



**Great Owner User/Investment Opportunity in Lemoore, CA**



<b>Sale Price</b>	<b>\$595,000</b>
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**OFFERING SUMMARY**

<b>Building Size:</b>	7,352 SF
<b>Available SF:</b>	7,352 SF
<b>Lot Size:</b>	0.172 Acres
<b>Price / SF:</b>	\$80.93
<b>Zoning:</b>	DMX-1
<b>Market:</b>	Fresno
<b>Submarket:</b>	Lemoore
<b>Cross Streets:</b>	E Street & Follett Street
<b>APN:</b>	020-053-017

**PROPERTY HIGHLIGHTS**

- Owner User Opportunity | Value Add Potential
- Adjacent ±5,347 SF of Contiguous Space Also Available
- One Existing MTM Tenant in Front Restaurant Space @ \$1,300/month
- Rear Unit is ±6,276 SF To Be Occupied or Leased
- ±7,352 SF of Freestanding Retail/ Mixed Use @ Corner Location
- Superior Location w/ Limited Competition | Strategic Trade Area
- Excellent Location, Great Tenant Mix, High Traffic Flows
- Quality Construction | Well Maintained | Economical Spaces
- Ample Street Parking & Easy Access to CA- 198
- Easy Access from Surrounding Major Corridors & Downtown
- Secure, Private, Established Location w/ Quality Tenant Mix
- Close Proximity to Major Traffic Generators
- Great SBA Loan Candidate w/ 10% Down

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**PROPERTY DESCRIPTION**

This owner-user opportunity presents a unique blend of versatility and income potential, with one established tenant already occupying the front ±1,076 SF space. Investors will appreciate the stability provided by the current tenant, creating an attractive proposition for those looking to diversify their portfolio in a thriving location. This freestanding building totals ±7,352 SF of mixed use space on ±0.172 AC. Front space is occupied by Boba Island and pays \$1,300 per month. Rear space has ±6,276 SF. The property offers a strategic advantage for an owner-user seeking a functional space with an open warehouse. The adjacent ±5,347 SF of Industrial Warehouse space is also available. This space features 5 roll up doors, 2 bathrooms and a private office. Together, these properties offer a unique investment opportunity to own a high-visibility corner location comprised of easy-to-rent spaces within an under-built market offering a strong need for these type of spaces.

**LOCATION DESCRIPTION**

Subject is directly off CA-198 with easy access and great visibility located south corner of "E" Street entrance/exit, north of West "D" Street. Amtrak Thruway 18 provides a daily connection to/from 300 E Street to/from Visalia on the east, and Santa Maria on the west, with several stops in between. Lemoore is located in the heart of Central California's San Joaquin Valley. Our location is equidistant from both the Los Angeles and San Francisco metropolitan areas. Lemoore is positioned at the crossroads of Highway 198 and 41, giving us direct access to Interstate 5 and Highway 99, both just 25 miles away. Located in the commercial service Enterprise Zone, this Downtown Section of Lemoore, just North of Hwy 198, is considered to be the most accessible industrial submarket in Lemoore. Lemoore is approximately 200 miles north of Los Angeles and 170 miles south of the Sacramento.



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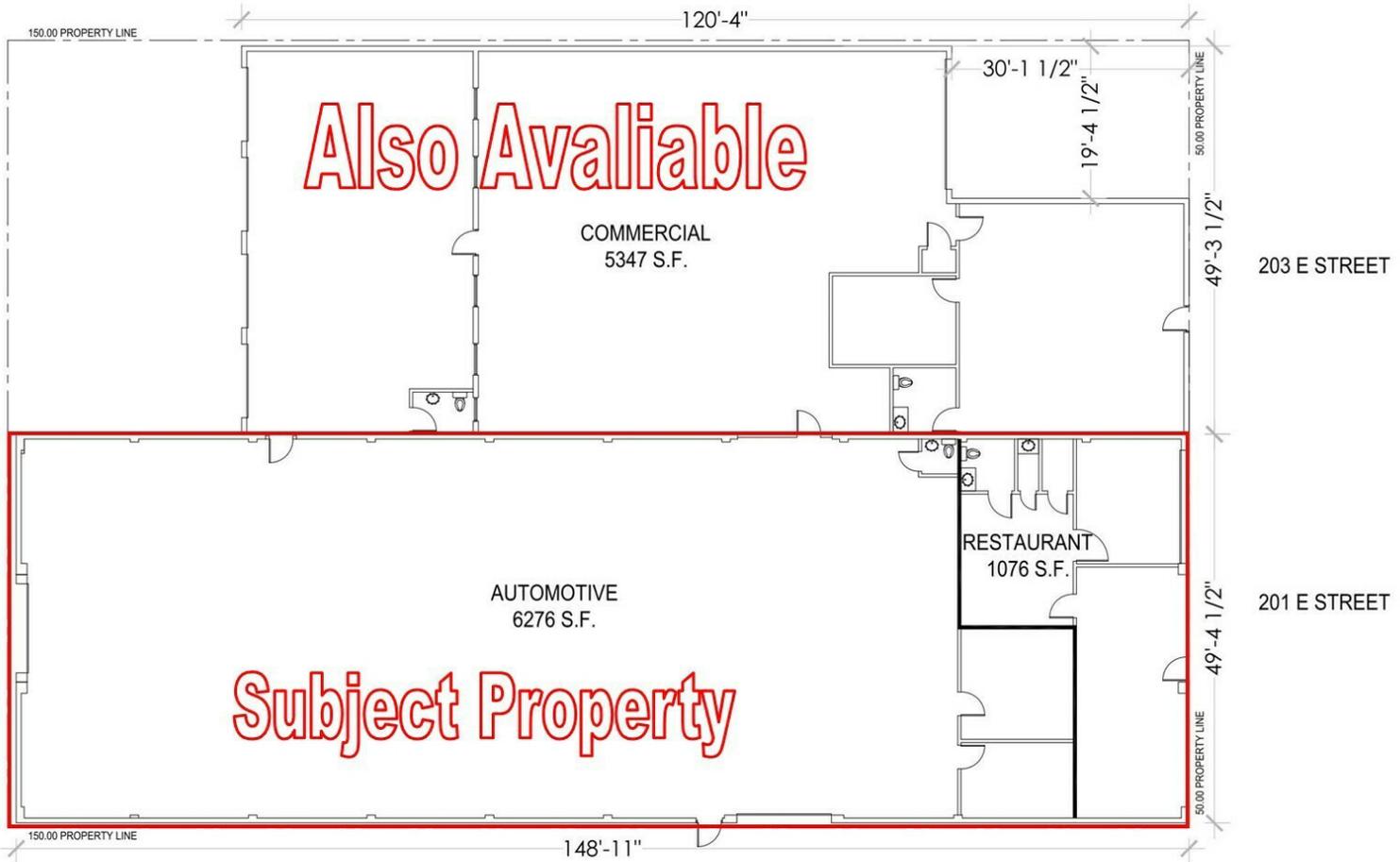
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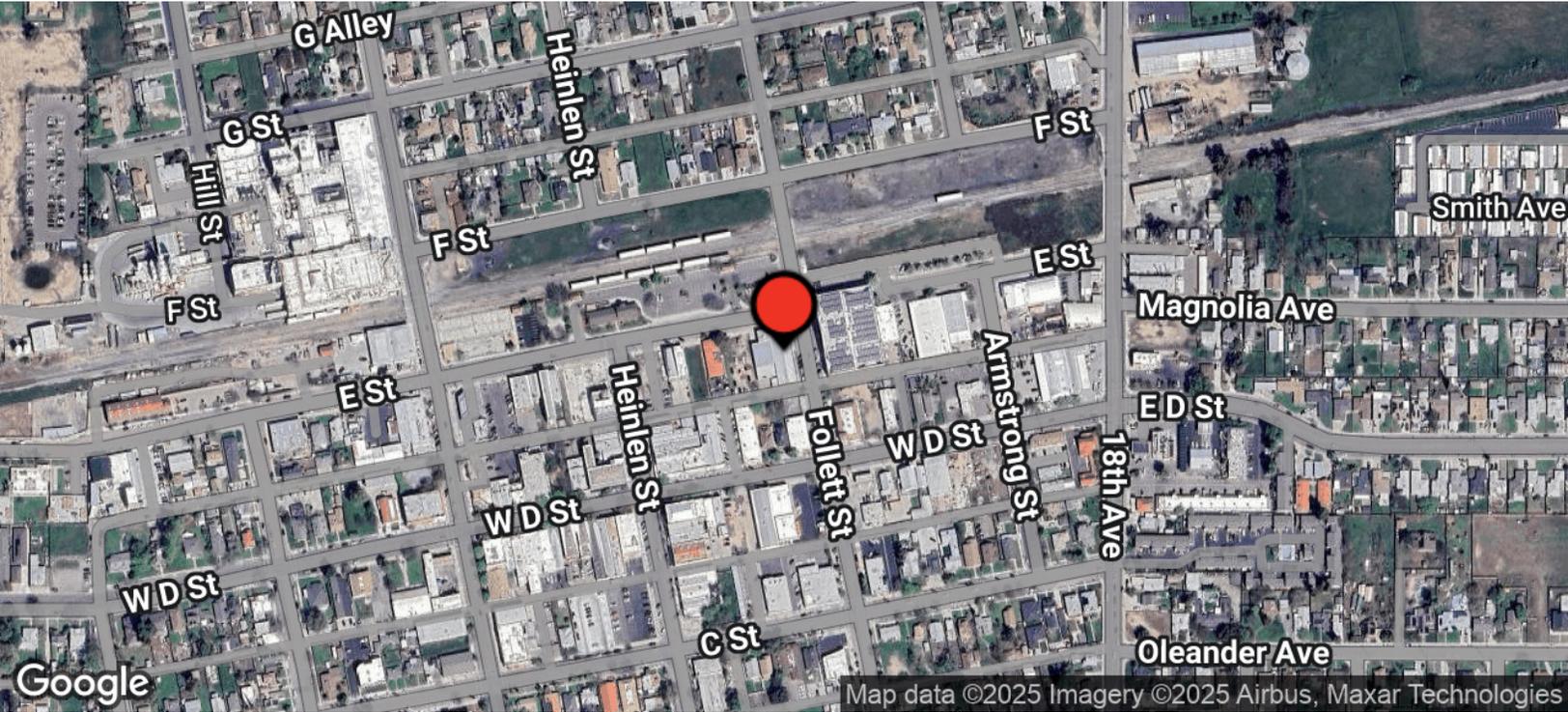
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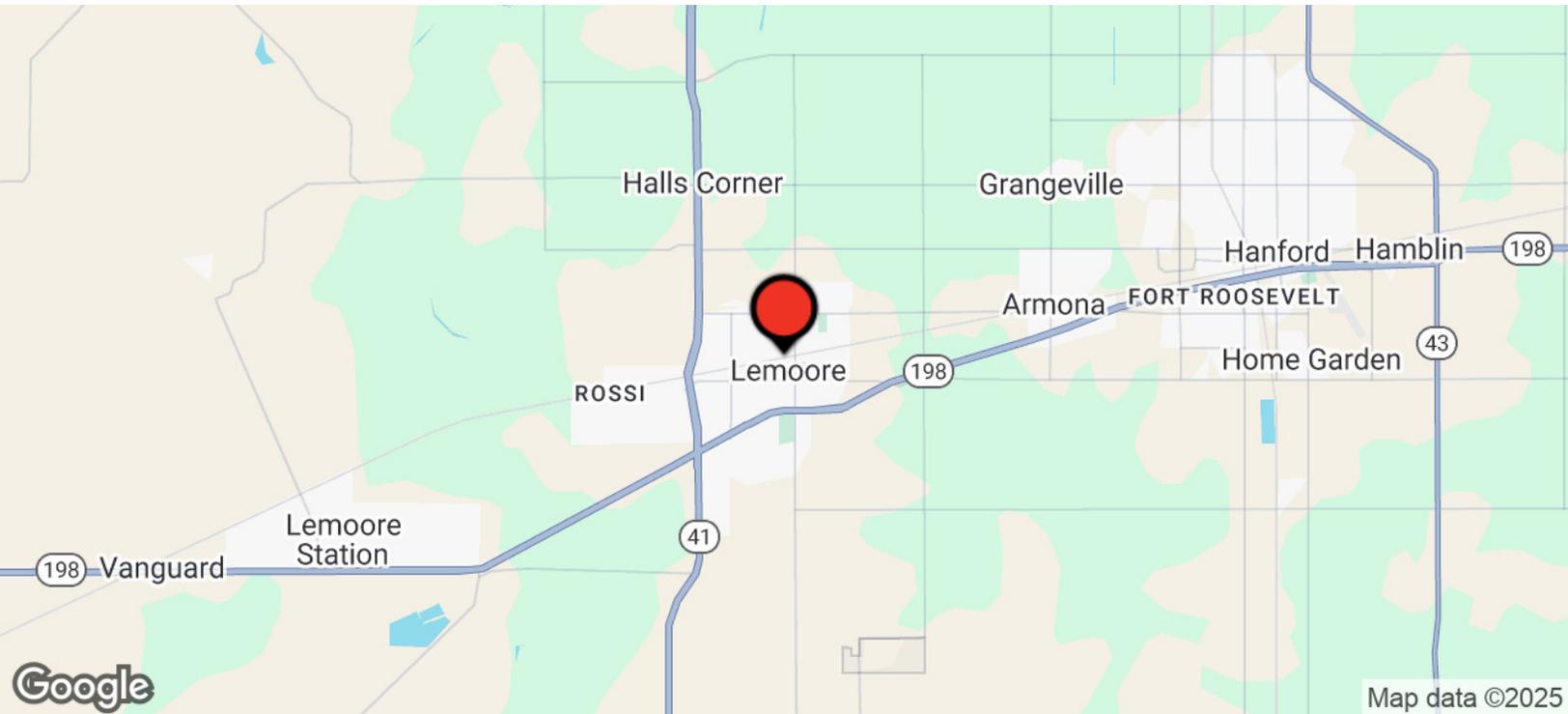
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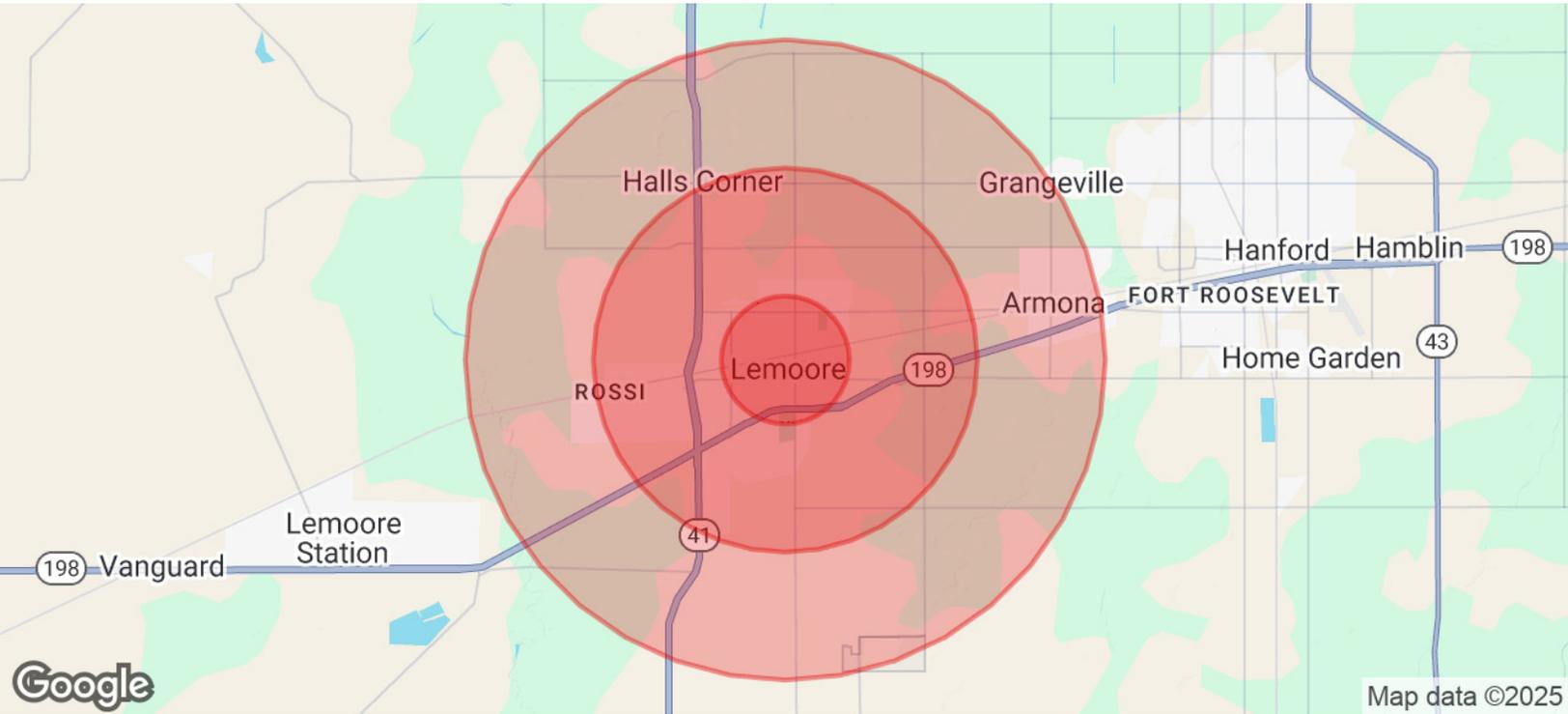
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<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	15,127	29,250	35,057
Average Age	35	35	35
Average Age (Male)	34	34	34
Average Age (Female)	36	36	36

<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Households	5,291	9,972	11,745
# of Persons per HH	2.9	2.9	3
Average HH Income	\$83,171	\$92,410	\$92,878
Average House Value	\$374,027	\$393,349	\$402,799

<b>ETHNICITY (%)</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Hispanic	53.4%	52.1%	52.6%

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