

# **FOR SALE**

**7621 N. Del Mar Avenue**



## **Owner/User Opportunity**

**Offering Price: \$1,875,000**

**Russell G. Smith, Inc.**

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We assume the information contained herein to be correct. It is obtained from sources which we regard as reliable, but we assume no liability for errors or omissions

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# RUSSELL G. SMITH, INC.

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## **EXECUTIVE SUMMARY**

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Offering Price:	\$1,875,000
Gross Square Feet: (Unverified)	11,444
Price Per Gross Square Foot:	\$163.84
Year Constructed:	1998 (approx.)
Land Area:	30,090 Square Feet
Construction:	Single story with concrete block construction.
Assessor's Parcel Number:	303-342-04
Address:	7621 N. Del Mar Ave. Fresno, CA 93711
Zoning:	M1-P
Utilities:	Water- City of Fresno Sewer- City of Fresno Electrical- PG&E Gas- PG&E

## **SITE DESCRIPTION**

### Location

The property is located on Del Mar Ave., just south of Fallbrook Avenue in an area commonly referred to as the Woodward Business and Industrial Park. It is identified as 7621 N. Del Mar Avenue, Fresno, California, 93711.

### Census Tract and A.P.N.'s

C.T.:           3671.11  
A.P.N.:         303-342-04

### Size and Shape

The subject site is rectangular in shape and contains approximately 30,090 square feet of land area.

### Off-Site Improvements

Off-Site improvements consist of concrete curb, gutter and sidewalks and street lighting along both street alignments.

### Utilities

Water and Sewer is available through the City of Fresno, Gas and Electrical service is available through PG&E.

### Topography

The site is level and above street grade.

### Streets

The two streets serving the subject site are North Del Mar and West Fallbrook Avenues.

### Access and Exposure

Access to the subject site is from N. Del Mar Avenue by one ingress and egress point. The property has excellent exposure from Del Mar Ave.

### Zoning

The property is zoned M1-P.

### Parking

There are 29 on-site parking stalls, plus abundant street parking on Del Mar Avenue.

## **IMPROVEMENTS DESCRIPTION**

### Foundation and Flooring

The foundations are concrete slab floors.

### Building Shell

The shell is made of concrete block construction with windows set in anodized aluminum frames.

### Roof

The roof is a built-up roof, surrounded along the perimeter by concrete block walls with a large interior air conditioning well.

### Interior Finishes

The interior finishes consist of wall to wall carpeting and vinyl floor coverings with a suspended acoustical tile ceiling system with flush mounted fluorescent light fixtures. The suites are built out for traditional office use.

### HVAC

The suites are heated and cooled by roof-mounted dual-pack refrigeration and forced air heating equipment. Each suite has thermostats for temperature control.

### Electrical

There is ample electrical power for the building and all office areas have adequate electrical outlets to meet general office requirements.

### On-Site Improvements

On-site improvements include good quality landscaping with automatic underground sprinkler systems, concrete walkways, asphalt paving and parking lot lighting.

### CASp Survey

The property has not been inspected by a Certified Access Specialist.

# RUSSELL G. SMITH, INC.

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## ~ RENT ROLL~

Suite	Tenant	Approx. Sq. Feet	Price per square foot	Lease Start	Lease End	Monthly Rent
Suite 101	Vacant	4,090	\$1.65 (estimated)	n/a	n/a	\$6,748.50 (estimated)
Suite 102	Vacant	5,544	\$1.35 (estimated)	n/a	n/a	\$7,484.40 (estimated)
Suite 103	Verve Pilates Studio	1,557	\$1.45	1/1/15	12/31/19	\$2,256.51
	Total leased:	11,191				
	Storage	253				

**Totals:**

**~11,444**

**\$16,489.41/month  
(Estimated)**

**Notes:** All tenants pay for their own utilities and janitorial services, Landlord pays for common area janitorial services.

- Suite 101 and 102 are both vacant and presents an excellent owner/user opportunity.
- Suite 101 was recently remodeled and is in move-in condition. Suite 102 is a flex space which totals approx. 5,544 square feet and includes approx. 1,000 square feet of warehouse space.

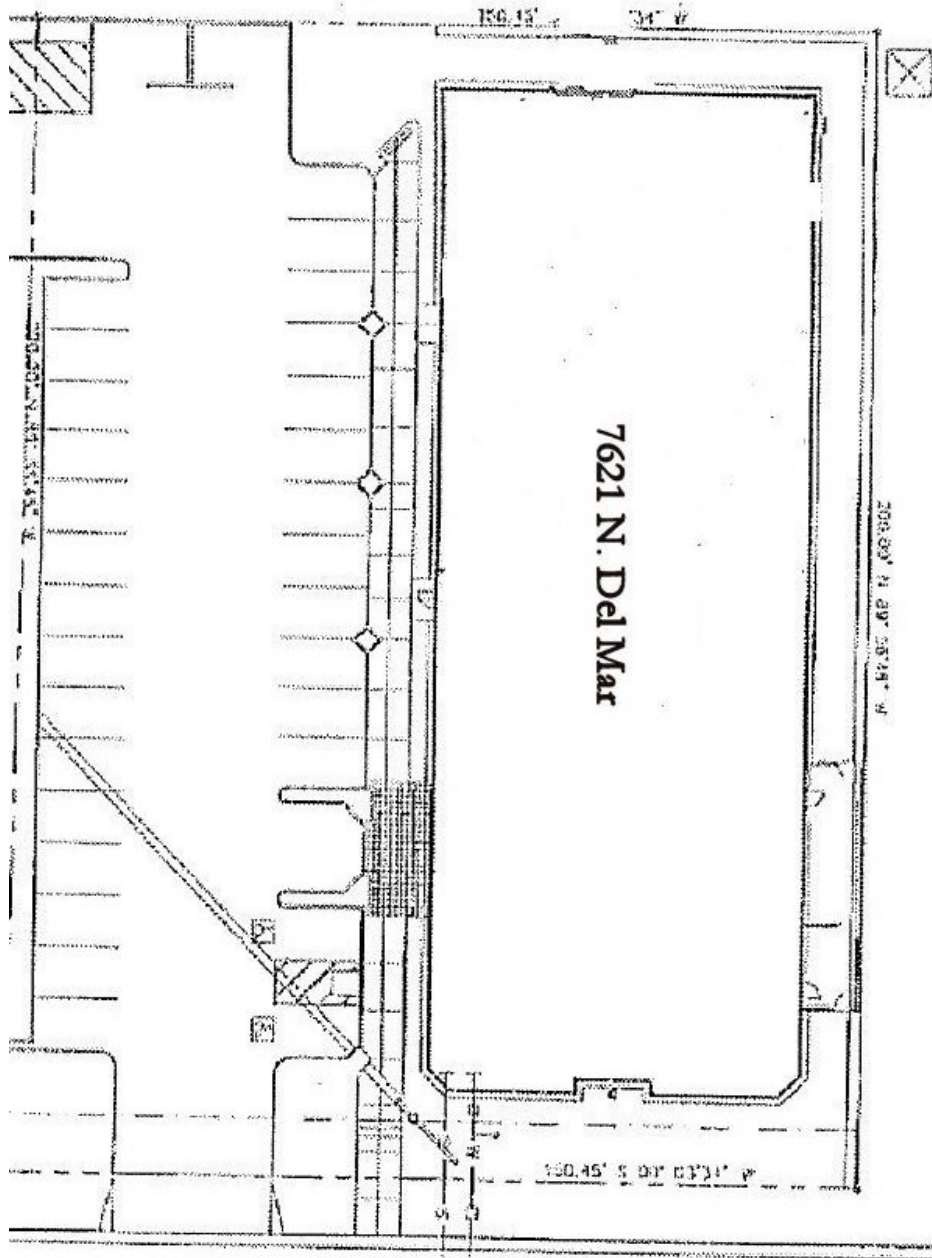
## ~TENANT SYNOPSIS~



### **Verve Pilates – Suite 103**

Verve Pilates has been in business since 2006 and opened in Fresno in 2013. Led by a highly qualified instruction team, this facility provides a comprehensive Pilates experience to all of its clientele.

~Site Plan~

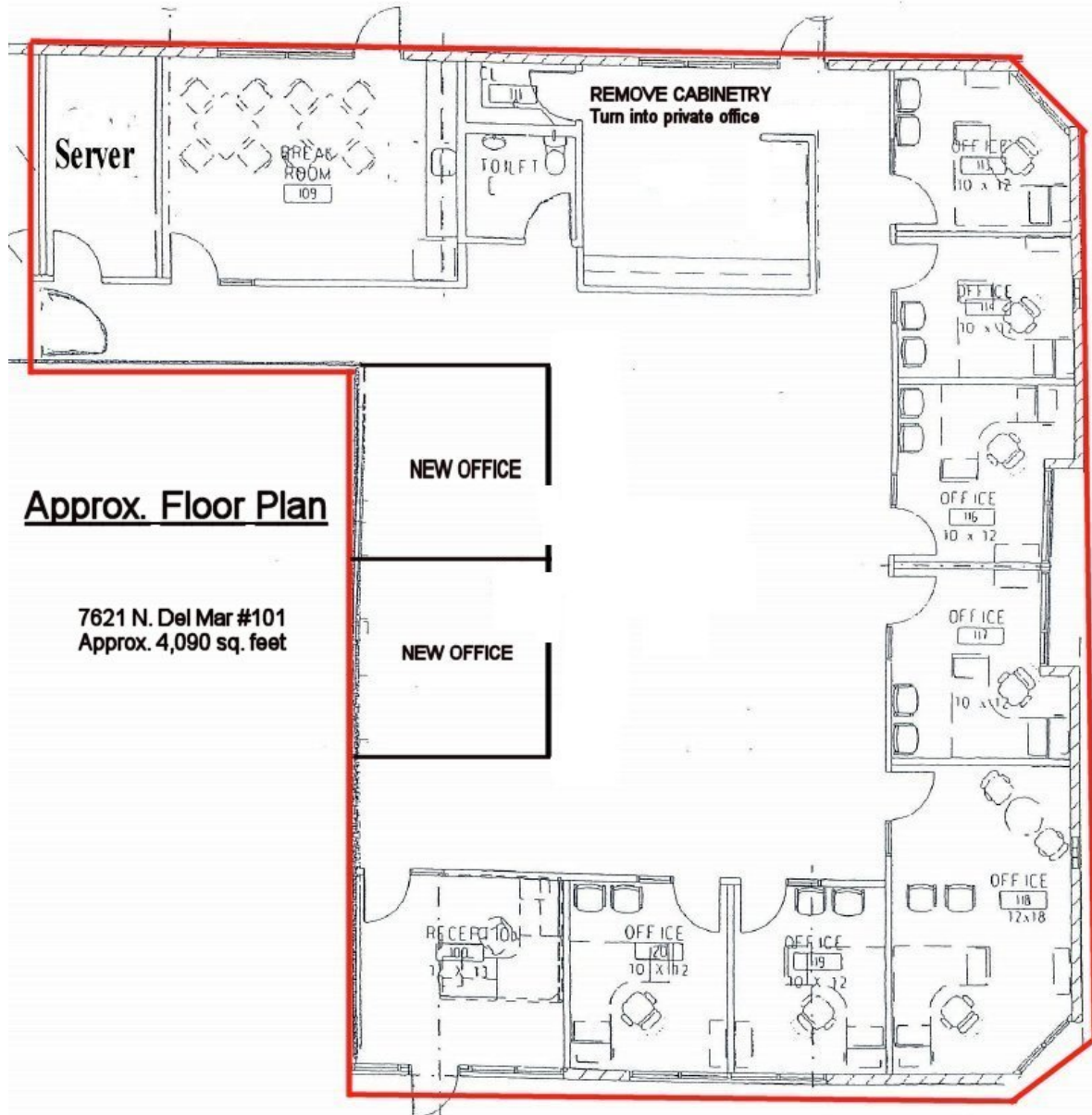


N. Del Mar

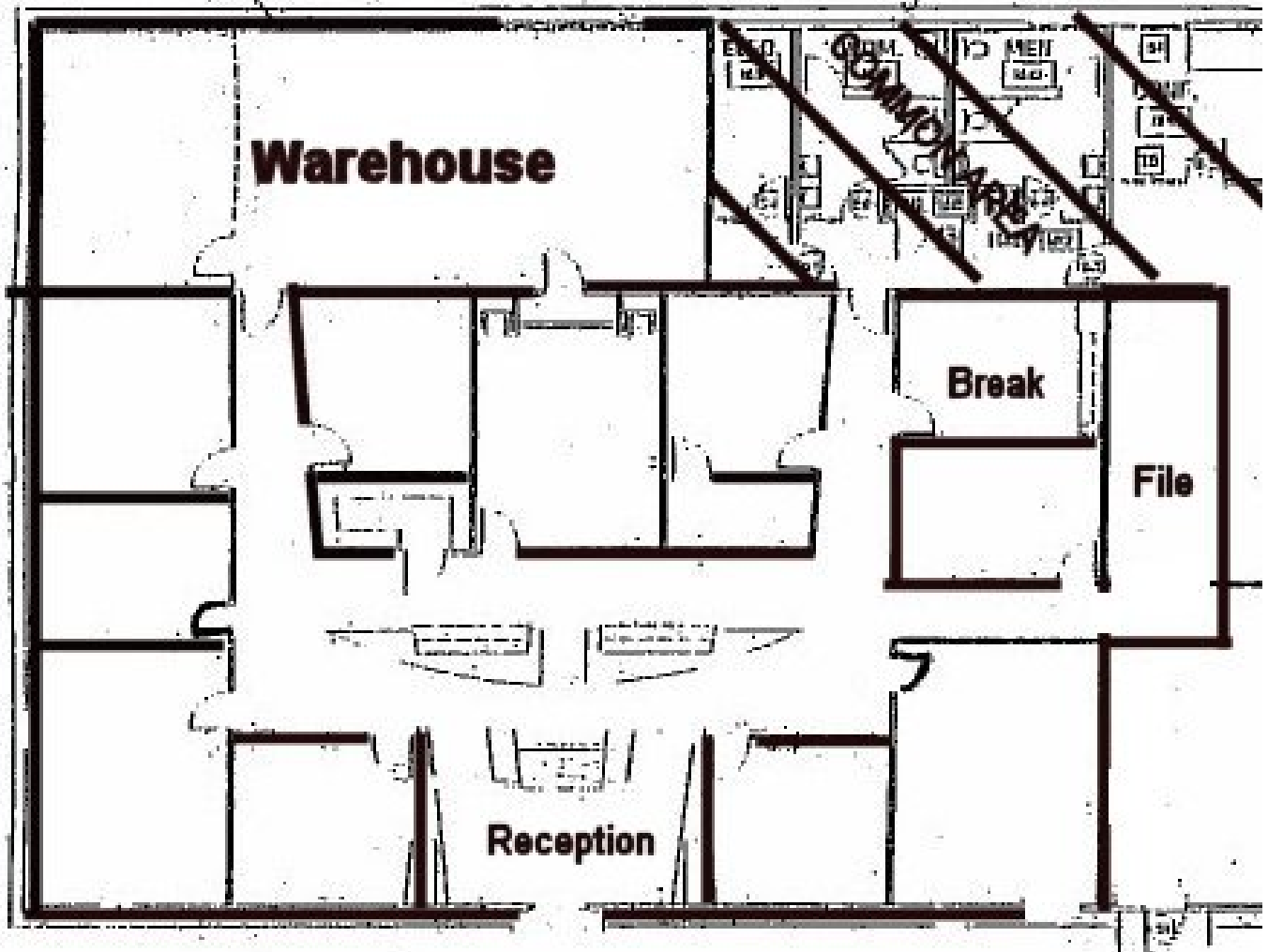


~ Floor Plans ~

Suite 101 - Approx. 4,090 sq. ft.

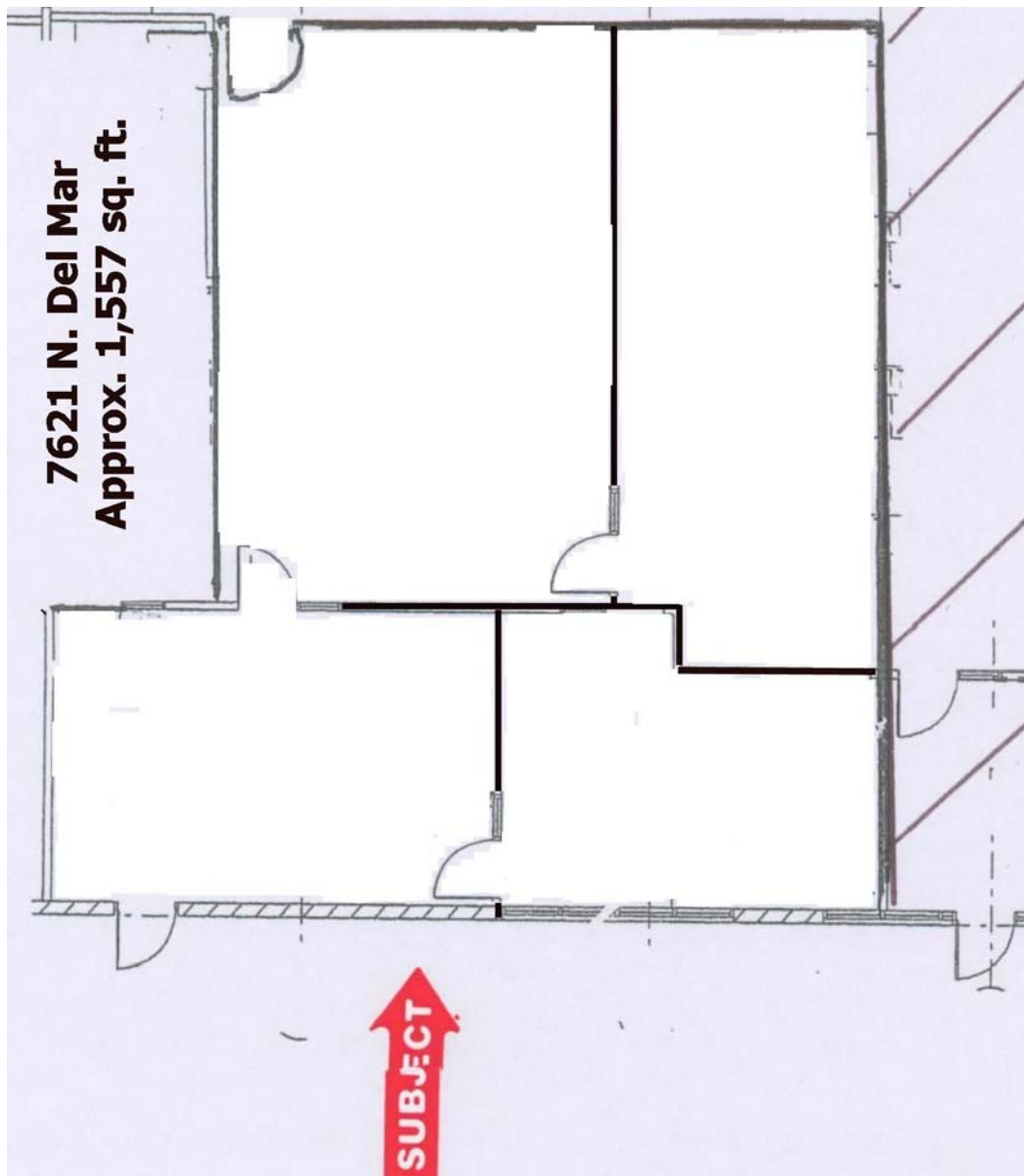


**Suite 102** – Approx. 5,544 sq. ft.

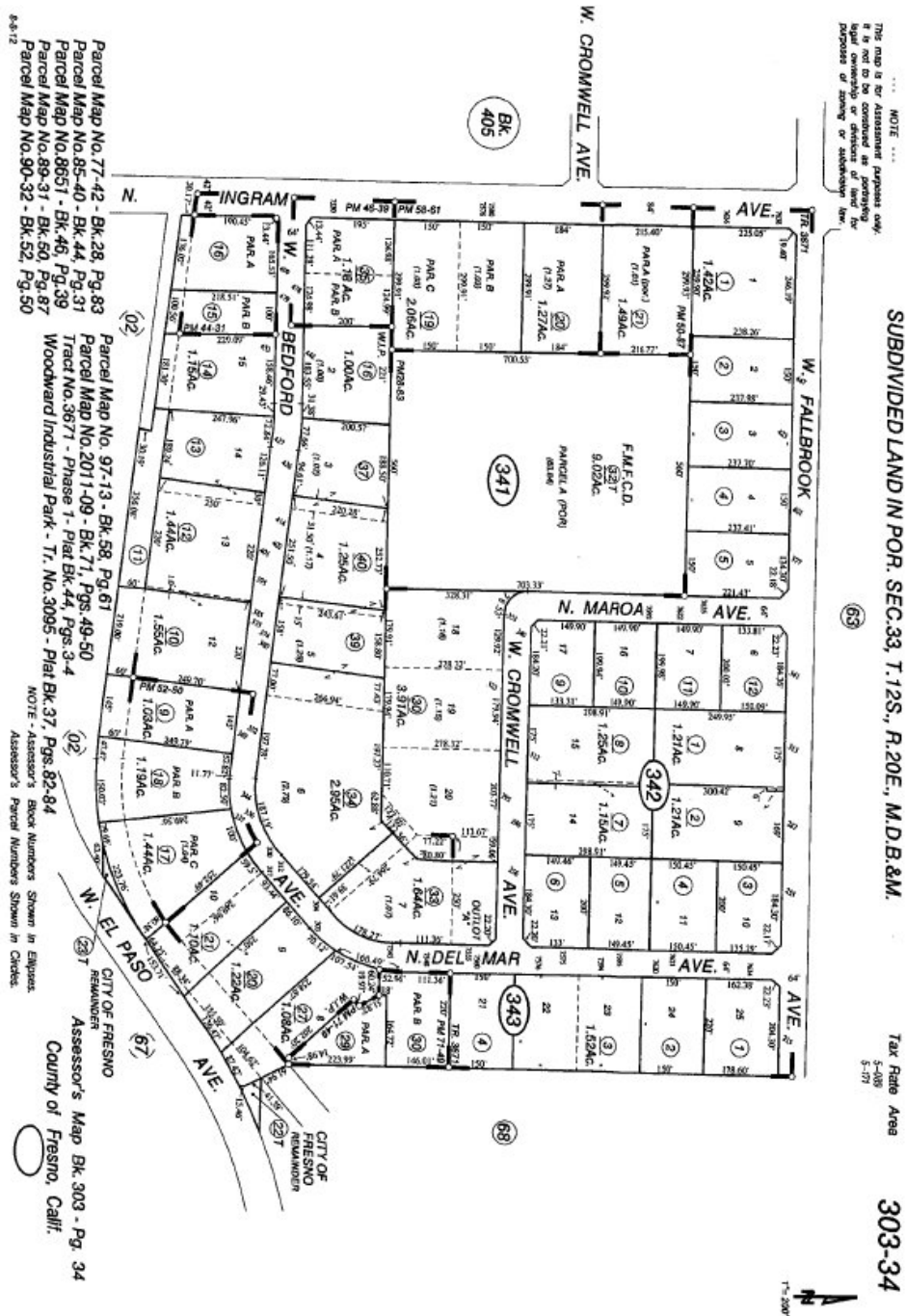


SUITE 102

**Suite 103 – Approx. 1,557 sq. ft.**



~ Parcel Map ~



This map/plot is being furnished as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.

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## ~Aerial Map~



## ~Directional Map~

