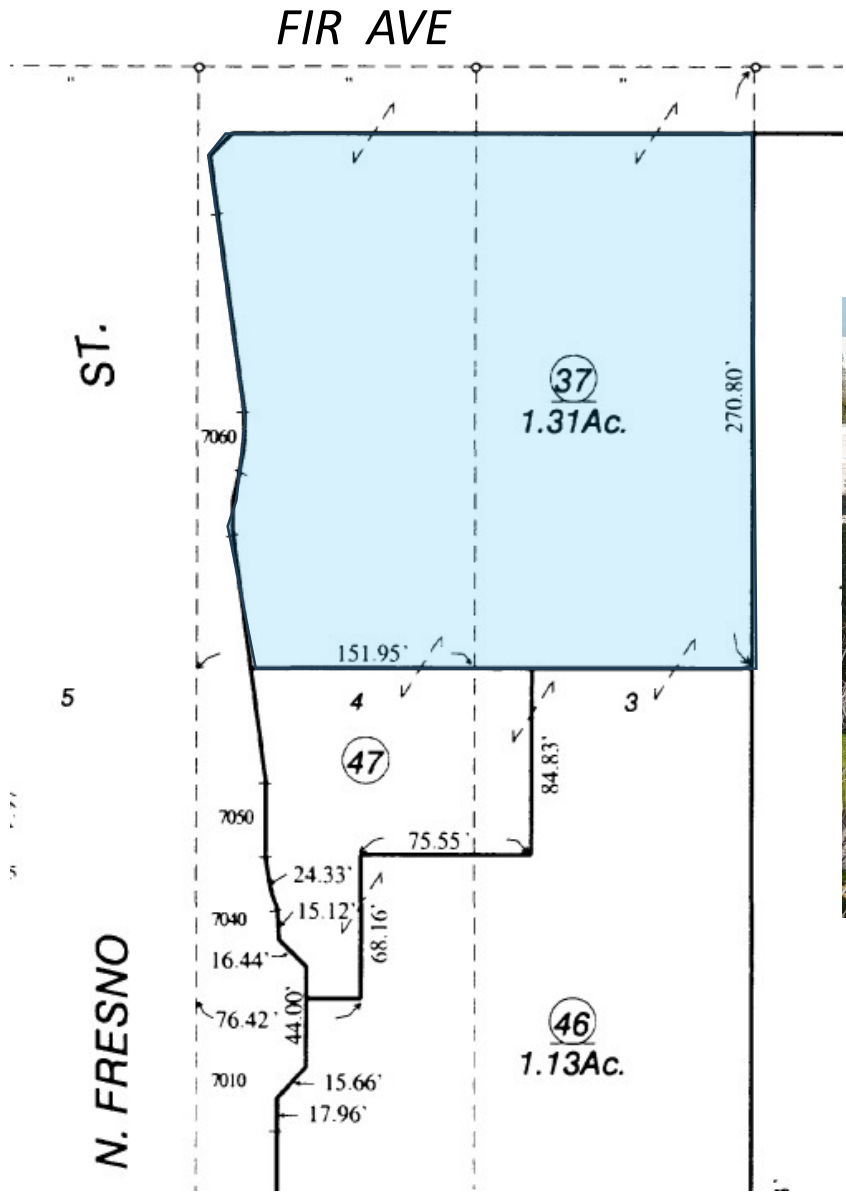
\$9,225,000

Highlights

- Efficient floorplans provided for all tenants; decreasing long-term re-improvements
- New carpet in common areas (2022)
- CB&T extensive interior remodel (2020)



7060 N. Fresno Street Parcel Map



Parcel Size
±1.31 Acres

Building Size
±23,594 SF



100% Leased NNN
Office Investment
For Sale

7060
N. Fresno
Street



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Property Pricing &
Financial
Summary



7060 N. Fresno Street **Financial Analysis**

Suite	Suite Size (RSF)	Tenant	Lease/SF Per month	Monthly Rent
100	3,288	Accord & Fong	\$1.987	\$6,532.81
101	9,143	CA Bank & Trust	\$2.43	\$22,217.49
210	2,200	Clarity	\$1.94	\$4,276.04
230	4,084	CCME, Inc.	\$1.785	\$7,289.94
240	2,165	UCMA	\$1.91	\$4,125.40
250	2,714	Loan Depot	\$2.08	\$5,647.83
23,594 RSF				\$50,089.51

Annual Rent:	\$601,074.12
Net Operating Income (03/2026):	\$601,074.12
CAP RATE:	6.51%
Estimated Value:	\$9,225,000

**Contact brokers for rent roll and building operating expenses*

CAP RATE
6.51%

PURCHASE PRICE
\$9,225,000

BUILDING SIZE
±23,594 RSF

LOT SIZE
±1.31 Acres

**7060 N. Fresno St.
Fresno, CA**



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Market
Knowledge



FRESNO OFFICE SUBMARKET Snapshot Table

Market	Asset Value	Vacancy %	Net Absorpt.	Under Const.	Inventory	Market Rent	12 Mo. Sales Vol.
North Fresno Submarket	\$493M	9.3%	(52.8K)	50K	2.9M	\$24.11	\$11.8M
Shaw Submarket	\$613M	9.4%	70.2K	0	4.5M	\$21.52	\$19.1M
Southeast Fresno Submarket	\$209M	46.0%	6.2K	0	1.2M	\$23.38	\$1M
Palm Bluffs Submarket	\$413M	8.9%	(3.6K)	10.5K	2.1M	\$27.01	\$3.8M
Airport Submarket	\$264M	5.1%	16.1K	0	2M	\$20.86	\$2.3M
Woodward Submarket	\$856M	5.9%	3.7K	0	4.2M	\$28.49	\$14.3M
Downtown Submarket	\$1.1B	7.0%	(39K)	0	6.3M	\$24.95	\$12M
E. Outlying Fresno County	\$160M	1.1%	6.2K	0	1M	\$23.48	\$3.8M
Clovis Submarket	\$319M	2.5%	10.6K	89.4K	1.7M	\$25.16	\$7.3M
Midtown Submarket	\$246M	4.2%	4.7K	0	2.2M	\$19.43	\$790K
W. Outlying Fresno County	\$56.6M	2.8%	(4K)	0	452K	\$22.22	\$601K
Fowler/Selma Submarket	\$55.8M	1.5%	3K	0	379K	\$22.16	\$1.2M

Market Date as reported by:  CoStar™



FRESNO OFFICE MARKET SUMMARY

FRESNO OFFICE INVESTMENT SALES SUMMARY

Over the past year, 79 office properties traded in Fresno, accounting for 540,000 SF of inventory turnover. Average annual inventory turnover in Fresno is 190,000 SF over the past five years and 230,000 SF over the past 10 years. Office sales volume in Fresno has totaled \$90.0 million over the past year throughout the entire Fresno market. Average annual sales volume over the past five years is \$118 million and \$113 million over the past 10 years.

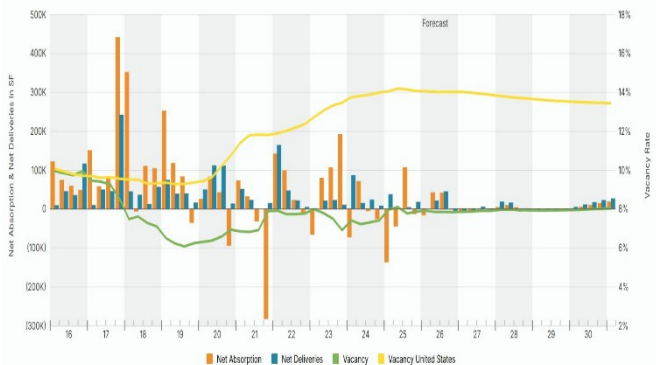
Estimated office market pricing is \$161/SF compared to the national average of \$268/SF. Average market pricing for Fresno is estimated at \$255/SF for 4 & 5 Star properties, while the North Fresno/Clovis market has seen cold shell buildings sell as high as \$335/SF. Asking cap rates for quality office product ranges from 6.5%-7.0%, especially in the highly desirable N. Fresno market. Overall, Fresno remains one of the more resilient secondary office markets in California, with stable fundamentals but modest capital markets activity.

Fresno Office Market Summary

The Fresno office market has a vacancy rate of 7.8% as of the first quarter of 2026. Over the past year, the market's vacancy rate has changed by 0.03%, a result of 34,000 SF of net delivered space and 22,000 SF of net absorption. Fresno's vacancy rate of 7.8% compares to the market's five-year average of 7.6% and the 10-year average of 7.7%. Overall market vacancy is forecast to end 2026 at 7.8%.

The Fresno office market has roughly 2.1 million SF of space listed as available, for an availability rate of 6.6%. As of the first quarter of 2026, there is 170,000 SF of office space under construction in Fresno. In comparison, the market has averaged 170,000 SF of under construction inventory over the past 10 years..

Vacancy/Net Absorption



Market Date as reported by: CoStar™

The Fresno office market contains roughly 31.0 million SF of inventory. The market has approximately 2.2 million SF of 4 & 5 Star inventory, 15.9 million SF of 3 Star inventory, and 12.9 million SF of 1 & 2 Star inventory. Market rents in Fresno are \$24.00/SF.

Rents have changed by 1.5% year over year in Fresno, compared to a change of 1.1% nationally. Market rents have changed by 1.6% in 4 & 5 Star buildings year over year, 1.8% in 3 Star buildings, and 0.9% in 1 & 2 Star buildings. In Fresno, five-year average annual rent growth is 2.3% and 10-year average annual rent growth is 2.2%. Overall annual rent growth in the Fresno office market is forecast to end 2026 at 0.6% compared to the national average of 0.9%.

North Fresno Submarket

The North Fresno office submarket has a vacancy rate of 9.3% as of the first quarter of 2026. Over the past year, the submarket's vacancy rate has changed by 2.2%, a result of 12,000 SF of net delivered space and -53,000 SF of net absorption. North Fresno's vacancy rate of 9.3% compares to the submarket's five-year average of 7.6% and the 10-year average of 8.6%. Overall submarket vacancy is forecast to end 2026 at 9.5%.

The North Fresno office submarket has roughly 300,000 SF of space listed as available, for an availability rate of 10.2%. As of the first quarter of 2026, there is 50,000 SF of office space under construction in North Fresno.

QUICK STATS

North Fresno Submarket

Market Rent/SF	\$24.11
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Vacancy Rate	9.3%
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Vacant SF	268K
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Availability Rate	10.2%
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Available SF	297K
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Existing Buildings	295
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Inventory SF	2.9M
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Average Building SF	9.7K
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Under Constr. SF	50K
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12 Mo Delivered SF	12.4K
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Avg. Mkt Sale Price	\$1.7M
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12 Mo Sales Volume	\$11.8M
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In comparison, the submarket has averaged 23,000 SF of under construction inventory over the past 10 years.

North Fresno contains 2.9 million SF of inventory, compared to 31.0 million SF of inventory metro wide.

Average rents in North Fresno are roughly \$24.00/SF, compared to the wider Fresno market average of \$24.00/SF. Rents have changed by 1.4% year over year in North Fresno, compared to a change of 1.5% metro wide. Annual rent growth of 1.4% in North Fresno compares to the submarket's five-year average of 2.1% and its 10-year average of 2.0%. Overall annual rent growth in the North Fresno office submarket is forecast to end 2026 at 0.5% compared to the Fresno average of 0.6%.

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Local Overview
& Demographics



LOCAL ECONOMY

Like virtually all of the Central Valley, agriculture drives the local economy. Fresno County's agricultural industry contributes over \$8 billion annually to the California economy and supports roughly 20% of all local jobs; the metro is one of the top-producing agricultural regions in the nation. Fresno County's agricultural output has expanded, benefiting from advancements in technology, such as precision farming, which enhances productivity and sustainability.

Education and health services have consistently seen job growth with increases over 4% year after year. California State University, Fresno remains a major driver of economic growth as it continues to grow in both size and influence. Fresno's healthcare sector is seeing significant growth, with new facilities and expanded services being added to meet the needs of a growing population. The development of new medical centers and specialty healthcare facilities boosts the local economy by providing jobs and attracting medical professionals.

Fresno's manufacturing sector is expanding, with increased production in food processing, machinery, and metal fabrication. This growth is largely driven by the demand for products that support agriculture and other industries. Fresno's central location along major transportation routes like I-5 and Highway 99 positions it as a critical logistics and distribution hub. The region's infrastructure supports the efficient movement of goods, enhancing trade and contributing to overall economic growth.

While not yet a major tech hub, Fresno is seeing growth in technology, particularly in agri-tech and water innovation. Local initiatives are fostering entrepreneurship and supporting startups in fields that align with the region's strengths in agriculture and sustainability.

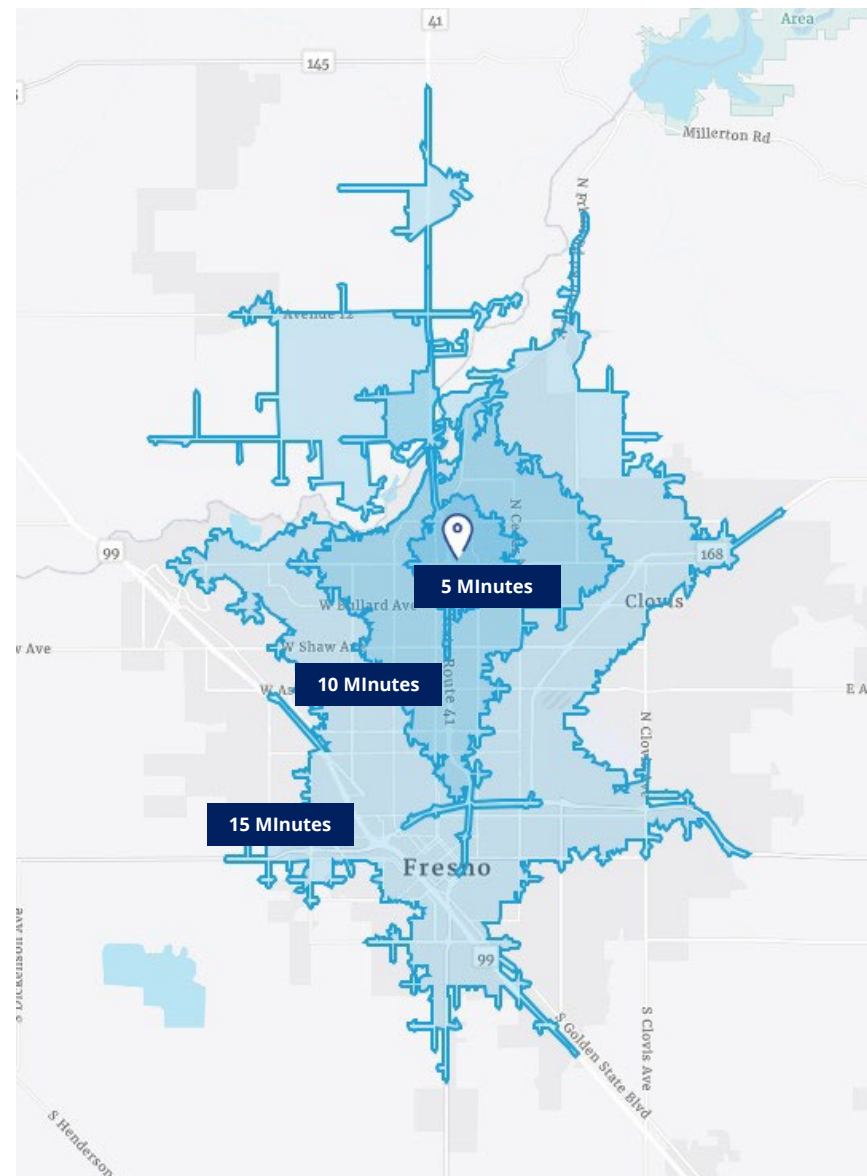
Fresno's economy is expanding a range of sectors, from agriculture and manufacturing to healthcare and technology. The city's affordable cost of living, strategic location, and growing infrastructure are attracting new businesses and residents. With continued investment in workforce development, innovation, and sustainability, Fresno is well-positioned for long-term economic prosperity.



LARGEST EMPLOYERS	# OF EMPLOYEES
Fresno Unified School District	13,669
Community Medical Centers	9,750
County of Fresno	8,980
Amazon	6,500
Clovis Unified School District	6,400
California State University, Fresno	5,233
City of Fresno	5,015
State Center Community College District	4,367
Internal Revenue Service	4,230
Saint Agnes Medical Center	2,900

DEMOGRAPHIC SUMMARY

	5 Minutes	10 Minutes	15 Minutes
2025 Population	17,972	139,265	460,460
2030 Population	17,914	139,080	461,362
2020 - 2025 Annual Rate	-0.14%	-0.18%	0.09%
2025 - 2030 Annual Rate	-0.06%	-0.03%	0.04%
Male Population	47.9%	48.7%	49.7%
Female Population	52.1%	51.3%	50.3%
Median Age	37.7	37.5	34.8
2025 Households	7,188	54,373	162,124
2030 Households	7,263	55,097	164,860
2020 - 2023 Annual Change	0.14%	0.30%	0.57%
2024 - 2029 Annual Change	0.21%	0.26%	0.34%
Average Household Size	2.46	2.53	2.78
2025 Median HH Income	\$74,828	\$77,482	\$68,815
2030 Median HH Income	\$80,252	\$83,600	\$75,675
2025 - 2030 Annual Change	1.41%	1.53%	1.92%
2025 Average HH Income	\$98,520	\$106,911	\$97,140
2030 Average HH Income	\$106,404	\$115,508	\$106,091
2025 - 2030 Annual Change	1.55%	1.56%	1.78%
2025 Total Housing Units	7,671	57,226	170,385
Owner Occupied Units	3,222	28,110	80,415
Renter Occupied Units	3,966	26,263	81,709
Vacant Units	483	2,853	8,261
2030 Total Housing Units	7,764	29,011	83,640
Owner Occupied Units	3,309	29,011	83,640
Renter Occupied Units	3,954	26,085	81,220
Vacant Units	501	3,022	8,557



Demographic Source:  esri



DEMOGRAPHIC SUMMARY

Population Summary

In the identified area, the current year population is 17,972. The 2010 Census population count in the area was 17,545, and 18,100 in 2020, a 0.3% annual growth rate. The rate of growth since 2020 was -0.1% annually. The five-year projection for the population in the area is 17,914 representing a change of -0.1% annually. Currently, the population is 47.9% male and 52.1% female. The median age in this area is 37.7, compared to U.S. median age of 39.6.

Income Summary

Current median household income is \$74,828 in the area, compared to \$81,624 for all U.S. households. Median household income is projected to be \$80,252 in five years, compared to \$92,476 for all U.S. households.

Current average household income is \$98,520 in this area, compared to \$116,179 for all U.S. households. Average household income is projected to be \$106,404 in five years, compared to \$128,612 for all U.S. households.

Current per capita income is \$39,460 in the area, compared to the U.S. per capita income of \$45,360. The per capita income is projected to be \$43,203 in five years, compared to \$50,744 for all U.S. households

Household Summary

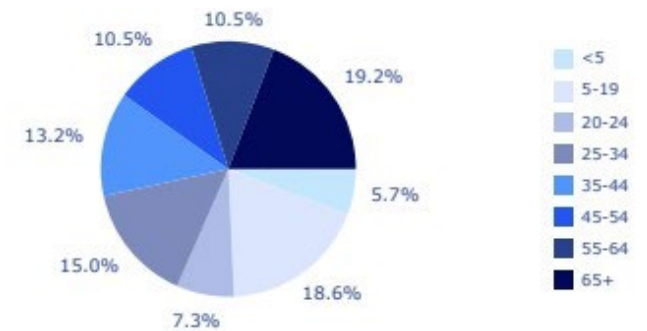
The household count in this area has changed from 7,141 in 2020 to 7,188 in the current year, a change of 0.14% annually. The five-year projection of households is 7,263, a change of 0.21% annually from the current year total. Average household size is currently 2.46, compared to 2.50 in the year 2020. The number of families in the current year is 4,183 in the specified area.

Housing Summary

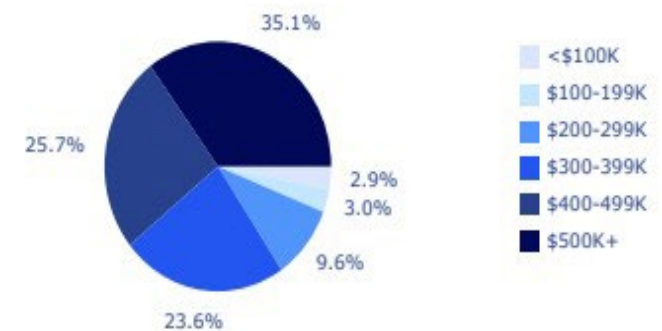
Currently 44.8% of the 7,671 housing units in the area are owner occupied; 55.2% renter occupied; and 6.3% are vacant. 64.2% of the housing units in the US are owner occupied; 35.8% are renter occupied; and 9.8% are vacant. In 2010, there were 7,509 housing units in the area - 41.9% owner occupied, 52.2% renter occupied, and 5.9% vacant. The annual rate of change in housing units since 2020 is 0.1%. Median home value in the area is \$385,086, compared to a median home value of \$370,578 for the U.S. In five years, median home value in the area is projected to change to \$431,733, compared to a median home value of \$440,921 in the US.

Within a 10 minute drivetime radius

Current Population by Age



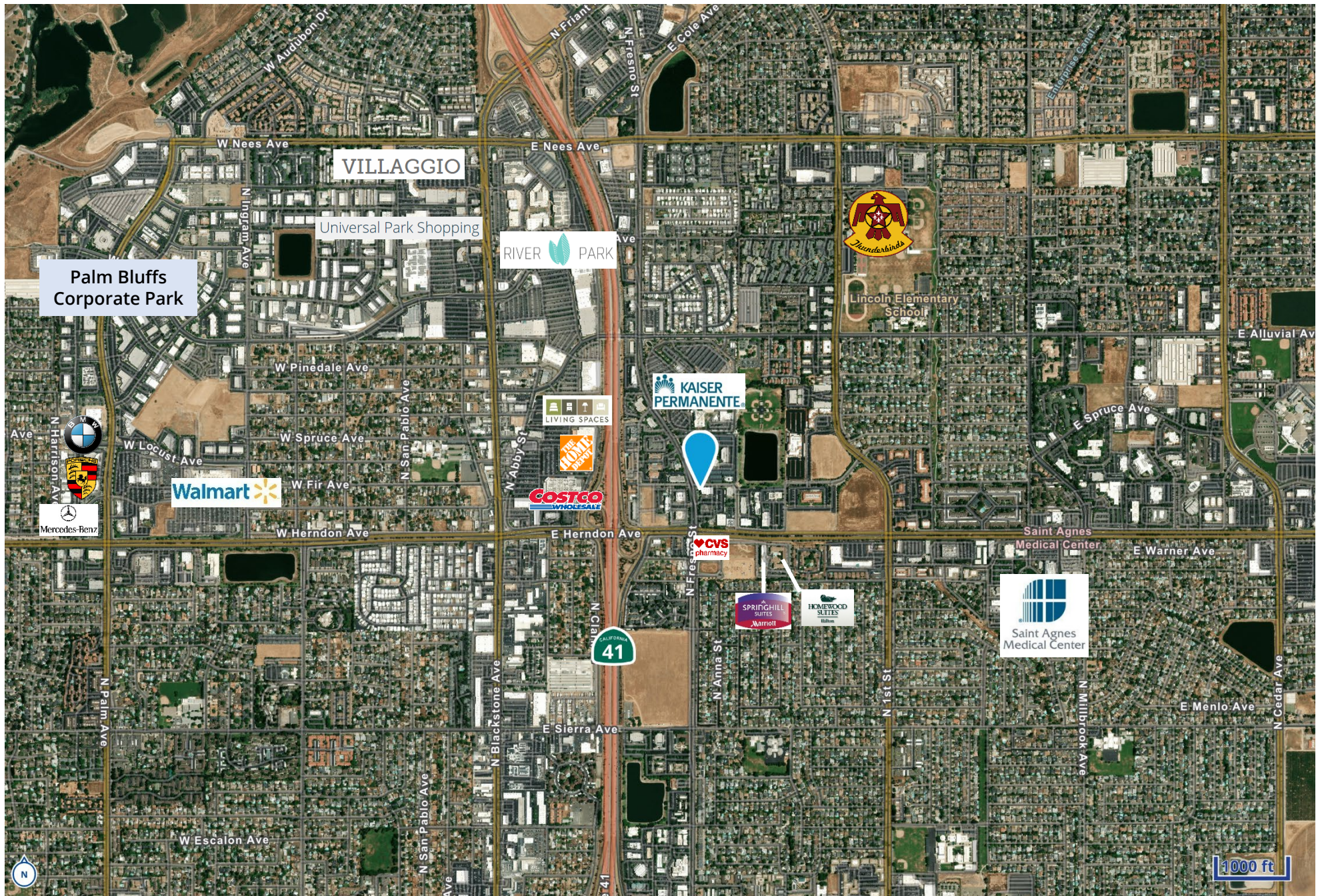
Current Home Value



Demographic Source: esri



LOCAL BUSINESS & RETAIL



7060
N. Fresno
Street



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Additional
Photography



PROPERTY PHOTOS



CONFIDENTIALITY & DISCLAIMER AGREEMENT

7060 N. Fresno Street | Fresno, CA

To whom it may concern:

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