



**FOR SALE**

Fully Occupied Office Building Investment Opportunity

5070 N. Sixth Street, #110-149  
Fresno, CA

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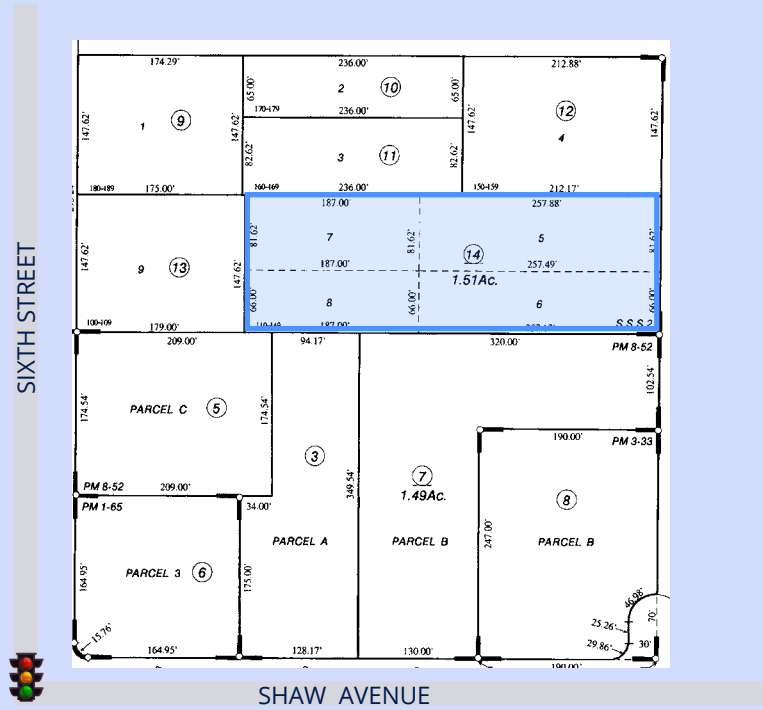


## Offering Summary

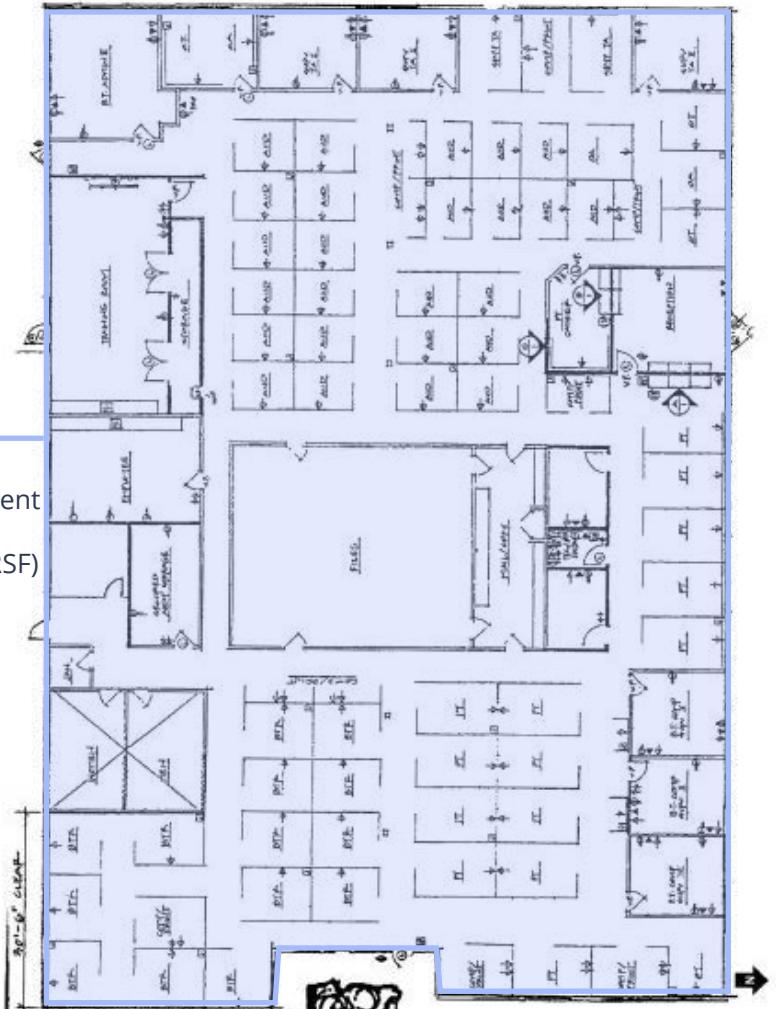
Colliers | Fresno is pleased to present the fully leased office building located at 5070 N. Sixth Street, Suites 110-149 in Fresno, California. The property was built in 1979 and is part of Shaw Sixth Square, a multi-building office development at the northeast corner of Shaw Avenue and Sixth Street. The center's strategic location provides easy access to numerous ancillary services, including restaurants, banking, CSU Fresno, shopping, and public transportation. The property is ideally situated near both Freeways 41 and 168, offering easy access to South Fresno and the City of Clovis.

<b>Property:</b>	Shaw Sixth Square 5070 N. Sixth Street, Suites 110-149 Fresno, CA
<b>Building Size:</b>	±19,388 (Rent Roll) ±20,054 (County Records)
<b>Parcel Size:</b>	±1.51 acres
<b>Purchase Price:</b>	\$2,950,000
<b>Year Built:</b>	1979
<b>APN:</b>	418-430-14
<b>Zoning:</b>	CMX, City of Fresno
<b>Parking:</b>	±4.5 stalls per 1,000 SF
<b>Construction:</b>	Adobe brick and stucco building with floor to ceiling exterior glass and tile roof

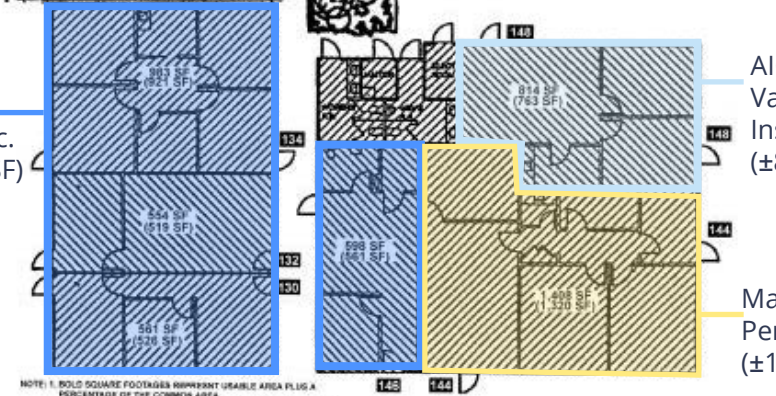
# Property Floor Plan & Parcel Map



Owens Valley Career Development Center (±14,470 RSF)



Pension Design, Inc. (±2,696 RSF)



AIG The Variable Ins. (±814 RSF)

Maleko Personnel (±1,408 RSF)

NOTE: 1. BOLD SQUARE FOOTAGES SHOW PRINT USABLE AREA PLUS A PERCENTAGE OF THE COMMON AREA.

# Financial Summary



Tenant	Size	Rent	Reimbursed Utilities	Tenant Annual Rent	Lease Expiration
AIG The Variable Ins.	±814 RSF	\$16,020.00	\$4,115.17	\$20,135.00	11/30/2028
Maleko Personnel	±1,408 RSF	\$20,275.20	\$5,068.80	\$25,344.00	5/31/2029
Owens Valley Career Development Center	±14,470 RSF	\$225,732.00	Direct to P.G.&E.	\$225,732.00	9/30/2028
Pension Design	±2,696 RSF	\$42,838.78	\$0.00	\$42,838.00	11/30/2026
<b>Total Rent</b>				<b>\$314,049.17</b>	

Tenants pays direct or reimburses Landlord for gas & electricity

## Annual Expenses

Janitorial Services	\$4,053.05	Common Area Restrooms
Water/Sewer	\$1,600.04	
Owner's Assoc.	\$22,170.28	
Electric/Gas	\$22,247.91	
Trash Svc.	\$4,950.13	
Alarm Monitoring	\$900.00	
Property Taxes	\$23,566.00	
Property Insurance	\$5,500.00	

### Total Expenses

**\$84,987.41**


**PURCHASE PRICE:**  
**\$2,950,000**

### CONTACT US:

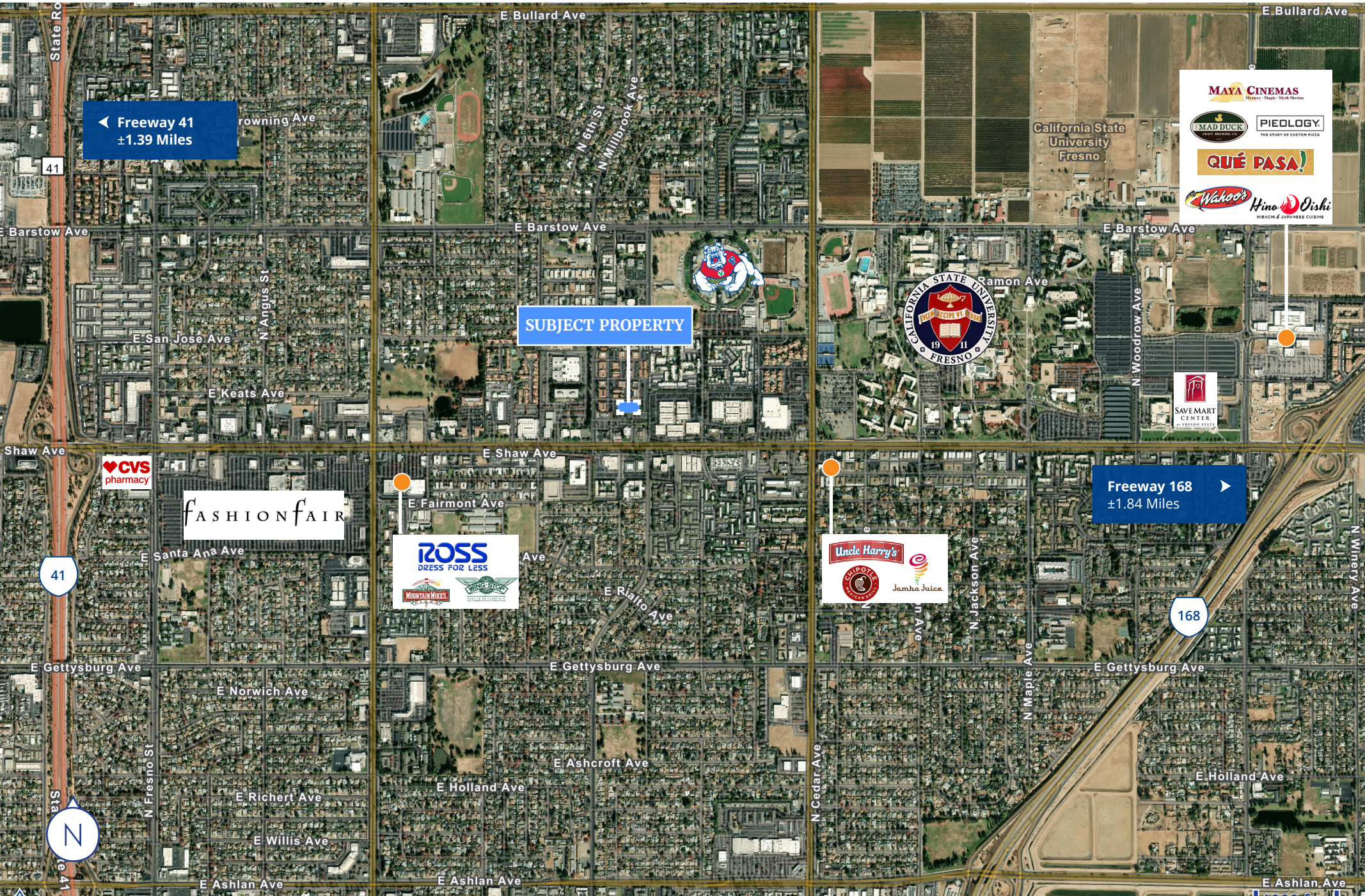
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5070 N. SIXTH STREET | FRESNO, CALIFORNIA

# Surrounding Amenities





# FOR SALE

5070 N. Sixth Street  
Suites 110-149  
Fresno, California

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