



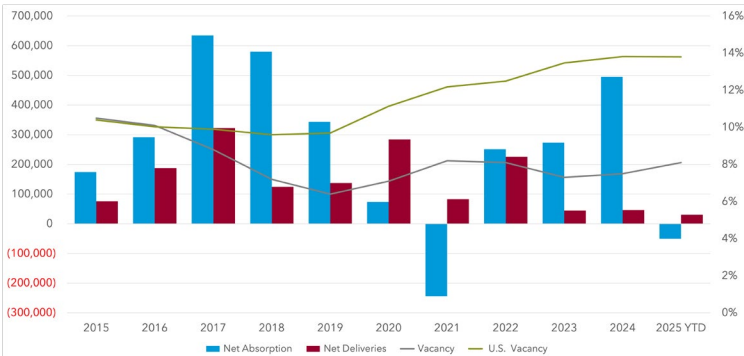
### OFFICE MARKET OVERVIEW

ROSS PUSKARICH, Associate

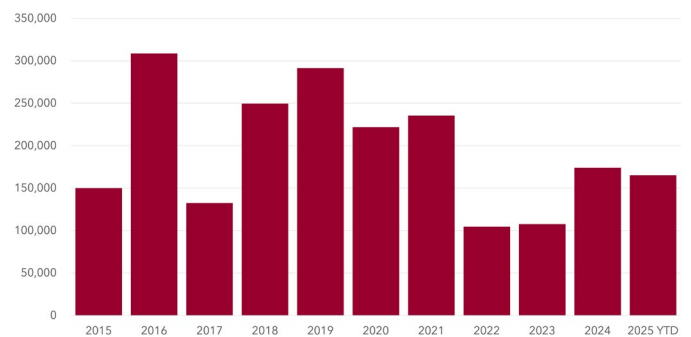
Fresno's office market has remained stable, supported by a regionally focused tenant base and strong demand from healthcare users and owner-occupiers. Vacancy stands at 8.1% in Q1 2025, well below the national average of 13.9%. Asking rents average \$24.00/SF, with modest 1.6% growth over the past year. Limited speculative construction over the past 15 years has helped keep vacancy low. The current construction pipeline includes 170,000 SF, about half of which is available. Key projects include medical offices at 6750 N Fresno St. and 700 W Herndon Ave. Sales totaled \$73.8 million in the past year, with average pricing at \$162/SF.

| MARKET INDICATORS          | Q1 2025    | Q4 2024    | Q3 2024    | Q2 2024    | Q1 2024    |
|----------------------------|------------|------------|------------|------------|------------|
| ▼ 12 Mo. Net Absorption SF | (50,611)   | (36,809)   | 94,900     | 183,000    | 221,454    |
| ▲ Vacancy Rate             | 8.10%      | 7.50%      | 7.64%      | 7.6%       | 7.7%       |
| ▼ Avg NNN Asking Rent PSF  | \$23.53    | \$23.82    | \$23.24    | \$22.47    | \$22.43    |
| ◀ ▶ Sale Price PSF         | \$162      | \$162      | \$173      | \$173      | \$173      |
| ▼ Cap Rate                 | 10.18%     | 10.41%     | 9.67%      | 9.70%      | 9.70%      |
| ▼ Under Construction       | 165,226    | 174,143    | 224,343    | 136,111    | 101,000    |
| ▲ Inventory                | 29,171,089 | 29,135,222 | 29,117,428 | 29,111,613 | 29,100,000 |

#### NET ABSORPTION, NET DELIVERIES, & VACANCY



#### UNDER CONSTRUCTION



| TOP SALE TRANSACTIONS BY SF              | SIZE      | SALE PRICE                  | BUYER / SELLER   | BUILDING CLASS |
|--|-----------|-----------------------------|--|----------------|
| 3610-3650 E. Ashlan Avenue<br>Fresno, CA | 29,481 SF | \$2,100,000<br>\$71.23 PSF  | Brendan Wolf<br>Old Dominion Capital                         | Class B        |
| 4491 W. Shaw Avenue<br>Fresno, CA        | 20,000 SF | \$2,200,000<br>\$110.00 PSF | Surf Thru, Inc.<br>5C Construction Dev & Mgmt, Inc.          | Class B        |
| 978 N. Temperance Avenue<br>Clovis, CA   | 10,628 SF | \$3,454,500<br>\$325.04 PSF | Macias Ranch Kerman LLC<br>Fresno Nephrology Medical Grp Inc | Class B        |

| TOP LEASE TRANSACTIONS BY SF       | SIZE      | LANDLORD                  | TENANT      | TENANT INDUSTRY |
|------------------------------------|-----------|---------------------------|-------------|-----------------|
| 2721 Ventura Street<br>Fresno, CA  | 12,500 SF | Summa Development Group   | Undisclosed | Undisclosed     |
| 1071 W. Shaw Avenue<br>Fresno, CA  | 10,171 SF | Stephen Investments, Inc. | Undisclosed | Undisclosed     |
| 677 W. Palmton Drive<br>Fresno, CA | 7,585 SF  | Palm & Herndon LLC        | Undisclosed | Undisclosed     |

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