



Accelerating success.

REDUCED PRICE



FOR SALE

Medical Office Condo Portfolio for Sale

1205 Garces Highway
Suites 301 & 306
Delano, California

Colliers | Fresno is pleased to present the opportunity to acquire a two-unit medical office condo portfolio totaling approximately 3,578 square feet located within a well-established healthcare corridor in Delano, CA. This offering provides investors with stable in-place income, strong medical tenancy fundamentals, and the ability to acquire two complementary units within the same medical campus environment.

Combined Square Footage:

±3,578
Square Feet

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Property Summary

1205 Garces Highway, Delano, CA

Location:	Located along Garces Highway, a primary corridor in Delano.
Available Space:	Combined total: ±3,578 SF Suite 301: ±1,080 SF Suite 306: ±2,498 SF
Portfolio Price:	\$785,000 \$699,000
Year Built:	1984
APN:	424-220-05-00-9 and 424-220-04-00-6
Zoning:	GC, City of Delano

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LOCATION & VALUE-ADD OPPORTUNITY HIGHLIGHTS

- Within a medical office cluster anchored by Adventist Health
- Surrounded by established healthcare providers
- Strong patient traffic and referral ecosystem
- Rent growth potential over time
- Lease restructuring opportunities
- Owner-user repositioning
- Ability to separate and sell units individually

INVESTMENT HIGHLIGHTS

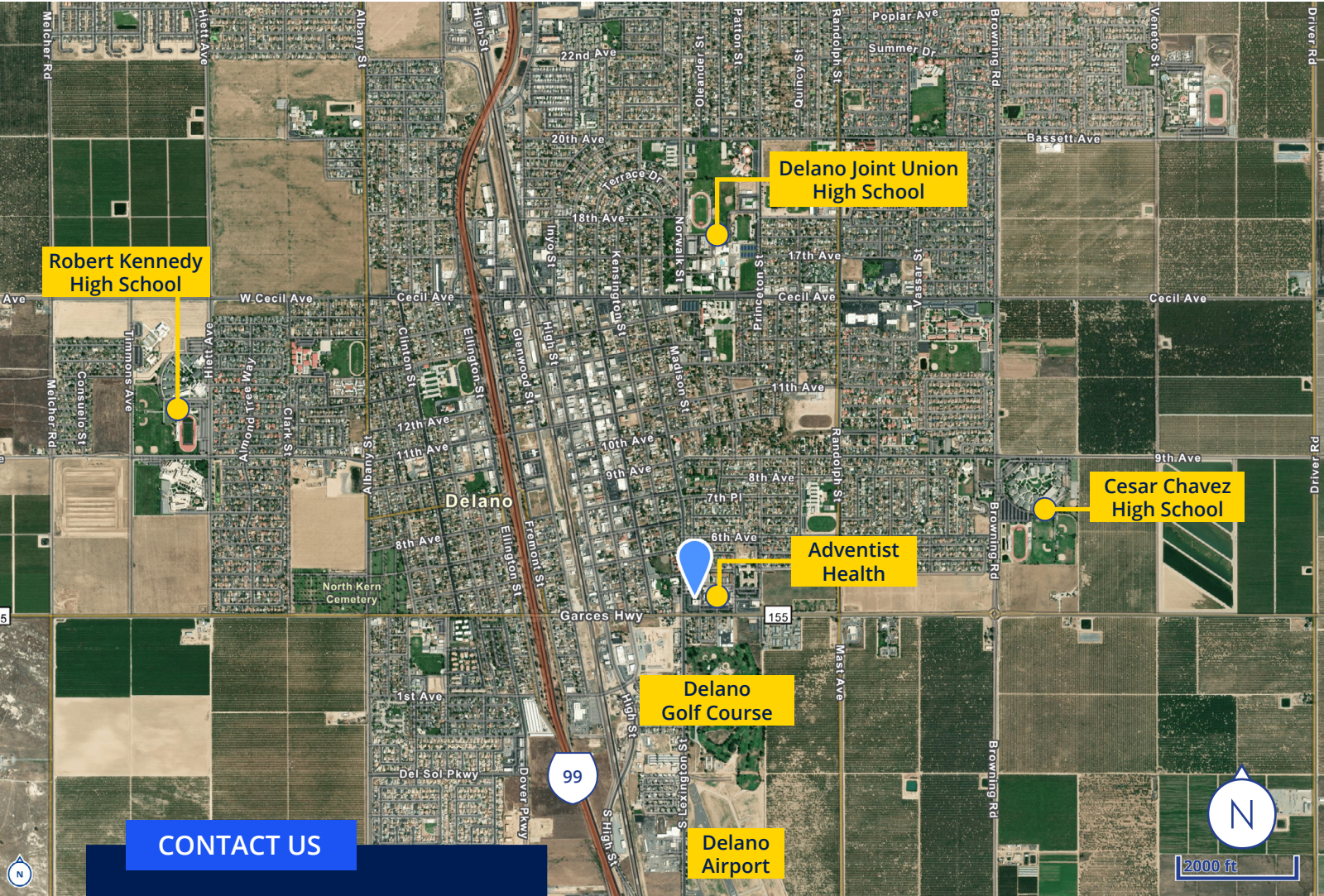
- **Portfolio Control** - Two units within same medical complex
- **Attractive Yield** - 6.4% CAP on in-place income
- **Medical Office Stability** - Defensive, needs-based asset class
- **High NOI Efficiency** - on Suite 301
- Strong Healthcare location

FINANCIAL HIGHLIGHTS

	<u>Annual</u>
Gross Rent:	\$70,260
Operating Expenses	<u>\$25,969</u>
Net Operating Income	\$44,291

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CONTACT US

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