

# ONLINE AUCTION

Allows For Contingencies



## TURNKEY FORMER AMBULATORY SURGERY CENTER WITH 3 OPERATORIES, MINUTES FROM 99 FWY

145 S Newmark Ave, Parlier, California 93648

FRE and Newmark Pearson Commercial are pleased to announce this Auction Plus opportunity that allows buyers to specify their contingencies along with their bid.

Built in 2005 with state-of-the-art architectural design including 3 medical/dental Operating rooms, pre-op and post-op facilities, reception, waiting and records management offices, administrative offices, multiple restrooms and an employee lounge.

**THE MINIMUM BID EQUATES TO \$140 PSF - A FRACTION OF THE REPLACEMENT COST**

### PROPERTY HIGHLIGHTS

**Building Size:** ±7,878 SF

**Parking:** 5.2 spaces per 1,000 SF

**Growth Potential:** Under-served Region

**Well Located:** 20 minutes south of Fresno and 10 min. from the 99 Fwy, a major North/South Artery

**Turnkey:** Move-in ready subject to licensing

**Building Safety:** HCAI (formerly OSHPD) Compliant

**Zoning:** C-4 Central Trading District



**MINIMUM BID:**  
**\$1,099,000**

Previous List:  
**\$2,750,000**

The information contained herein was obtained from sources deemed to be reliable and is believed to be true; it has not been verified and as such, cannot be warranted nor form a part of any future contract. All measurements need to be independently verified by the purchaser.

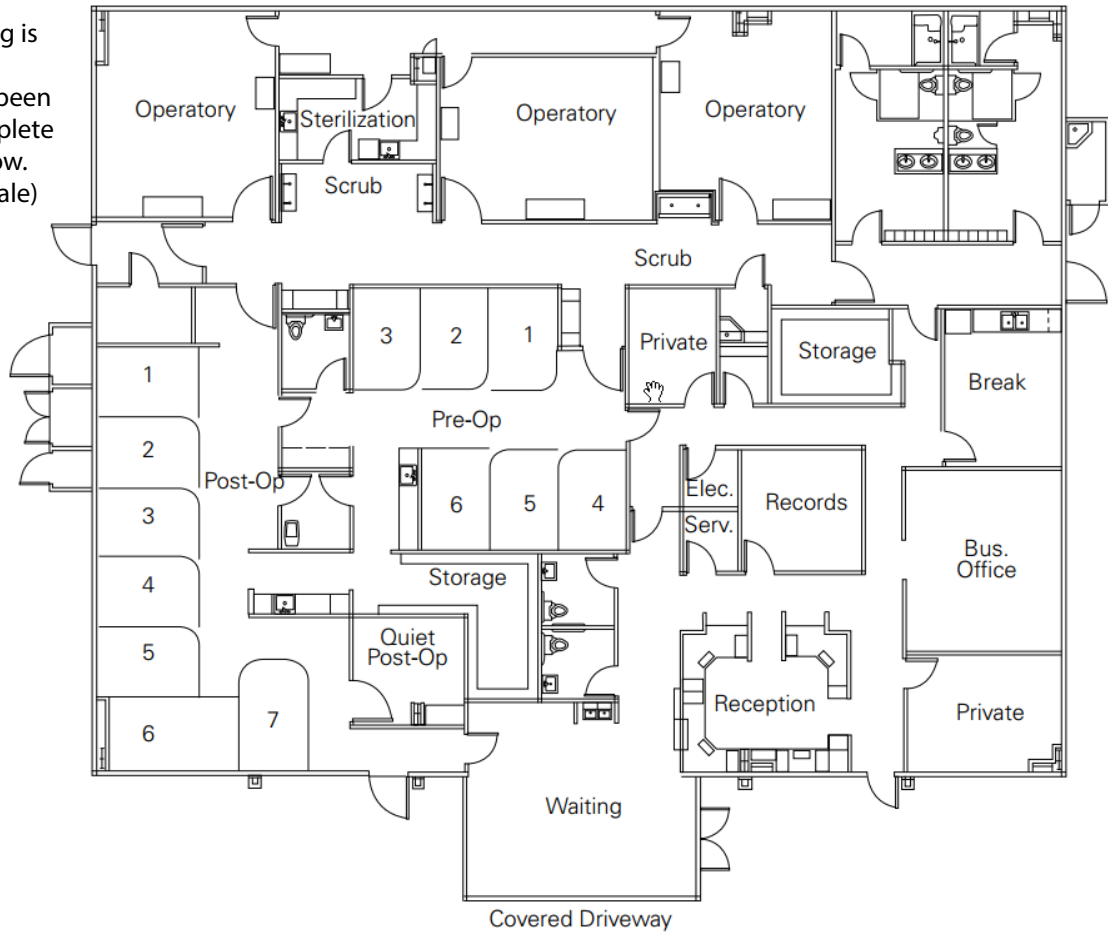
**FRE.com/544D6**

For additional property details, downloadable due diligence & auction info

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# FLOOR PLAN & MAP

**Note:** The subject offering is currently not a separate parcel. A parcel split has been initiated and will be complete prior to the close of escrow. Floor Plan (Map not to scale)



**TRAFFIC COUNTS:**

**East Manning Ave.**  
at South Newmark Ave.  
(Westbound) **ADT ±17,351**

**Manning Ave.** at Ortiz Ave.  
(Eastbound) **ADT ±21,666**

# KEY DEMOGRAPHICS

	<u>1 Mile:</u>	<u>3 Miles:</u>	<u>5 Miles:</u>
<i>Population Trend</i>			
2027 Projection:	11,401	19,076	49,952
2022 Estimate:	10,982	18,402	48,456
<i>Households</i>			
2027 Projection:	2,537	4,330	13,358
2022 Estimate:	2,461	4,202	13,039
<i>2022 Est. Avg. Household Income:</i>	\$54,180	\$56,155	\$73,234

Source: Claritas 2023



[FRE.com/544D6](https://FRE.com/544D6)

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# INVESTMENT HIGHLIGHTS

**Ambulatory Surgery Centers (ASCs)** focus on high-profit margins, significant industry growth driven by the shift from inpatient to outpatient care, and strong demand for cost-effective, high-quality surgical settings.

**ASCs overall had \$45 billion in revenues in 2024.** The industry is projected to grow to more than \$57 billion by 2030. (Source: *Ambulatory Surgery Centers in the U.S.*, IBIS World, September 2024)

**The U.S. is projected to reach "Super Age" by 2030,** with baby boomers driving the 65+ demographic to over 20% of the population, totaling around 75 million individuals. An aging population will increase the demand for more health care services including outpatient procedures.

**The Centers for Medicare & Medicaid Services (CMS)** has significantly increased the list of ASC-approved procedures, including high-acuity, complex cases like total joint replacements and cardiovascular procedures. Medicare certification is seen as a key growth driver for ASCs, with 155 new ASC centers certified in 2023 a 5.7% rise.

**Advancements in clinical practice and technology** will likely lead to more procedures being safely provided in the ASC setting.

**Artificial intelligence can assist ASCs** in streamlining and automating administrative functions, enabling financial stability and growth.

**ASCs can offer consumers more convenient locations,** shorter wait times, lower cost sharing, and easier scheduling.



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