



Offering Memorandum



4910 E Ashlan Ave

4910 E ASHLAN AVE, FRESNO, CA 93726

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Property Information

PROPERTY SUMMARY

4910 E ASHLAN AVE

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FRESNO, CA 93726

OFFERING SUMMARY

SALE PRICE:	\$7,295,000
BUILDING SIZE:	45,667 SF
AVAILABLE SF:	8,500 SF
LOT SIZE:	2.44 Acres
PRICE / SF:	\$159.74
IN PLACE CAP RATE:	6.51%
PROFORMA CAP RATE:	8.29%



PROPERTY SUMMARY

Introducing a prime investment opportunity at 4910 E Ashlan Ave in Fresno, CA. This 45,667 SF, 8-unit office building, constructed in 2000, offers an ideal setting for office space investors. Zoned IL and boasting a convenient Fresno location, this property presents a solid investment with 71.91% occupancy. With its modern construction and attractive unit layout, this building provides a promising opportunity for investors seeking a valuable addition to their portfolio. Don't miss out on this chance to secure a high-potential commercial asset in the thriving Fresno area.

PROPERTY HIGHLIGHTS

- Fully built-out offices
- Office/Warehouse Flex
- Interior restrooms
- 24/7 access to units
- Nightly security
- IL - Light Industrial Zoning
- 100 Parking Stalls
- Located off of Highway 168



**WELL MAINTAINED
ROOF**



**LARGE MONUMENT
SIGNAGE**



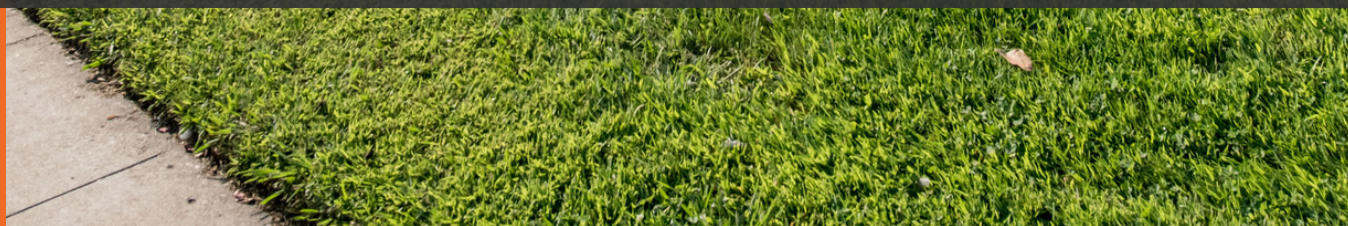
**PROFESSIONAL
BUILD-OUTS**

PROPERTY PHOTOS





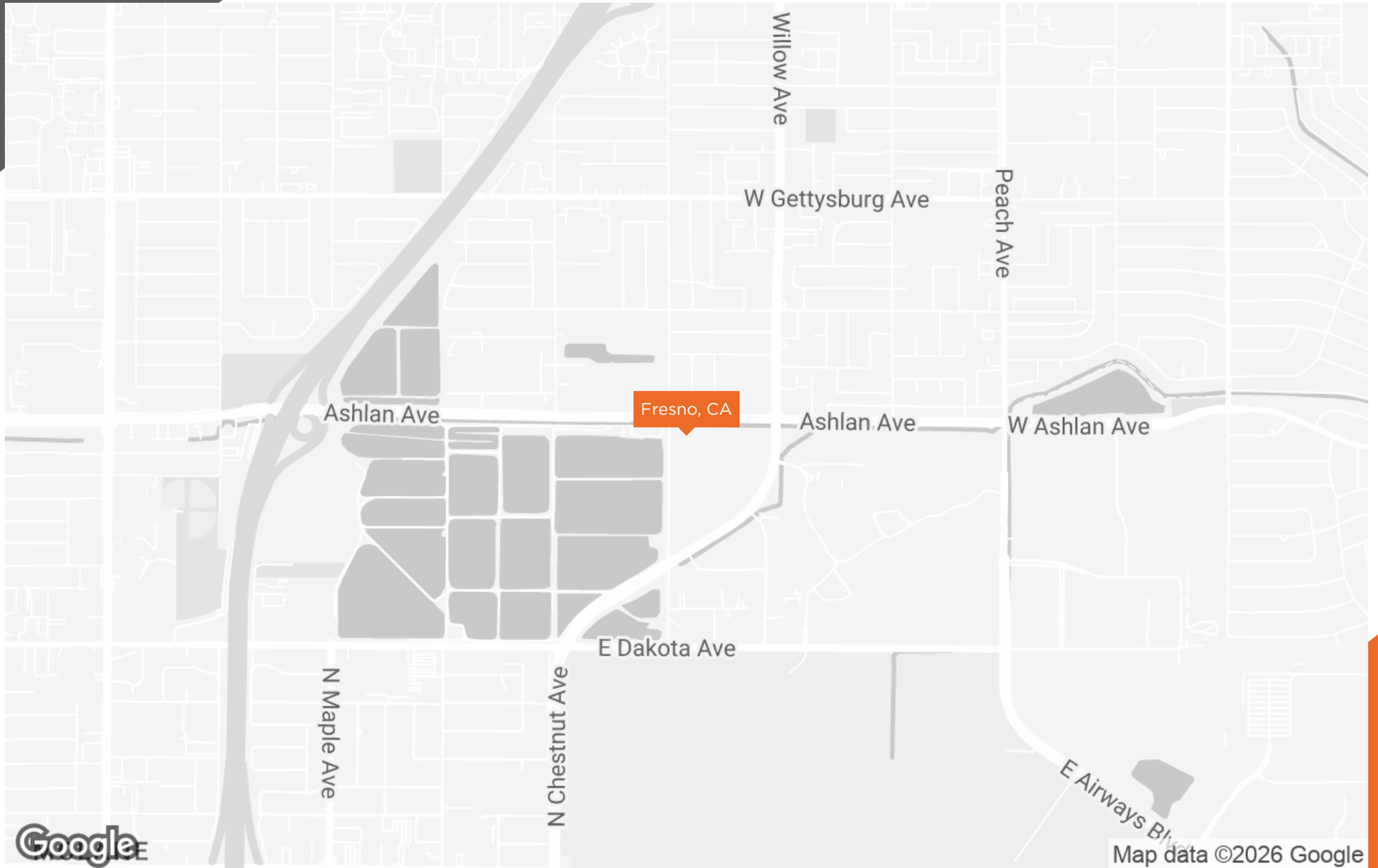
Location Information



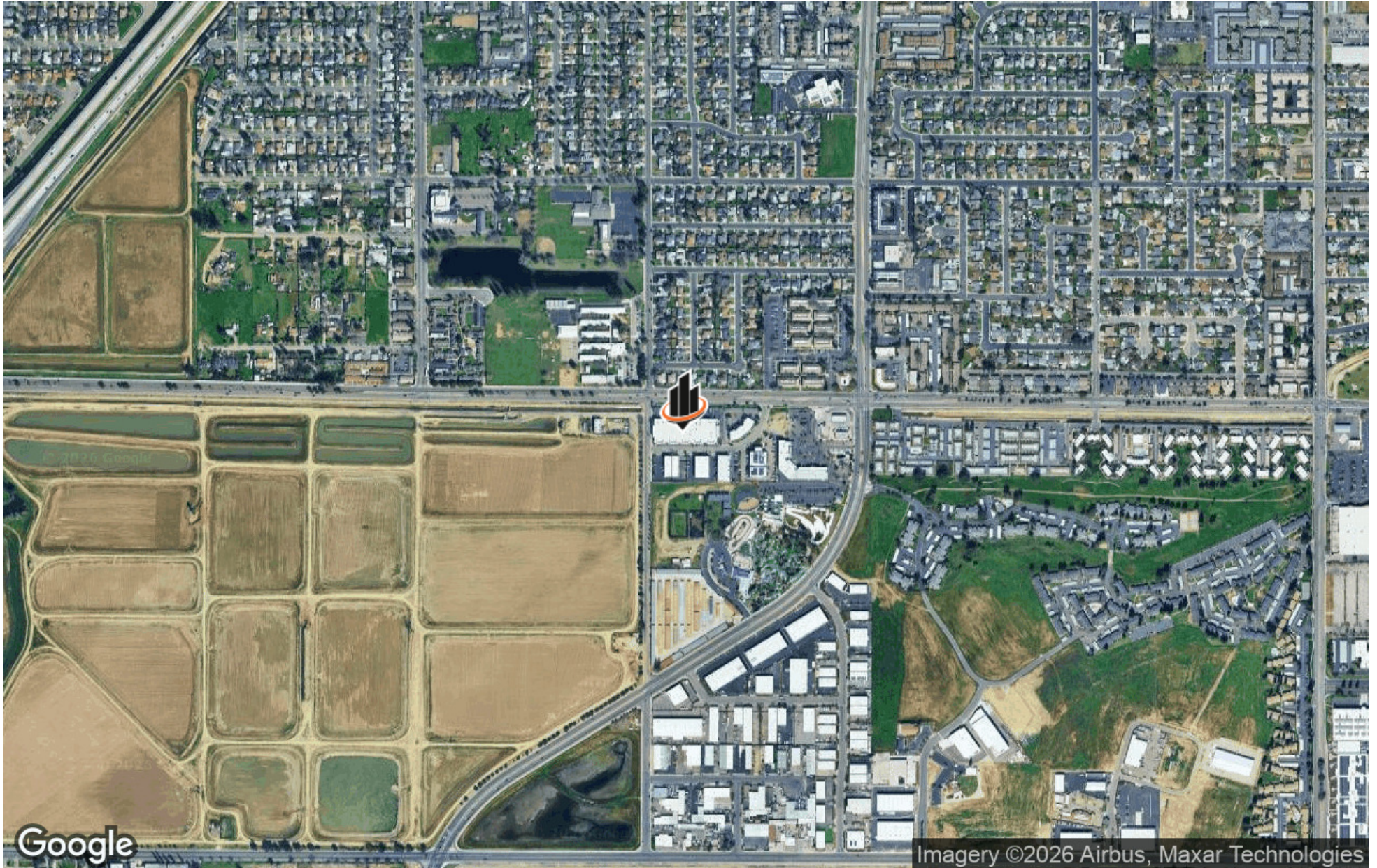
LOCATION DESCRIPTION

Situated in Fresno, California, the flex building at 4910 E Ashlan Ave occupies a prime location on a major thoroughfare. Located by a mix of businesses, retail establishments, and amenities such as restaurants and shops, the structure offers well-maintained office spaces and attached warehouse space. Its convenient proximity to Highway 168 and the Fresno Yosemite International makes it an easily accessible and central location for businesses and professionals in Fresno.

REGIONAL MAP

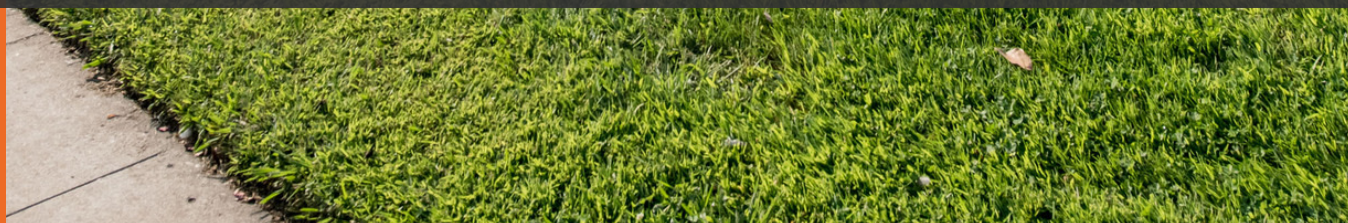


AERIAL MAP





Demographics

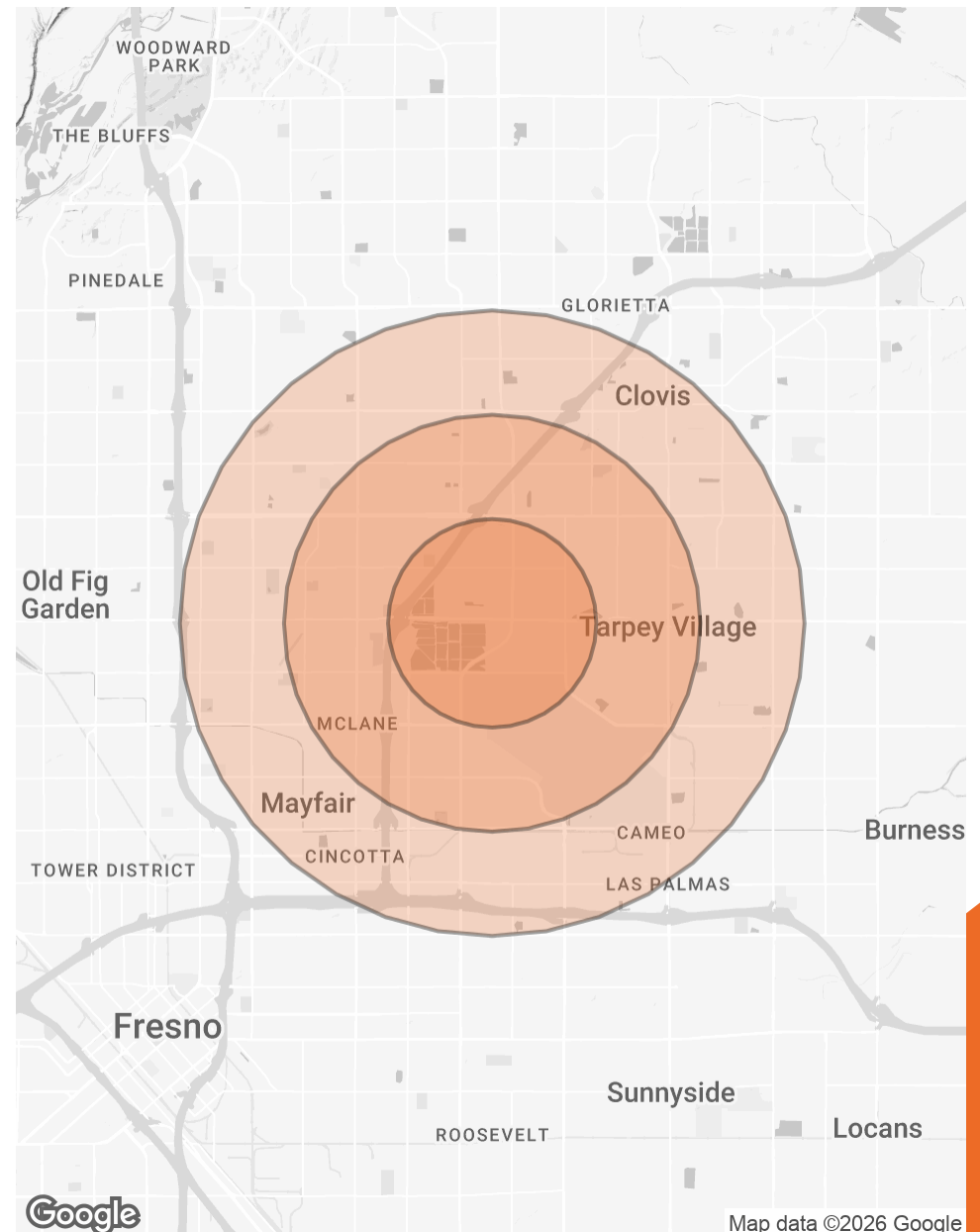


DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	2 MILES	3 MILES
TOTAL POPULATION	12,807	61,801	145,981
AVERAGE AGE	31.3	30.9	31.3
AVERAGE AGE (MALE)	29.5	29.4	30.2
AVERAGE AGE (FEMALE)	34.4	32.9	32.9

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
TOTAL HOUSEHOLDS	5,121	23,078	52,301
# OF PERSONS PER HH	2.5	2.7	2.8
AVERAGE HH INCOME	\$50,512	\$51,986	\$56,276
AVERAGE HOUSE VALUE	\$156,283	\$169,643	\$198,063

2020 American Community Survey (ACS)





Financial Analysis

INCOME & EXPENSES



INCOME SUMMARY

VACANCY COST (\$153,285)

GROSS INCOME \$587,719

EXPENSES SUMMARY

PROPERTY TAX \$44,166

INSURANCE \$13,028

ELECTRICITY \$3,422

WATER \$6,862

GARBAGE \$12,424

LANDSCAPING \$7,445

PORTER/SECURITY/FIRE \$7,500

MANAGEMENT \$15,600

MISCELLANEOUS \$2,400

OPERATING EXPENSES \$112,847

NET OPERATING INCOME \$474,871



DISCLAIMER

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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.



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