

FOR SALE

2727 North Grove Industrial Drive

SUITE 121

Fresno, CA 93727

PRESENTED BY:

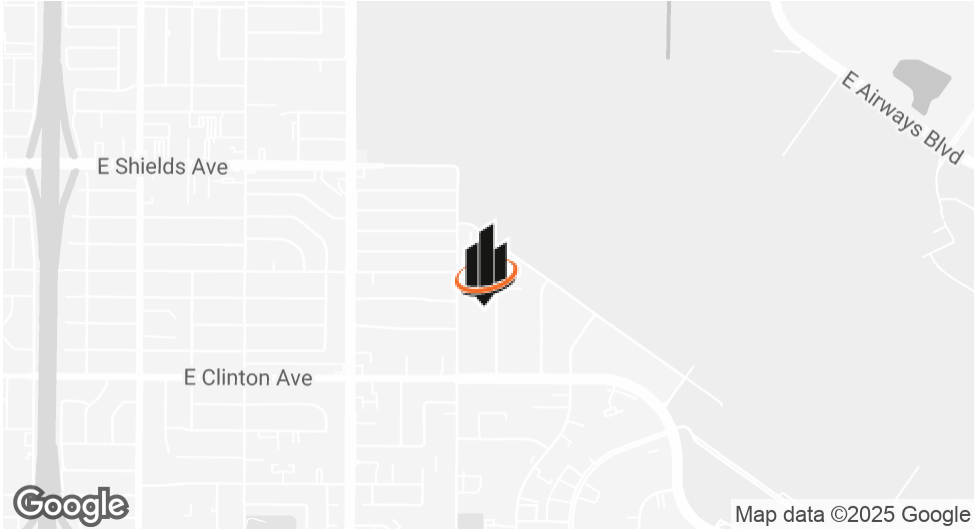
CAMERON GRAHAM

O: 559.400.0830

cameron.graham@svn.com

CalDRE #01970844

PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$450,000
LOT SIZE:	0.18 Acres
BUILDING SIZE:	5,657 SF
PRICE/SF:	\$79.55
MONTHLY GROUND LEASE:	\$357 Leasehold (Ground lease with the City of Fresno)
MONTHLY HOA:	\$643

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PROPERTY DESCRIPTION

This 5,657 SF industrial facility presents a prime opportunity for businesses seeking a well-located and adaptable space in Fresno’s industrial sector. Zoned IL (Industrial Light), the property offers a functional layout designed to support a range of manufacturing and operational needs. Its strategic location provides accessibility and convenience, making it a valuable asset for businesses looking to establish or expand their presence in the region.

PROPERTY HIGHLIGHTS

- 5,657 SF industrial building
- Zoned IL - Industrial Light
- Located in Fresno, CA
- Convenient industrial/light manufacturing location

LOCATION MAP



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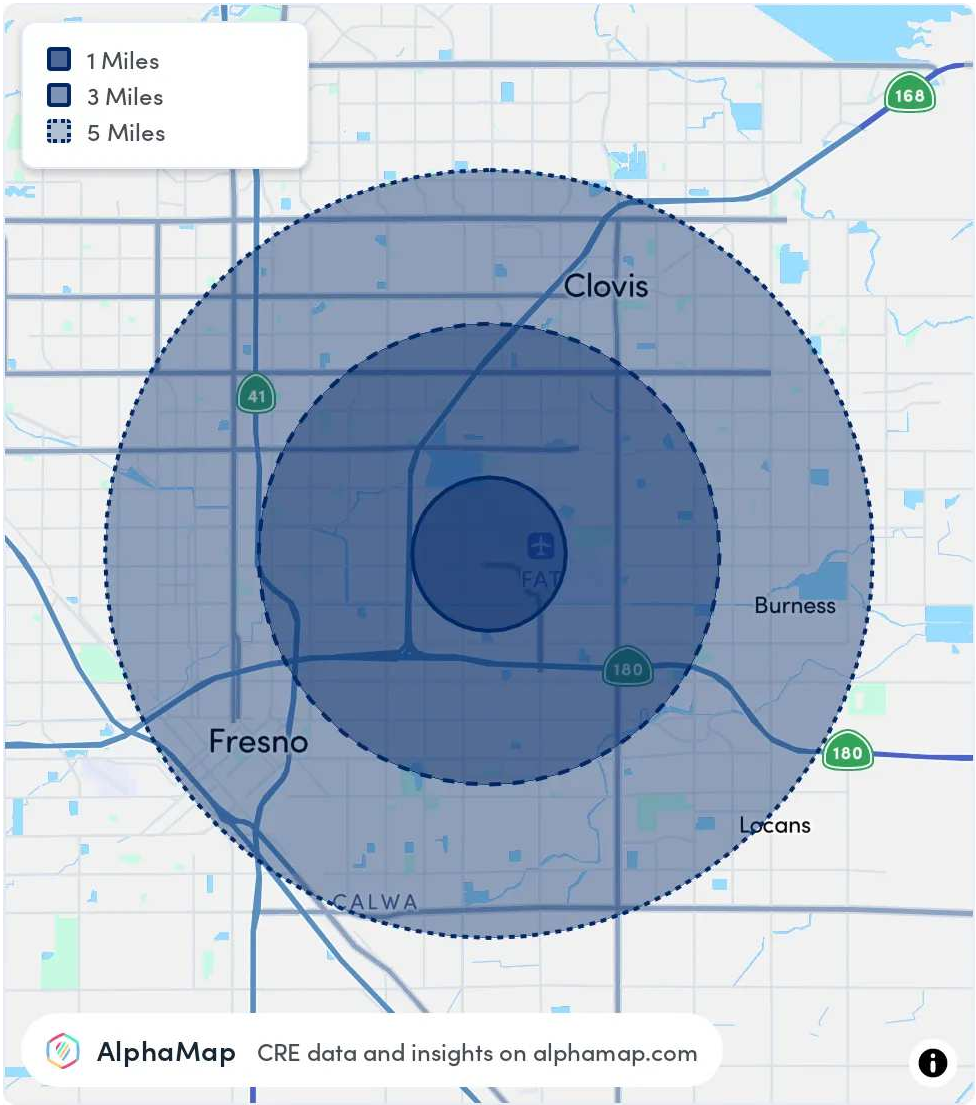
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AREA ANALYTICS

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	12,791	167,246	410,425
AVERAGE AGE	34	34	36
AVERAGE AGE (MALE)	33	33	35
AVERAGE AGE (FEMALE)	34	35	37

HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,831	52,903	133,878
PERSONS PER HH	3.3	3.2	3.1
AVERAGE HH INCOME	\$63,328	\$66,800	\$84,599
AVERAGE HOUSE VALUE	\$300,439	\$302,743	\$356,726
PER CAPITA INCOME	\$19,190	\$20,875	\$27,290

Map and demographics data derived from AlphaMap



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