

5756 N. MARKS AVENUE

FRESNO, CALIFORNIA

OFFICE FOR SALE OR LEASE



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5756 N. MARKS AVENUE

Opportunity to acquire or lease a 12,547 SF single-story office building situated on approximately 0.95 acres in Northwest Fresno, offering a flexible layout ideal for professional, medical, educational, or administrative users. Located on North Marks Avenue with convenient access to Highway 99 and major Fresno thoroughfares, the property features excellent visibility, ample on-site parking, and the flexibility to accommodate either a single occupant or multiple tenants.

Sale Price: **\$1,600,000**

Available Space: Suite #170 – 2,063 SF
Suite #158 – 448 SF

Lease Rate: Inquire with broker

Total Square Footage: 12,547

Year Built: 1983

Land Area: 41,432 SQ. Ft. (0.95 AC)

- Excellent Northwest Fresno Location
- Convenient Access to Hwy 99 and Major Arterials
- Ample On-site Parking
- Owner-User and Investment Potential
- Suitable for a multitude of office uses



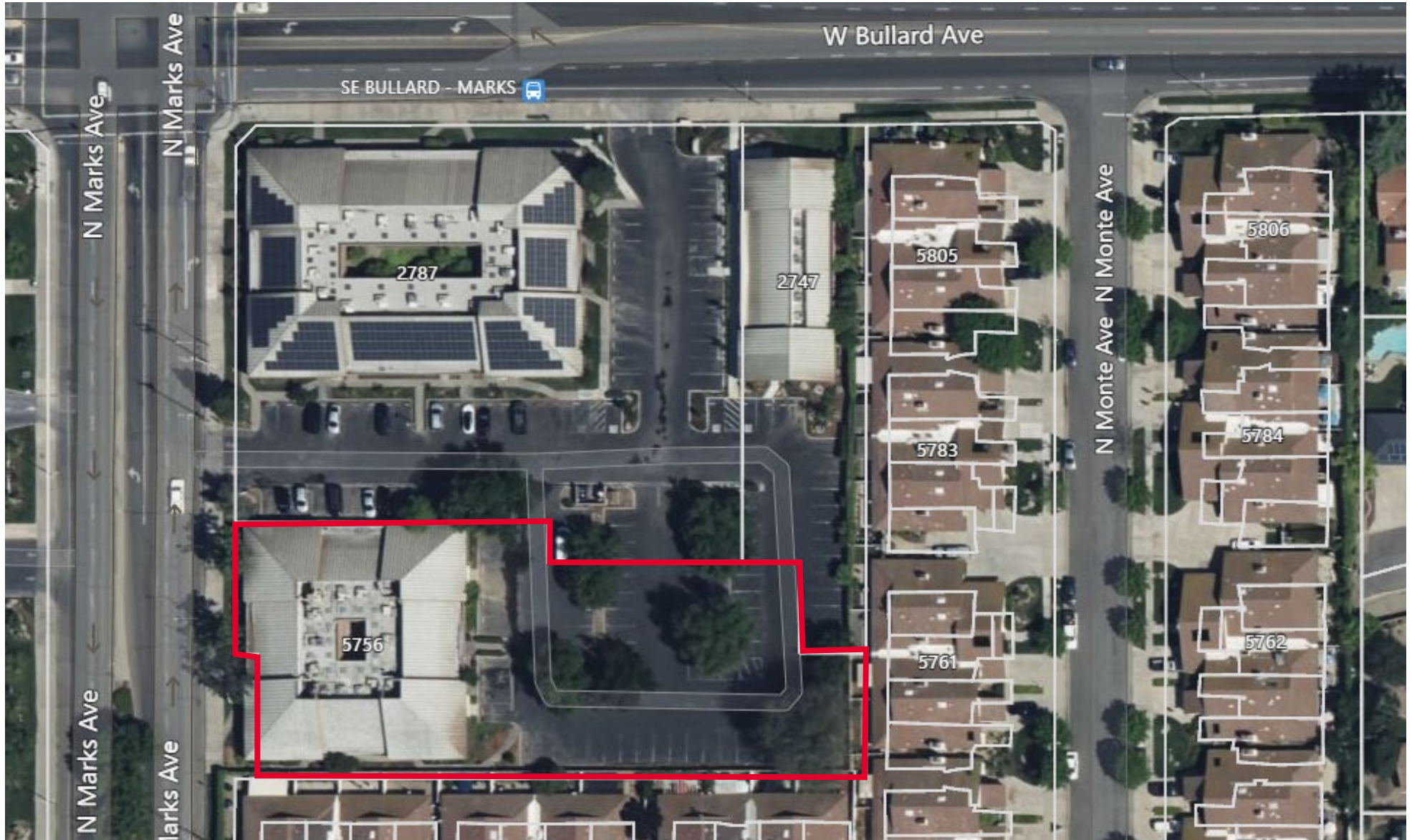
RENT ROLL

Tenant & Suite#	Sq. Ft.	Monthly Rent	Monthly OPEX	Total Monthly Charges
Champion Center (#150, #152, #163)	4,640 sf	\$6,818.78	\$350.60	\$7,169.38
Lao Barbie Nails (#156, #160)	1,642 sf & 2,120 sf	\$3,213.60	\$150.00	\$3,363.60
Meeting Hall #161	1,594 sf	\$1,000.00	\$75.00	\$1,075.00
VACANT #158	488 sf			
VACANT #170	2,063 sf			
TOTALS:	12,547 SF	\$11,032.28	\$575.60	\$11,607.98

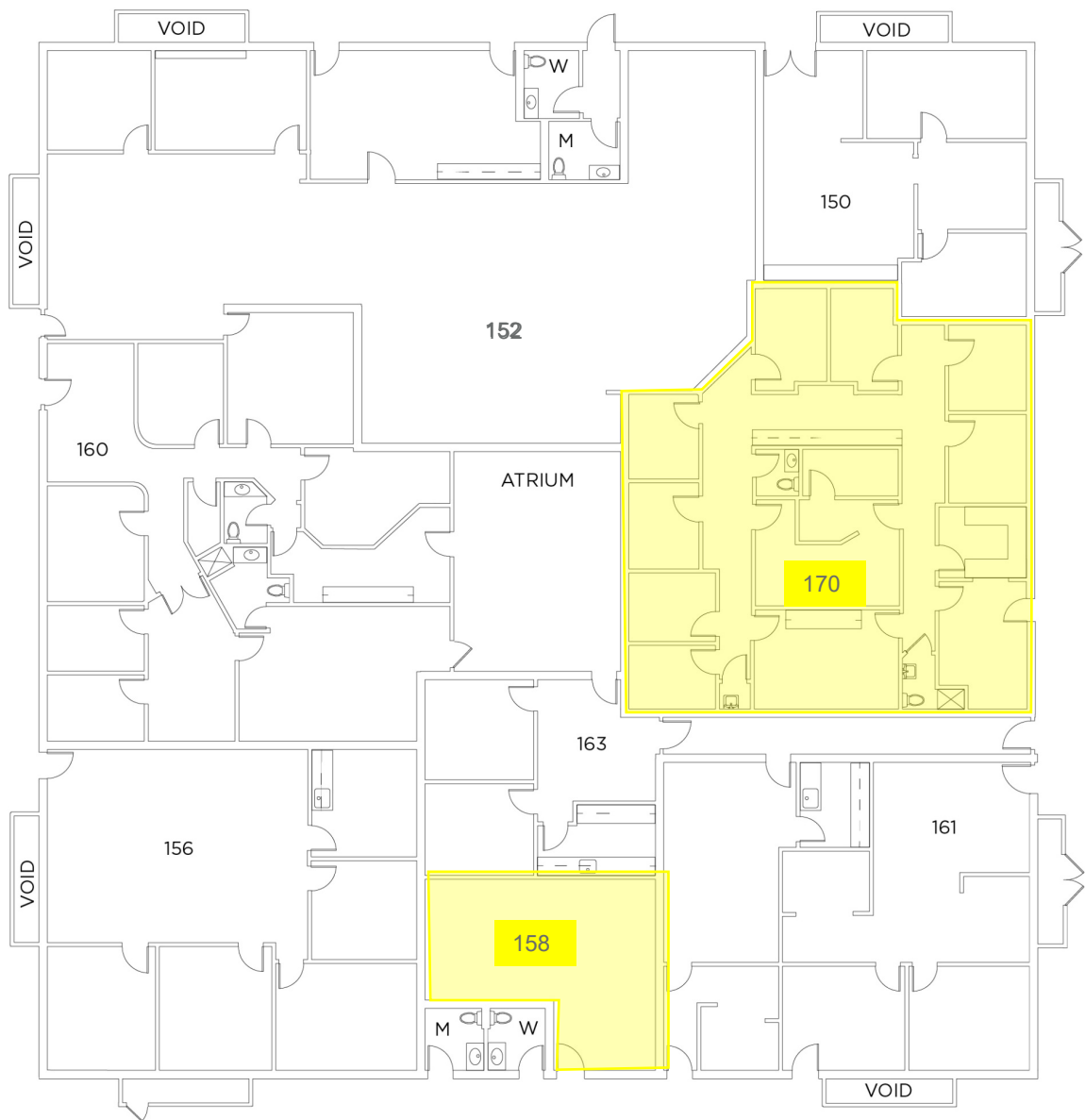
OCCUPANCY INFORMATION

- # OF UNITS: 8
- VACANT UNITS 2
- OCCUPIED SF 9,996
- OCCUPANCY % 79.67%
- OCCUPIED RENT \$11,032.38

AERIAL – SITE PLAN



FLOOR PLAN



SUITE#	STATUS	SQ. FT.
150		949
152		3,019
156		1,642
158	VACANT	488
160		2,120
161		1,594
163		672
170	VACANT	2,063

BUILDING TOTAL SF 12,547





POPULATION

1 Mile	13,377	\$96,291	3.95%
3 Mile	124,162	\$81,155	4.02%
5 Mile	300,269	\$77,143	4.00%



MEDIAN HH INCOME



5 YR. % HH GROWTH RATE



EMPLOYEES

1 Mile	7,344	41.2	\$377,718,000
3 Mile	57,637	33.7	\$2,985,137,000
5 Mile	131,882	32.2	\$6,709,131,000



MEDIAN AGE



CONSUMER EXPENDITURES



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