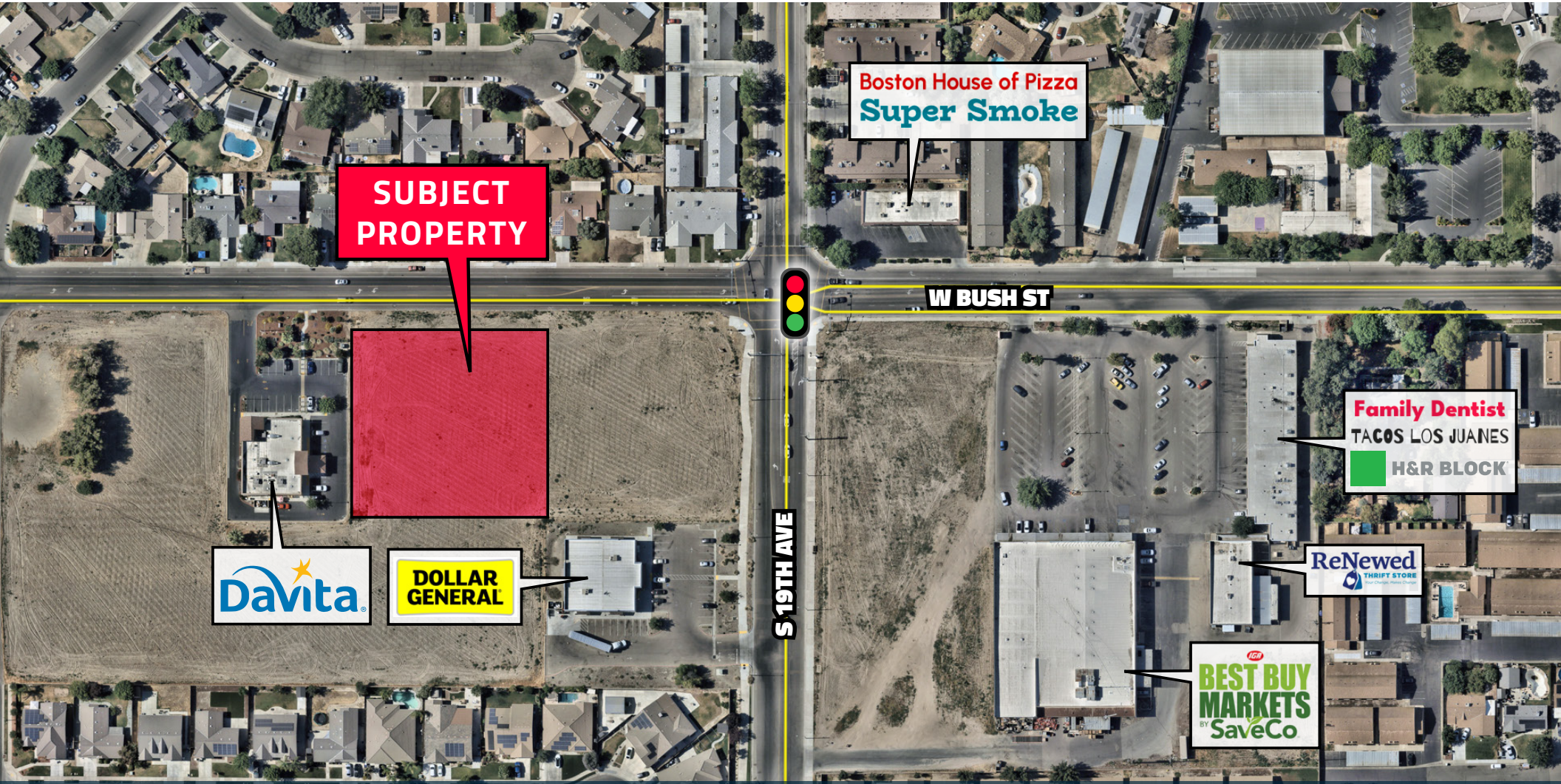


GRAHAM & ASSOCIATES



**SUBJECT
PROPERTY**

**Boston House of Pizza
Super Smoke**

W BUSH ST

**Family Dentist
TACOS LOS JUANES
H&R BLOCK**

Davita

**DOLLAR
GENERAL**

S 19TH AVE

**ReNewed
THRIFT STORE**

**BEST BUY
MARKETS
BY SaveCo**

+/-51,700 SF RETAIL PAD FOR SALE

N 19TH AVE & W BUSH ST | LEMOORE, CA

OFFERING MEMORANDUM



EXECUTIVE SUMMARY

Property Details

- **Address** – One parcel West of Southeast Corner of Bush Street & 19th Ave | Lemoore, CA
- **APN** – 023-420-024
- **Pad Size** – Approximately 51,700 Sq. Ft.
- **Zoning** – NC
- **Sale Price** – \$1,100,000.00 & **Lease Rate**-- Please Inquire

Additional Comments

- Retail Pad Located near Two Traffic Signals
- Neighboring Tenants include Dollar General, Best Buy Market, Lincoln Center Shopping Mall, etc.
- Located Approximately Less than 2 Miles from Highway 41 and Highway 198 Interchange
- Great visibility

LISTED BY
Matthew D. Graham

BRE# 01917959
DRE# 01804235
O | 559.754.3020
F | 559.429.4016
Matt@mdgre.com



MARKET AERIAL

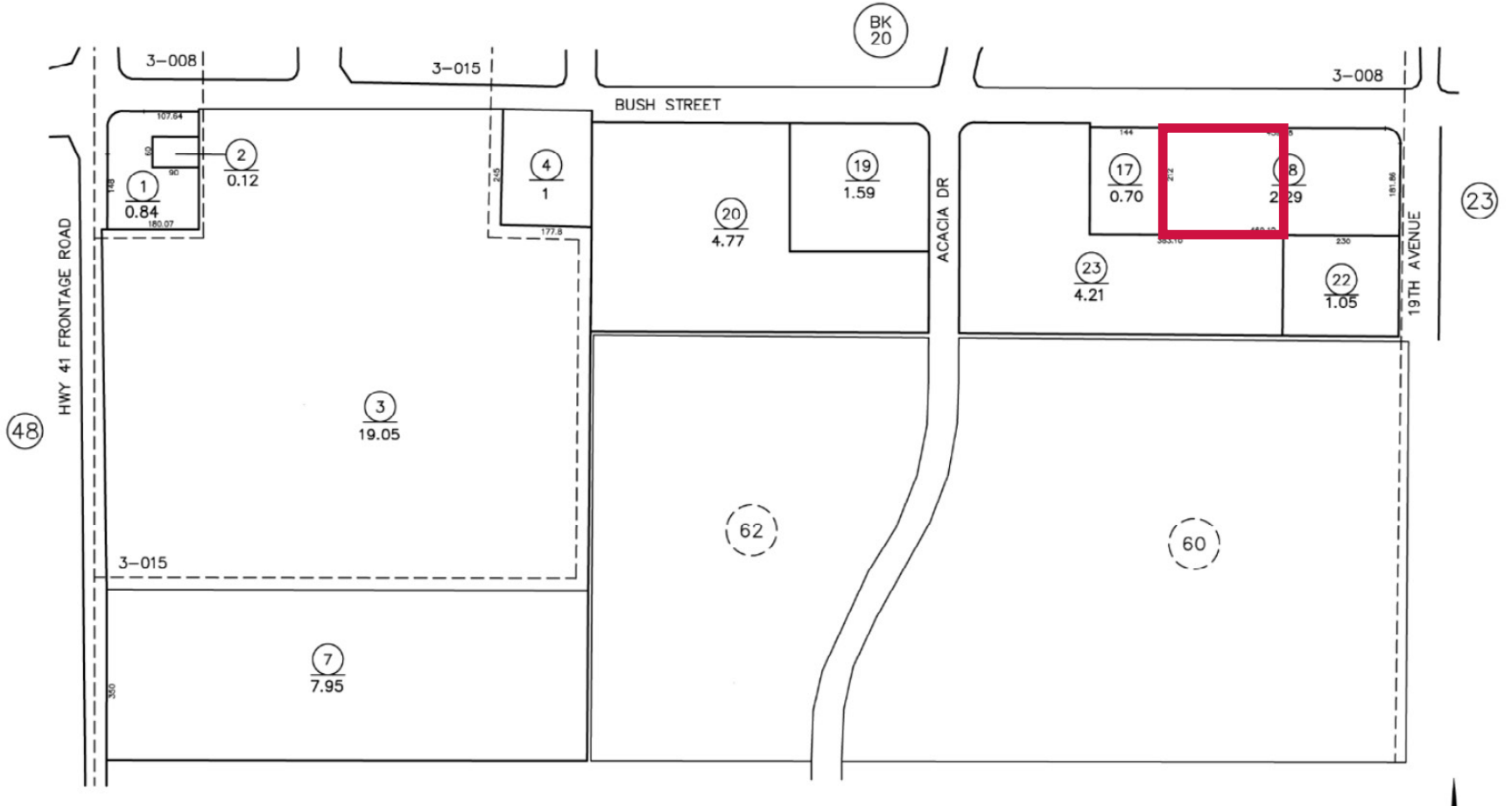


TAX MAP

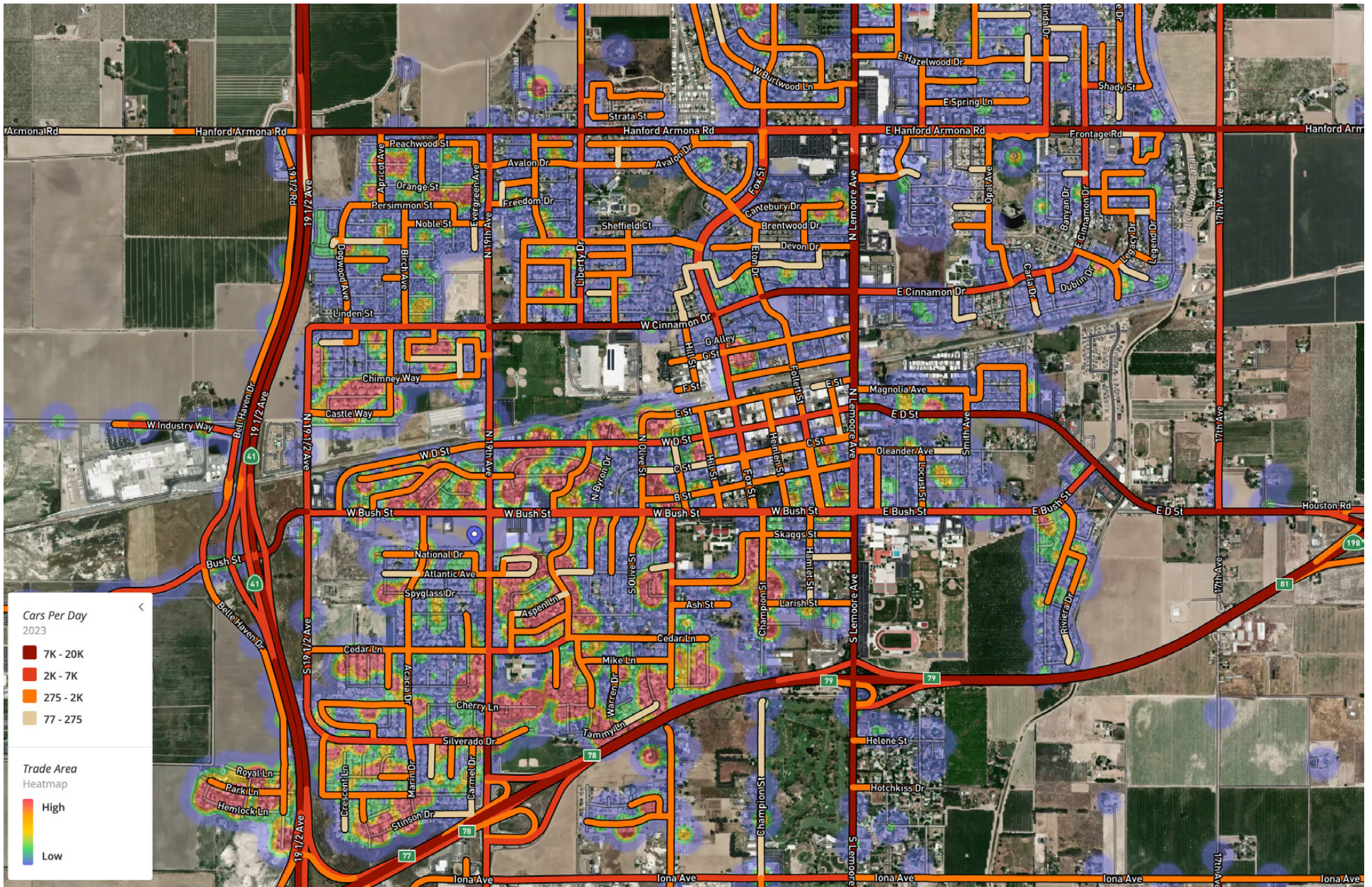
THIS MAP IS FOR ASSESSMENT PURPOSES ONLY
IT IS NOT TO BE CONSTRUED AS PORTRAYING
LEGAL OWNERSHIP OF DIVISIONS OF LAND FOR
PURPOSES OF ZONING OR SUBDIVISION LAW.
MARCH 2018

KINGS COUNTY ASSESSOR'S MAP POR. NE 1/4 SEC. 9-19-20

23-42



TRADE AREA/TRAFFIC MAP

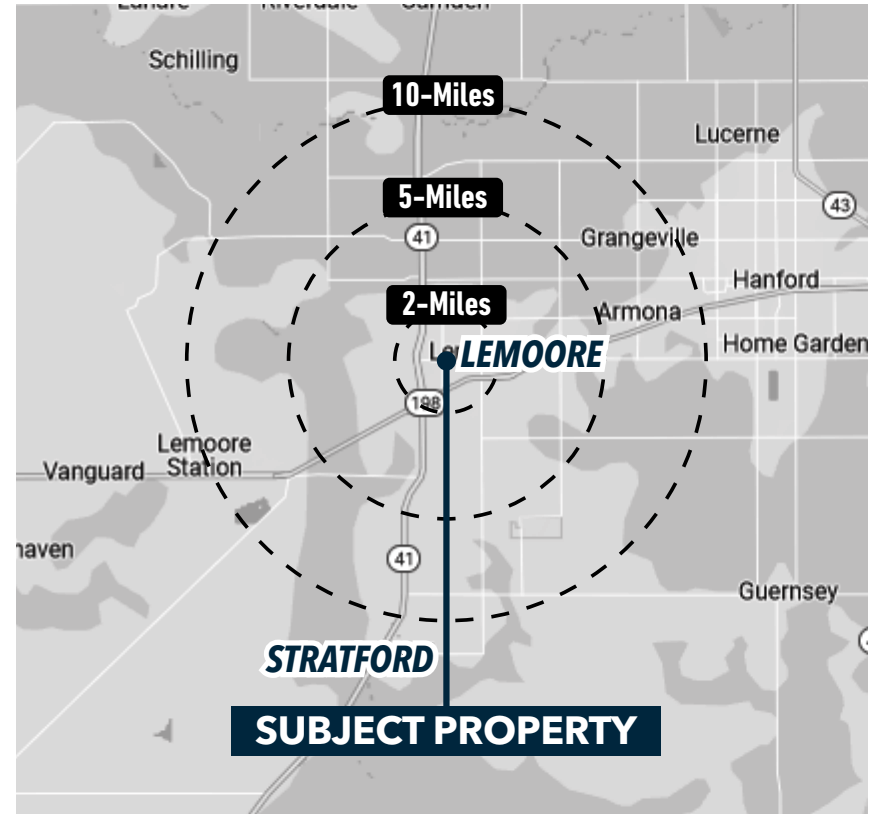


MARKET OVERVIEW & DEMOGRAPHICS

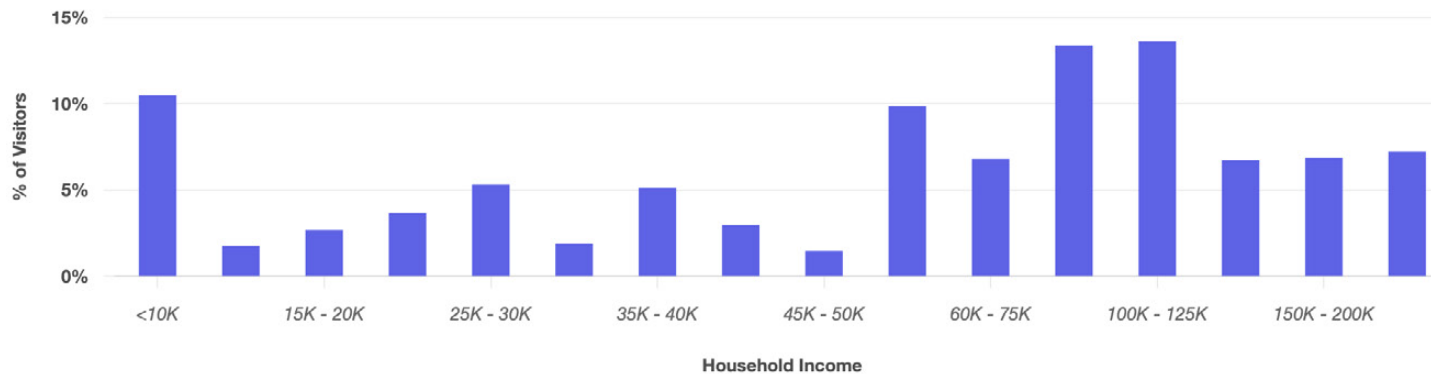
Lemoore is located in the heart of Central California's San Joaquin Valley. Its location is equidistant from both the Los Angeles and San Francisco metropolitan areas. Lemoore is positioned at the crossroads of Highway 198 and 41, giving it direct access to Interstate 5 and Highway 99, both just 25 miles away. The Fresno/Yosemite International Airport, located just 35 miles away, services both commercial and freight air traffic.

Lemoore has enjoyed a steady population increase of four and five percent over the past few years. Site location consultants are impressed with the advantages that Lemoore has to offer expanding and relocating companies; a hardworking labor force, large tracts of affordable land, enterprise zone incentives, foreign trade zone designation, and a pro-business environment. Yet, Lemoore retains the charm and beauty of a small rural town with its turn-of-the-century buildings and residences.

The available labor force in Lemoore has the benefit of being very diverse. Because of its heavy agricultural ties, there is an abundance of unskilled and semi-skilled general labor. But, there is also a significant amount of skilled workers with a variety of educational and technical training backgrounds. Many of Lemoore's residents are related to navy personnel stationed at NAS Lemoore or were prior military themselves and have chosen to reside permanently in Lemoore. Technical training is available from West Hills College, Chapman University, College of the Sequoias, and the Kings County Job Training Office.



Demographics - Household Income



Average Income	86K
Median Income	70K

*Demographics are based on a True Trade Area capturing 70% of visits | Data source: Census 2023



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SUBJECTRUNNER.com
Google Earth

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