

RETAIL FOR SALE

FORMER RESTAURANT BUILDING IN DOS PALOS, CA



1537-1541 Center Ave, Dos Palos, CA 93620



Sale Price

\$374,900

OFFERING SUMMARY

Building Size: ±5,400 SF
Available SF: ±5,400 SF
Divisible By: ±2,700 SF
Lot Size: 0.13 Acres
Zoning: C1
Clear Height: 10'
Market: Fresno
Submarket: Outlying Merced County
Cross Streets: Center Ave & Almond St
Traffic Count: ±9,118 CPD
APN: 012-146-016

PROPERTY HIGHLIGHTS

- ±5,400 SF Available w/ Potential To Be Split to (2) ±2,700 SF Spaces
- Well Known Freestanding Retail Building in Dos Palos, CA
- Owner User/Investment Opportunity w/ Great Potential
- Large Production Ovens Ensuring Efficient Manufacturing Processes
- Former Restaurant Space w/ All Equipment Included
- Open Retail Spaces w/ (2) Pizza Ovens & Walk-in Coolers & Freezer
- 100 Amp 240 Volt Electric Power | Clear Height 10'
- Great Visibility & Ample Street Parking Directly In Front of Building
- Walk-able Location | Densely Populated Trade Area
- Great Exposure Blocks Within Downtown Dos Palos
- New Energy Efficient Spray Foam 20-Year Warranty Roof
- Close Proximity to Major Traffic Generators & Fwy Ramps
- Great Access & Visibility w/ Unmatched Level of Consumer Traffic
- Great SBA Loan Candidate w/ 10% Down!
- Seller Financing is Available – Call Agent for Details

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PROPERTY DESCRIPTION

±5,400 SF retail building in downtown Dos Palos with potential to be split to (2) ±2,700 SF retail spaces. Vehicle access with parking in the front and in a very walk-able area (dense downtown location). The visibility offers a tremendous draw of traffic from the neighboring retailers and neighborhoods.

#1537 of ±2,750 SF offers open retail counter/showroom, (2) pizza ovens, (2) bread ovens, walk in cooler & freezer. The space is also equipped with a full hood & fire suppression system & burner. Designed for flex spaces, the (2) large production ovens are configured to maximize floor space efficiency, allowing for a streamlined and productive production environment.

#1541 of ±2,750 SF offers large open retail or kitchen/dining area, office space, break room with lockers, walk in cooler & freezer, & restrooms.

Both suites have access to (2) walk in coolers & freezer which have the potential to be combined as one ±5,400 SF restaurant space or separated for an additional income opportunity. Both suites feature double oversized man-doors in the back of the building for access.

LOCATION DESCRIPTION

Located off Center Ave just south of Blossom St, west of Lucerne Ave, & north of Almond St in Dos Palos, CA. Central location surrounded with close proximity to many restaurants, services and many other amenities. Prime location in the middle of the downtown and newer shopping centers surrounded by a dense mixture of housing and apartments. Nearby quality tenants include Dollar General, Family Dollar, State Foods Supermarket, Subway, Pizza Factory, Westamerica Bank, The Coffee Saloon, Dos Palos Donuts, Sinclair, Circle K, Dos Palos High School, & many others!



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SUITE	TENANT NAME	SIZE SF	MARKET RENT
1537 W Center Ave	AVAILABLE	2,700 SF	\$2,700
1541 W Center Ave	AVAILABLE	2,700 SF	\$2,700
TOTALS		5,400 SF	\$5,400

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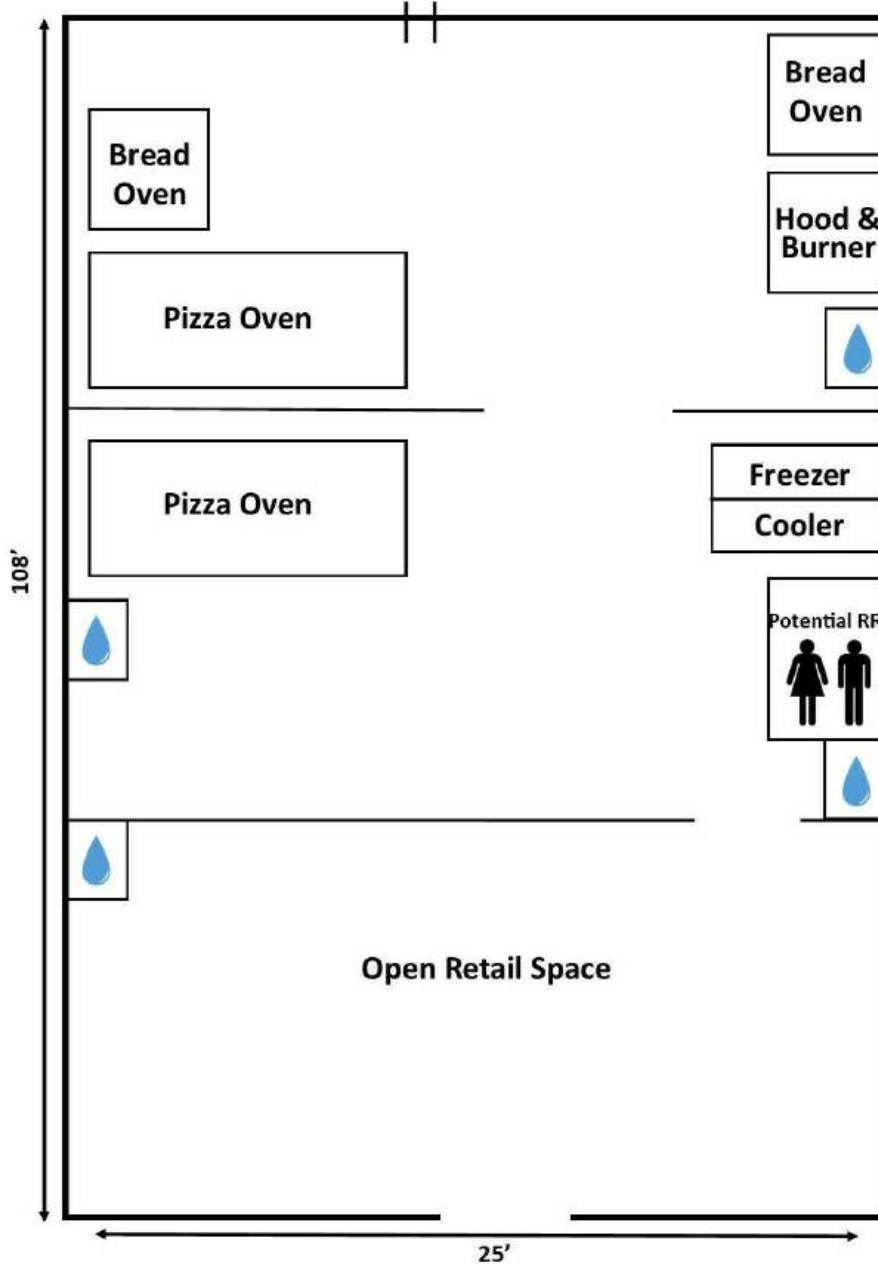
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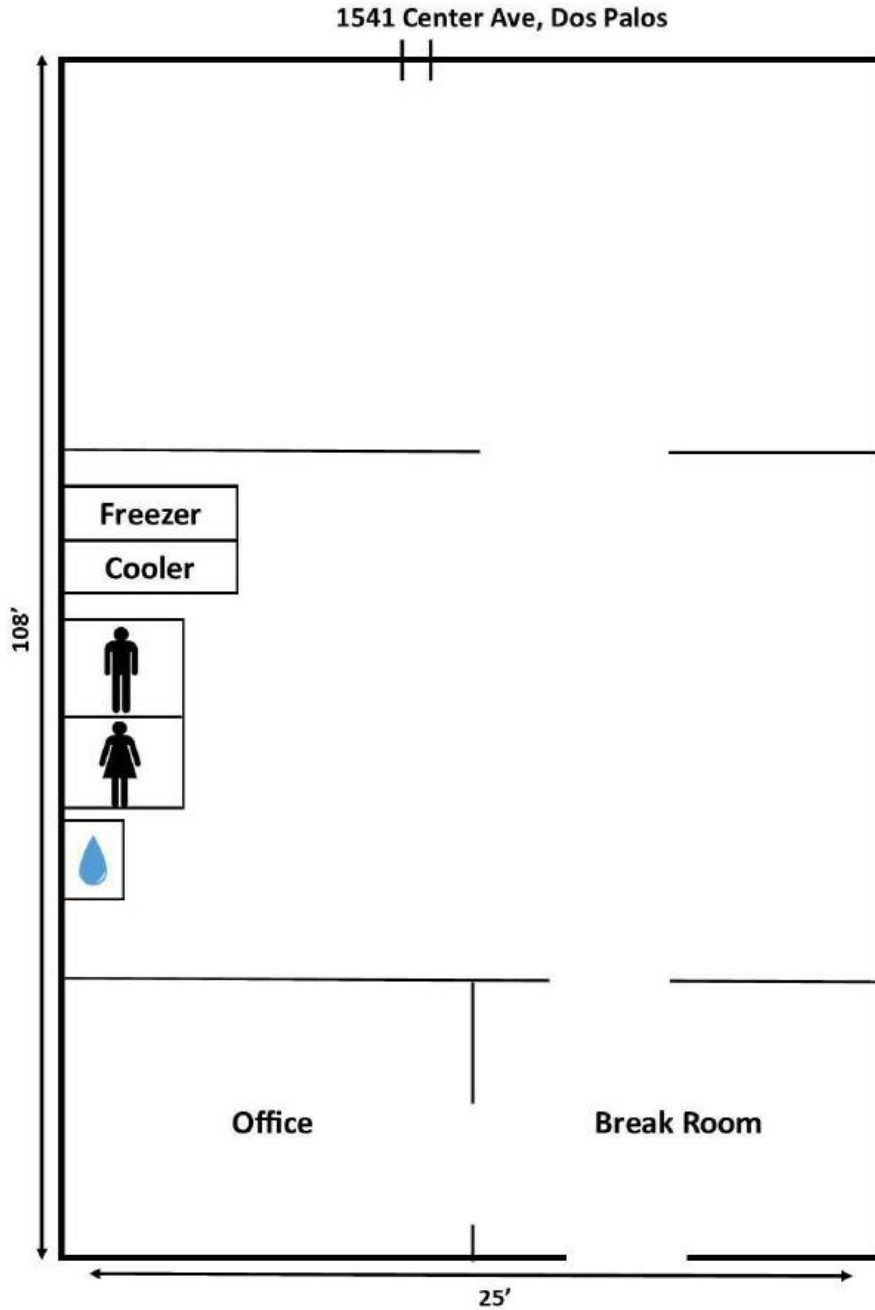
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DOS PALOS LIBRARY RELOCATION & HALL RENOVATION

The nearby Dos Palos library located on Center Ave will soon undergo a major facilities upgrade with \$3 million of funding. The funding will support the first component of a larger multiphase project anticipated to exceed \$8 million. The new library is conveniently constructed next to Del Hale Hall within O'Banion Park. This will serve not only residents of Dos Palos but also the surrounding unincorporated areas as it is the only library within a 17-mile radius. This project is expected to be completed by late 2024.



REOPENING: DOS PALOS MOVIE THEATER

The Dos Palos Theatre, located in the downtown area, opened on Christmas Day in 1946. It is a valuable community resource that must be preserved. This historic Theatre, to use the old spelling on its marquee, has served local residents for generations as a movie theatre. The new owners are planning to completely remodel with ADA upgrades & reopen the business which will bring a vast amount of daily consumers through downtown Dos Palos.

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Nearby Sierra Nevada Mountains



UC Merced Campus



Merced County Location

MERCED COUNTY:

Merced County is situated in the San Joaquin Valley of Central California between Modesto & Fresno. As of the 2021 census, the population was 286,461. The county has a total area of 1,979 square miles, of which 1,935 square miles is land and 44 square miles is water.

Merced county is home to University of California, Merced. UC Merced opened Sept. 5, 2005, as the newest campus in the University of California system and the first American research university of the 21st century.

Merced county offers low commute time, diversity, very affordable housing, great mix of fun theaters & restaurants!

COUNTY INFORMATION:

- Agriculture is one of the county's main sources of revenue and, based on production, Merced is the fifth-leading agricultural county in California.
- The City of Merced is the County seat and is the largest of six incorporated cities, which include Atwater, Livingston, Los Banos, Gustine, and Dos Palos.
- Merced's population has grown faster than the state average since 1980. Over the past nine years, the annualized growth rate is about 3.4%.
- Within close proximity to Sierra Nevadas & 2 hours from the Bay area.

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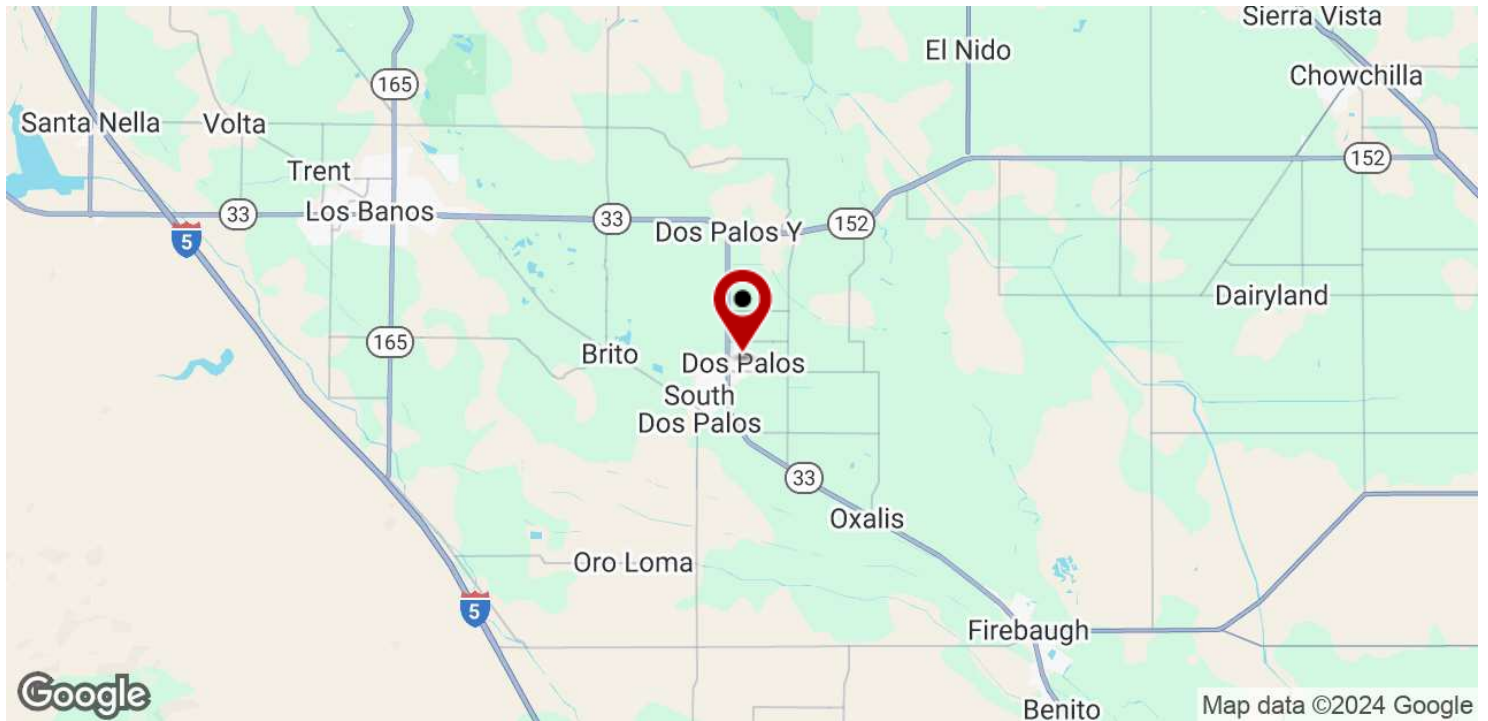
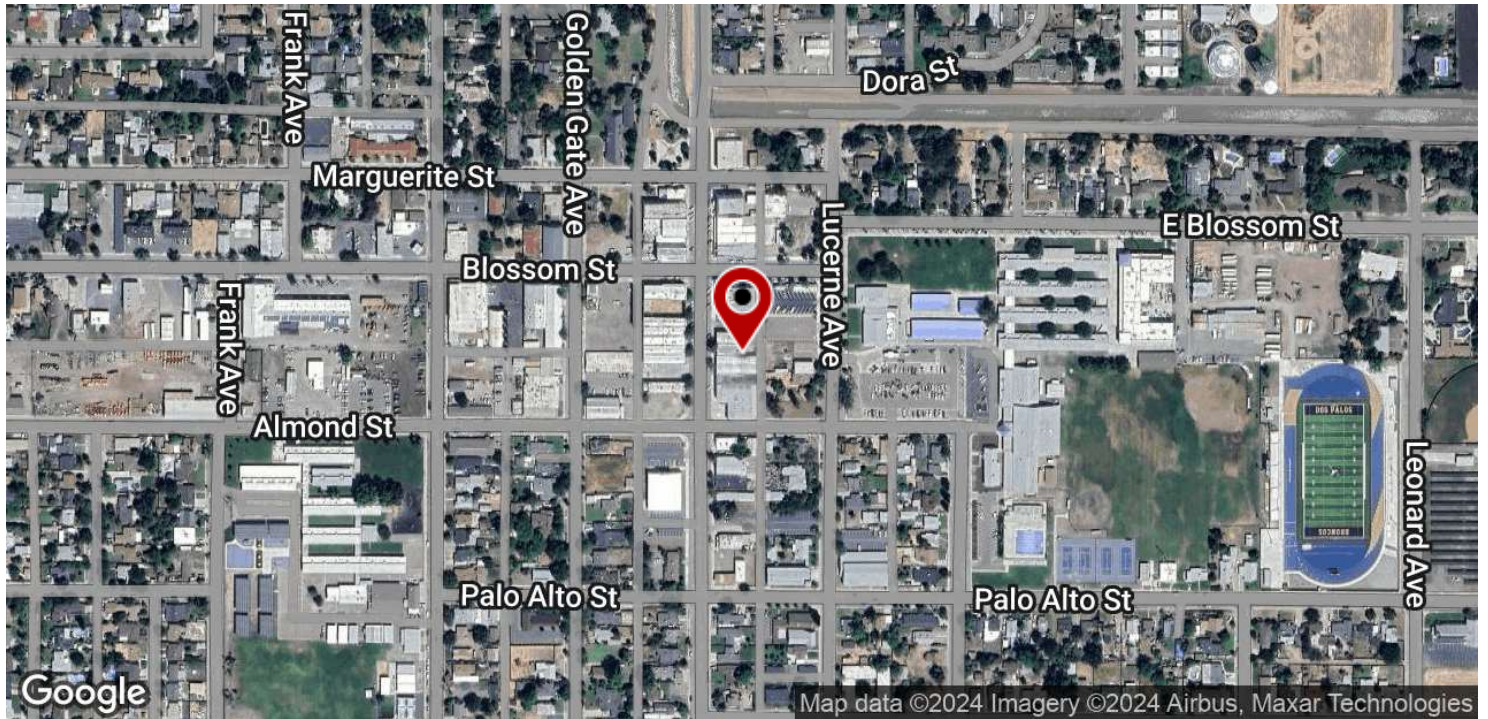
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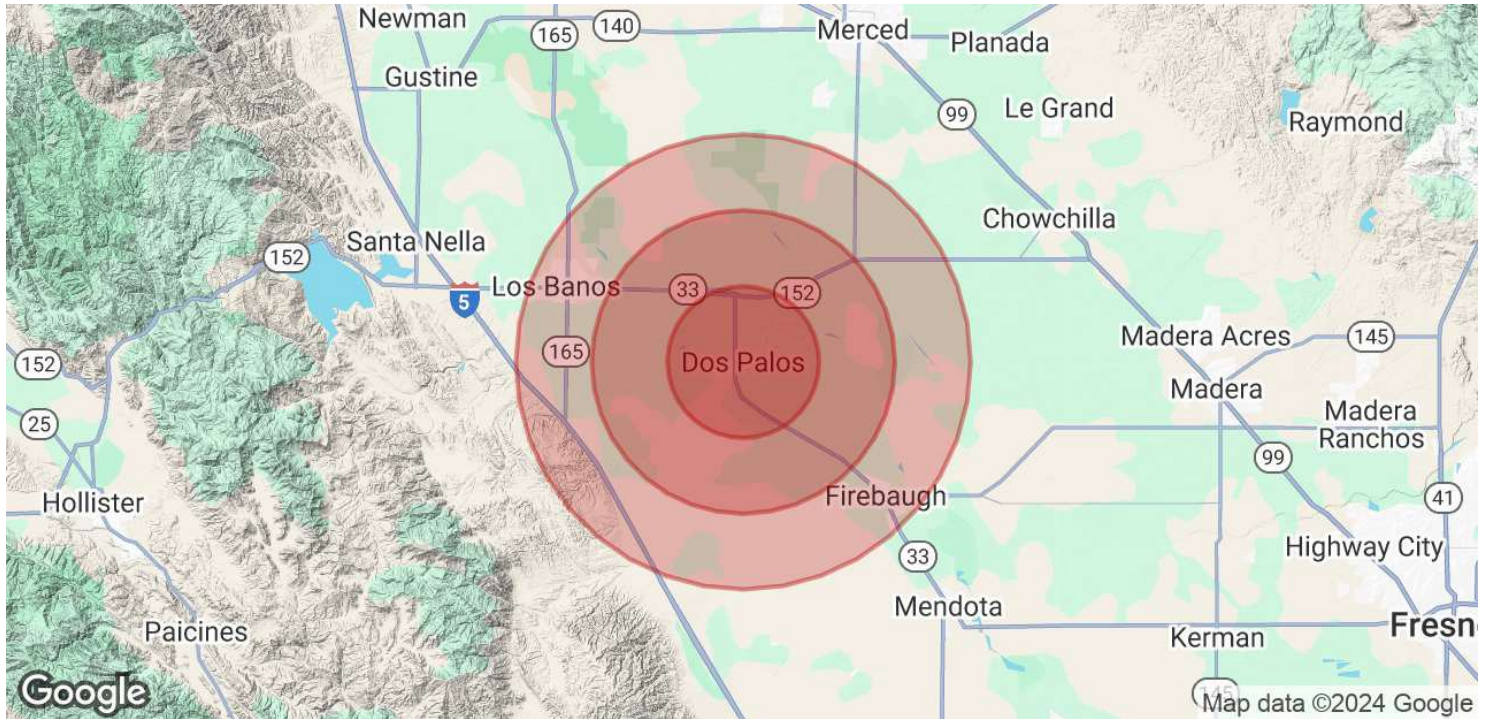
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POPULATION	5 MILES	10 MILES	15 MILES
Total Population	7,820	9,859	58,093
Average Age	33.2	34.3	30.5
Average Age (Male)	34.6	35.6	30.8
Average Age (Female)	31.3	32.7	30.5
HOUSEHOLDS & INCOME	5 MILES	10 MILES	15 MILES
Total Households	2,584	3,389	17,382
# of Persons per HH	3.0	2.9	3.3
Average HH Income	\$67,654	\$66,591	\$71,466
Average House Value	\$223,460	\$232,608	\$268,311
ETHNICITY (%)	5 MILES	10 MILES	15 MILES
Hispanic	70.2%	69.1%	73.7%

* Demographic data derived from 2020 ACS - US Census

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