



**FOR SALE**

# 2727 North Grove Industrial Drive

**SUITE 121**

Fresno, CA 93727



**PRESENTED BY:**

**CAMERON GRAHAM**

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CalDRE #01970844

# PROPERTY SUMMARY

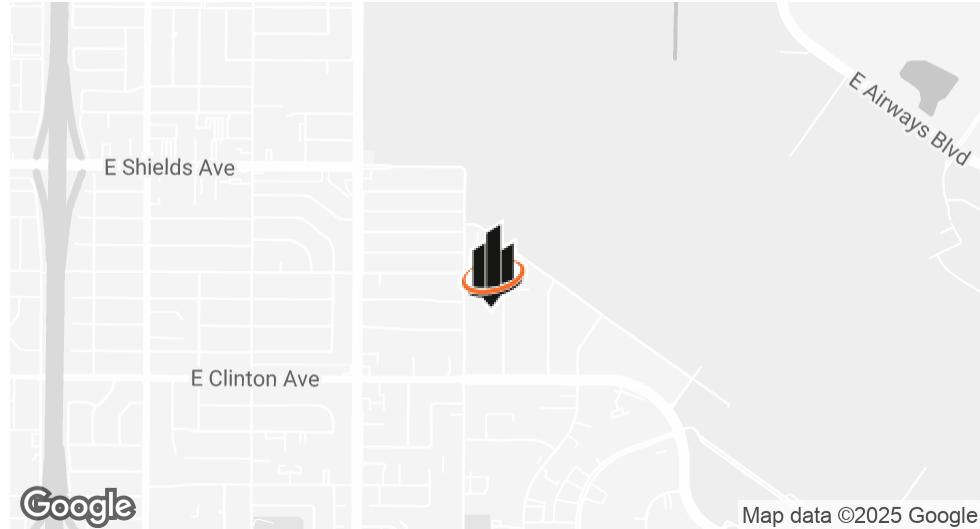


## OFFERING SUMMARY

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

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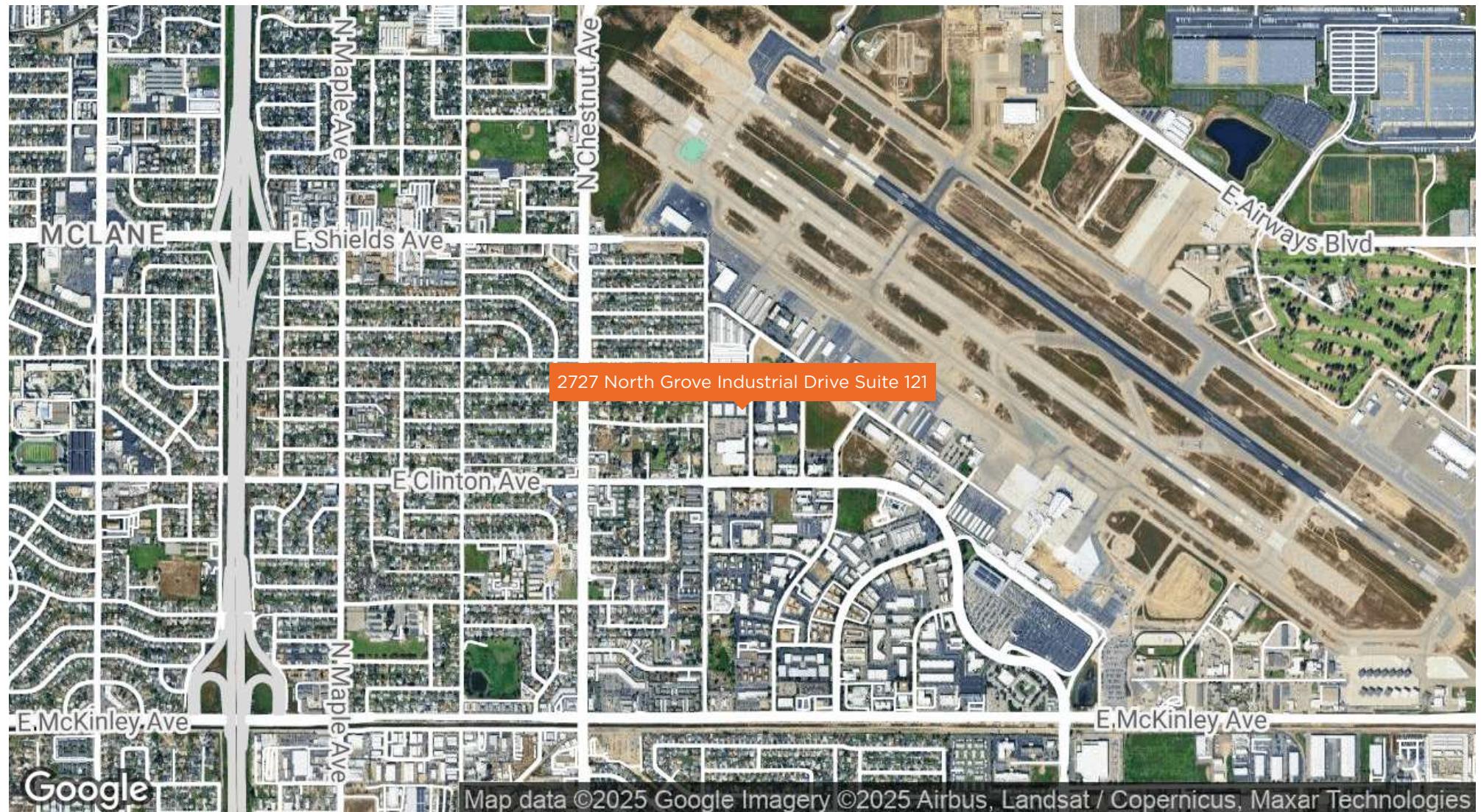
## PROPERTY DESCRIPTION

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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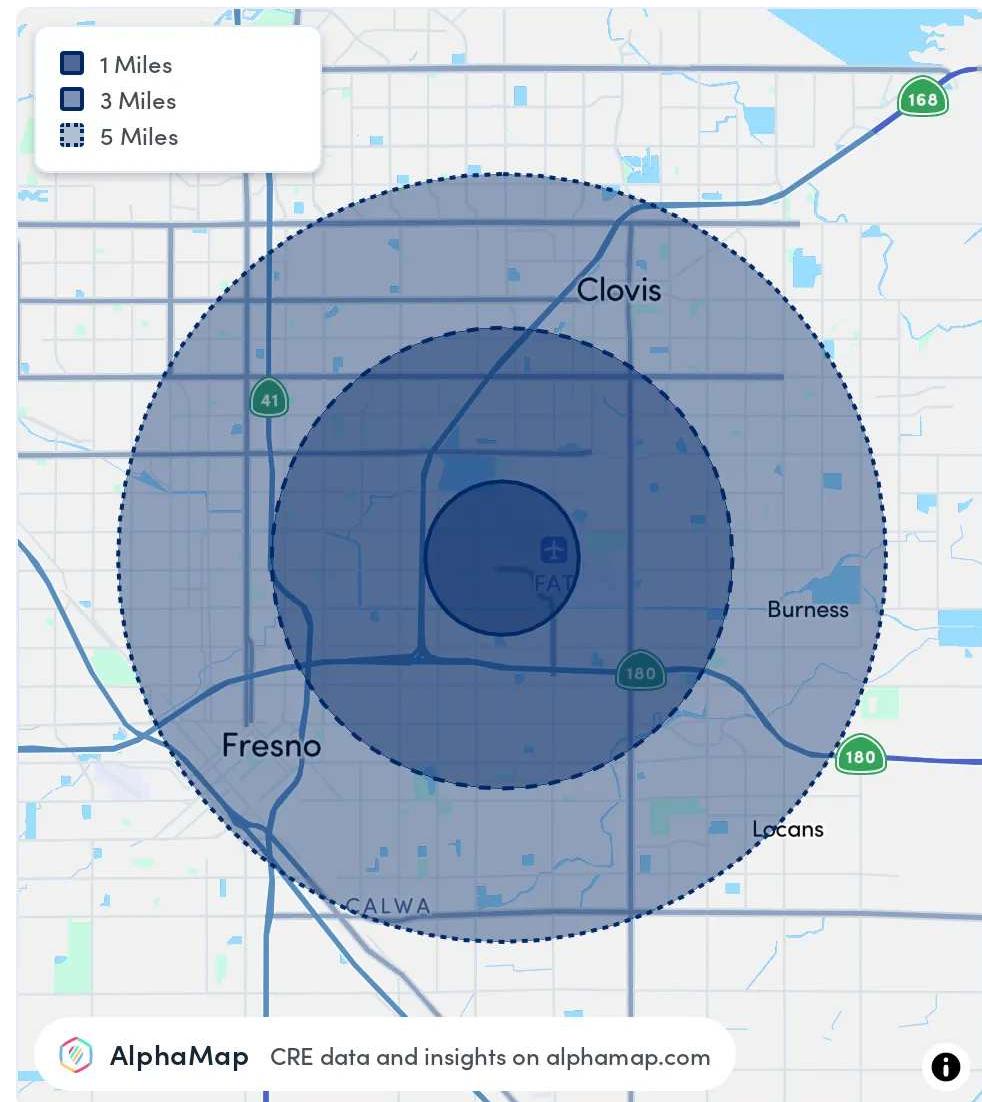
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## AREA ANALYTICS

POPULATION	1 MILE	3 MILES	5 MILES
<b>TOTAL POPULATION</b>	12,791	167,246	410,425
<b>AVERAGE AGE</b>	34	34	36
<b>AVERAGE AGE (MALE)</b>	33	33	35
<b>AVERAGE AGE (FEMALE)</b>	34	35	37
HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
<b>TOTAL HOUSEHOLDS</b>	3,831	52,903	133,878
<b>PERSONS PER HH</b>	3.3	3.2	3.1
<b>AVERAGE HH INCOME</b>	\$63,328	\$66,800	\$84,599
<b>AVERAGE HOUSE VALUE</b>	\$300,439	\$302,743	\$356,726
<b>PER CAPITA INCOME</b>	\$19,190	\$20,875	\$27,290

Map and demographics data derived from AlphaMap



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