

FOR SALE OR LEASE

Prime Commercial Property with Rental Income



OFFER PRICE

\$475,000

0.325Acres

LEASE

\$3,000 /Month

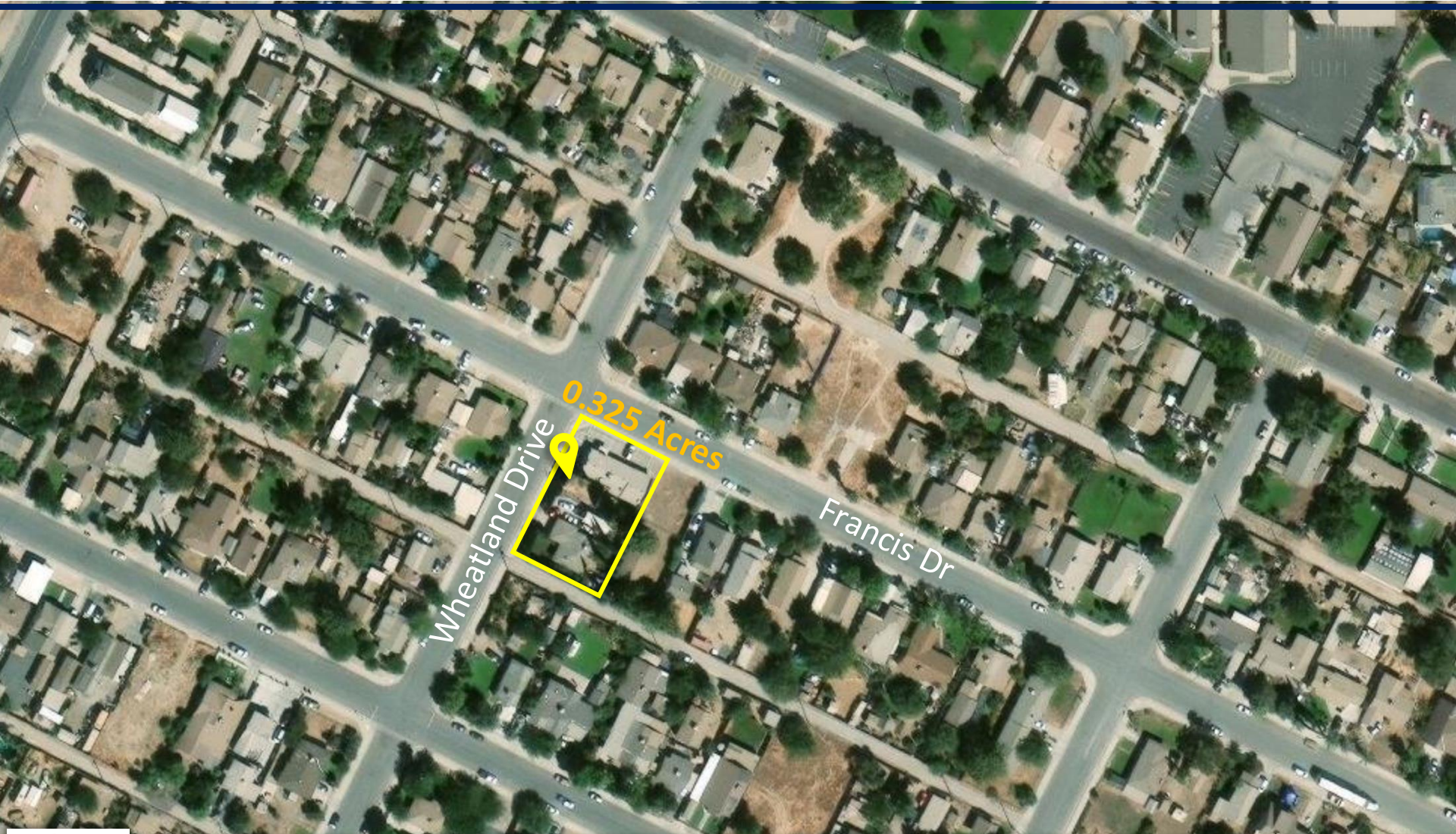
 Address: 20819 Francis Dr, Richgrove, CA 93261



AT A GLANCE

For Sale or Lease

**AMAZING
COMMERCIAL LAND
OPPORTUNITY**



ABOUT

For Sale or Lease

**AMAZING
COMMERCIAL LAND
OPPORTUNITY**

 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	2,277	2,510	2,720
MEDIAN HH INCOME	\$26,704	\$29,314	\$32,352
AVERAGE HH INCOME	\$38,676	\$42,085	\$46,195

OFFER PRICE
\$475,000
0.325 Acres

LEASE
\$3,000 / Month
1,855 SF



**COMMERCIAL
CATEGORY**



**2,510
3 Mile**



**TULARE
COUNTY**



,
ADTV**



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SALAH JOBAH
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TRAFFIC COUNT

For Sale or Lease

**AMAZING
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DESCRIPTION

For Sale or Lease

**AMAZING
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PLEASE DO NOT DISTURB EMPLOYEES OR SPEAK TO THEM REGARDING THE SALE WHEN VISITING THE LOCATION.

Take advantage of this outstanding investment opportunity featuring a versatile commercial property in a highly visible and accessible location.

The main commercial building is currently vacant, offering a blank slate for an owner-user or the flexibility to secure a new tenant. Whether you're looking to establish your own business or expand your portfolio, this property is ready to meet your needs.

Adding to its value, the property includes a detached residential house that is already leased, generating \$1,000 per month in rental income—providing immediate and reliable passive income from day one.

This property is available for **sale or lease**, making it an excellent option for both investors and business owners seeking flexibility and long-term potential.

Ideal Uses Include:

Retail store or market

Convenience store

Don't miss this rare opportunity to own or lease a property that combines business potential with built-in income.



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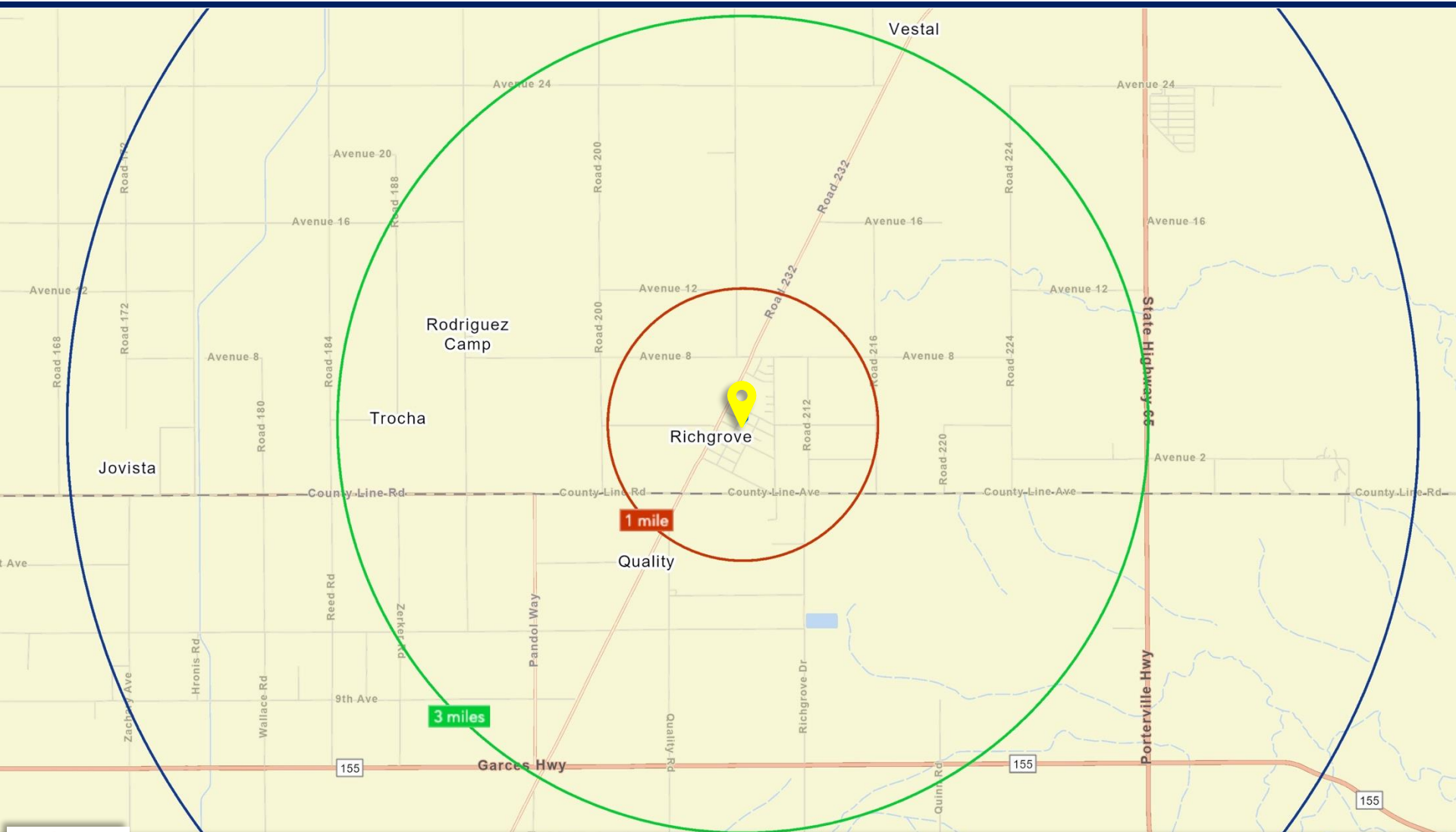
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For Sale or Lease

AMAZING COMMERCIAL LAND OPPORTUNITY



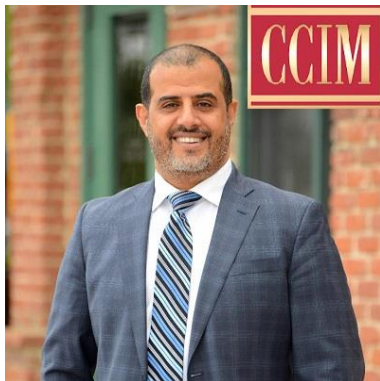
OUR TEAM

For Sale or Lease

**AMAZING
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OPPORTUNITY**



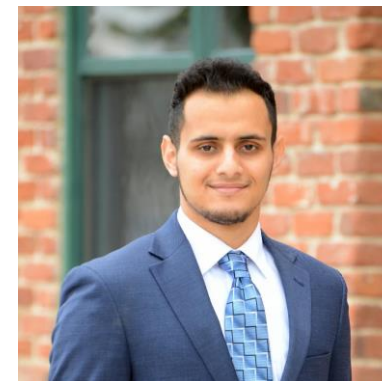
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DISCLAIMER

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