

TWO-STORY PROFESSIONAL OFFICE BUILDING

AVAILABLE FOR SALE OR LEASE

# 5104 N. Blythe Avenue Fresno, California



**NEWMARK**  
PEARSON COMMERCIAL

*Independently Owned and Operated*  
Corporate License #00020875  
[newmarkpearson.com](http://newmarkpearson.com)

**FRESNO OFFICE**  
7480 N Palm Ave #101  
Fresno CA 93711  
t 559-432-6200

**VISALIA OFFICE**  
3447 S Demaree St  
Visalia CA 93277  
t 559-732-7300

Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.

## TWO-STORY PROFESSIONAL OFFICE BUILDING

This is a two-story institutional grade office building located along the West Shaw corridor. Previously occupied by a call center, the building is suitable for a wide variety of users and is heavily electrified, including a walker duct floor wiring system. It has quick access to Highway 99 and numerous ancillary services in the immediate area such as banking, food service, transportation and retail.

There is ample parking, with the ability to expand for any larger parking need in the Landlord owned parcel adjacent to the site which is paved and striped. There is an outdoor patio area for employee use, and mature landscaping

Highly visible building fascia signing is available. The floor plan can easily accommodate a larger tenant or be divided down for a smaller use.



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### SALE INFORMATION

<b>Sale Price:</b>	\$10,500,000 (\$204.82 PSF)
<b>APN:</b>	509-091-37s
<b>Building Size:</b>	51,264± SF
<b>Lot Size:</b>	3.13 acres
<b>Terms:</b>	All cash or terms acceptable to seller.

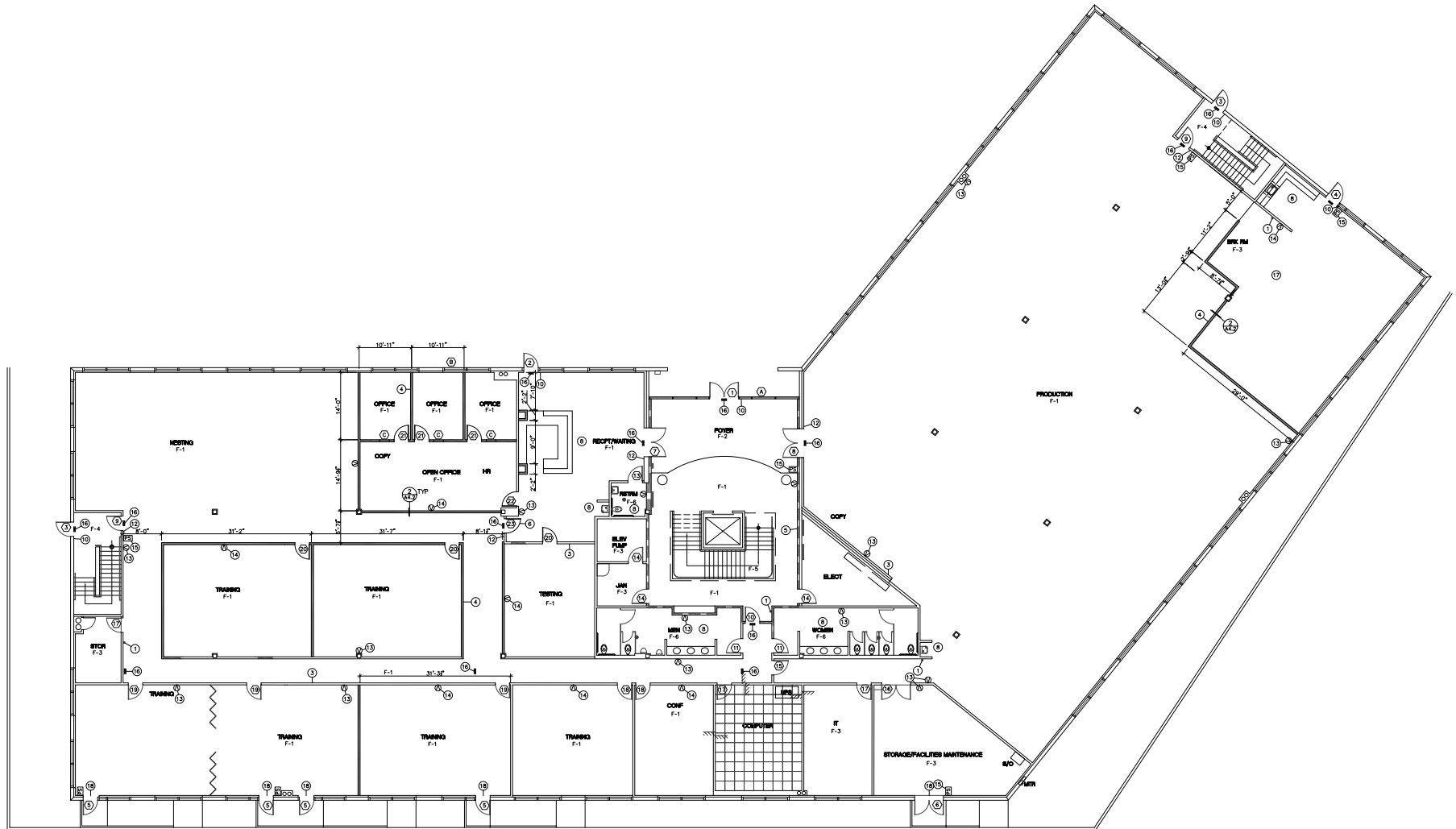
### LEASE INFORMATION

<b>Available Space:</b>	Minimum - 10,000± SF   Maximum - 51,264± SF
<b>Lease Rate:</b>	\$1.30 PSF, NNN
<b>Tenant Improvements:</b>	Negotiable
<b>Parking:</b>	4.4 spaces per 1,000 SF
<b>Zoning:</b>	C-M (Commercial & light manufacturing)
<b>Load Factor:</b>	15.4%



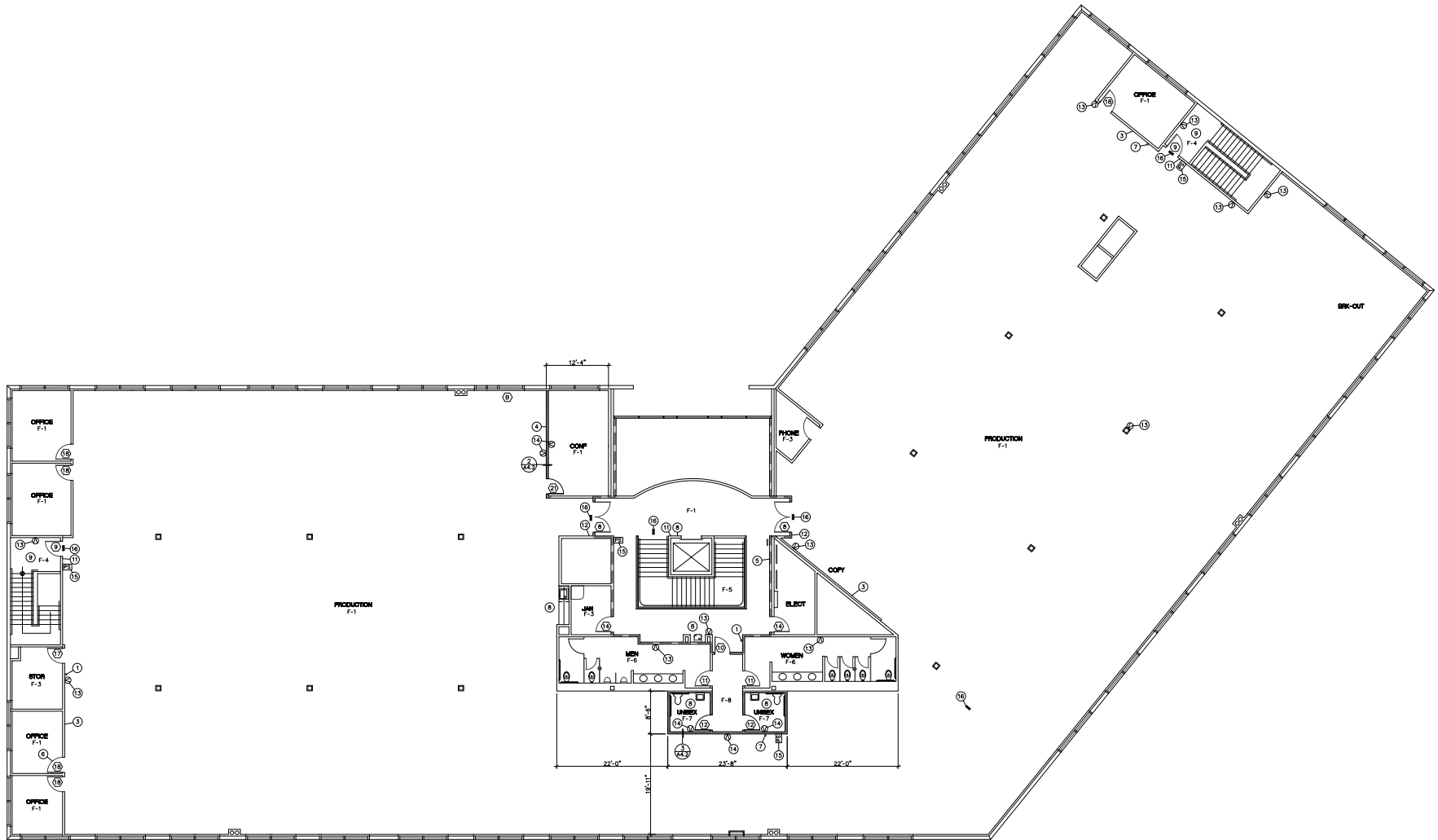
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## Ground Floor | 25,666± SF



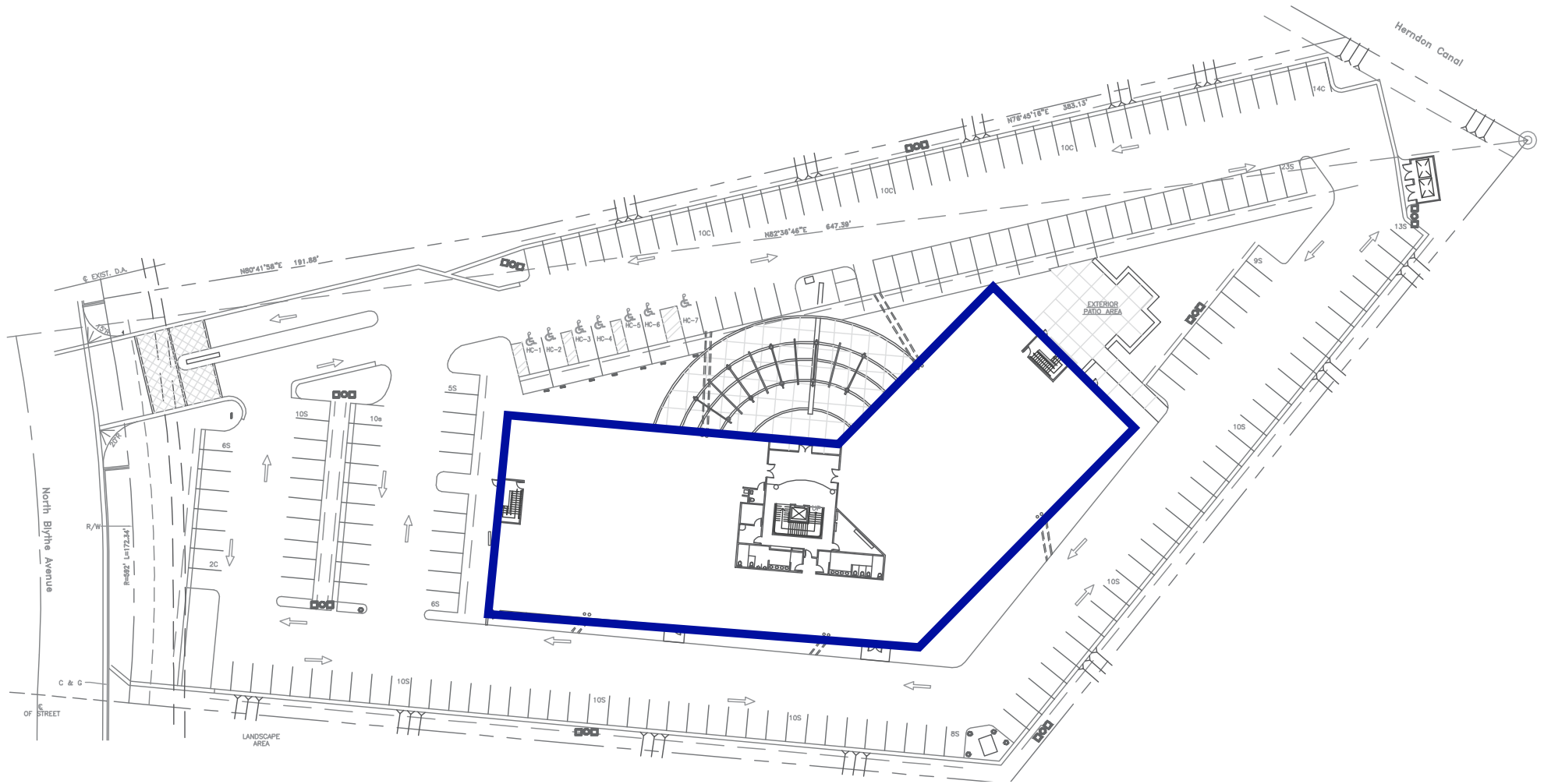
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## Second Floor | 25,598± SF



# TWO-STORY PROFESSIONAL OFFICE BUILDING

## Site Plan



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## TWO-STORY PROFESSIONAL OFFICE BUILDING

### City of Fresno

“Centrally located in California, Fresno is the financial, industrial, trade, and commercial capital in the central San Joaquin Valley. From retail to industrial, Fresno is an expanding market providing suitable resources for new and expanding businesses needs.

Fresno is served by the Fresno-Yosemite International Airport and is approximately 150 miles southeast of Silicon Valley, 170 miles south of the state capital- Sacramento, and 200 miles north of Los Angeles. The city is also home to several universities, such as California State University – Fresno, University of Phoenix, National University, and Fresno Pacific University.

This dynamic city is rich in heritage, resources, and people, offering the best of urban amenities and opportunities with the unique charms and easy living of a small town.”



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# 1,000,000<sub>±</sub>

COUNTY POPULATION

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# 35<sup>th</sup>

LARGEST CITY IN THE NATION

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# 5<sup>th</sup>

LARGEST CITY IN THE STATE

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# #1

AGRICULTURAL CAPITAL OF THE WORLD

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Location has quick access to Highway 99 and numerous ancillary services in the immediate area such as banking, food service, transportation and retail.



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*For information, please contact:*

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