

±4,800 SF Well Known Building in Lindsay, CA



Sale Price	\$199,000
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OFFERING SUMMARY

Building Size:	4,800 SF
Available SF:	4,800 SF
Lot Size:	5,625 SF
Price / SF:	\$41.46
Year Built:	1926
Zoning:	CC: Commercial
Market:	Visalia/Porterville
Submarket:	Farmersville/Exeter/Lindsay
Cross Streets:	Hermosa St & Gale Hill Ave
APN:	205-261-014

PROPERTY HIGHLIGHTS

- ±4,800 SF Building Located in Central Lindsay, CA
- Located Just East of the Downtown District | High Visibility
- Functional Layout w/ Endless Opportunities (FMR Church)
- Corner Lot | Walk-able Location | Densely Populated Trade Area
- Close Proximity to Major Traffic Generators & Fwy Ramps
- Excellent Location, Great Tenant Mix, High Traffic Flows
- Great Access & Visibility w/ Unmatched Level of Consumer Traffic
- Walking Distance to Many Local and National Employing Businesses
- Convenient Location Between CA-65 & CA-137
- Upside in Leasing Potential or Owner/User Occupancy

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Central CA Commercial
Investments | Industrial | Office
Multifamily | Retail | Land | Specialty
CentralCaCommercial.com

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PROPERTY DESCRIPTION

±4,800 SF well known freestanding building located off Hermosa Street in Lindsay, CA. Former church with a wide-open floorplan and great potential. Strategically positioned on corner lot offering ample street parking in a very walkable area. The property offers an open layout consisting of a large open retail area formally used as a Church/meeting group. Great potential for a variety of uses including Retail, Reception Hall, Dance Studio, Dance, gymnastics, martial arts studios, Religious Services, Roller Rink, and more. Improvements needed: new paint, floor, & roof repair. The visibility offers a tremendous draw of traffic from the nearby retailers and neighborhoods.



LOCATION DESCRIPTION

Property is located on the southwest corner of Hermosa St & Gale Hill Ave in Lindsay, CA. Just over a mile from CA-65, linking directly to Visalia, while CA-137 is approximately two miles south. Within walking distance is a busy retail cluster anchored by Save Mart, Starbucks, McDonald's, and Burger King. The location offers excellent accessibility for residential, office, or small retail conversions—combining neighborhood appeal with strategic highway connectivity.



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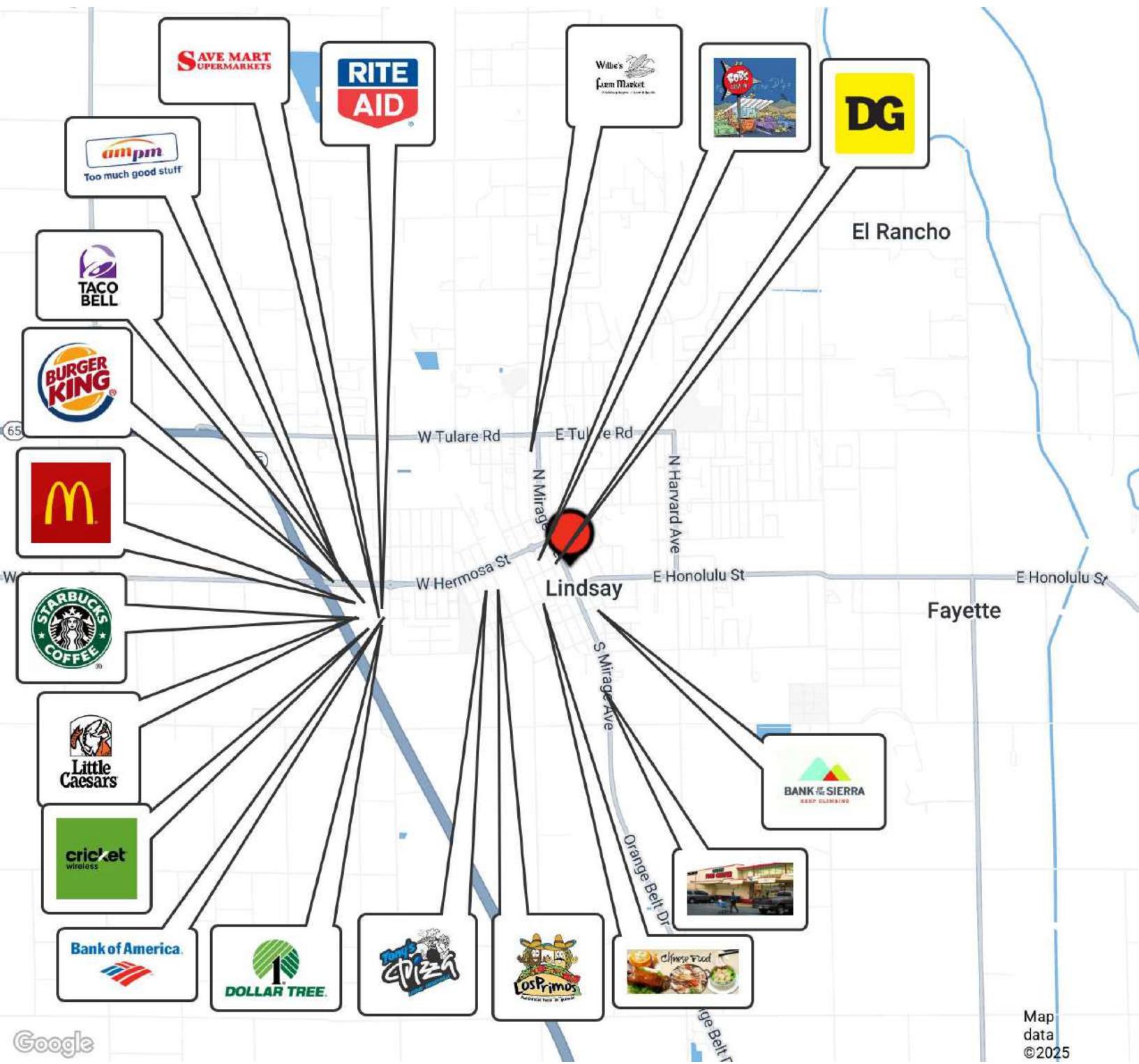
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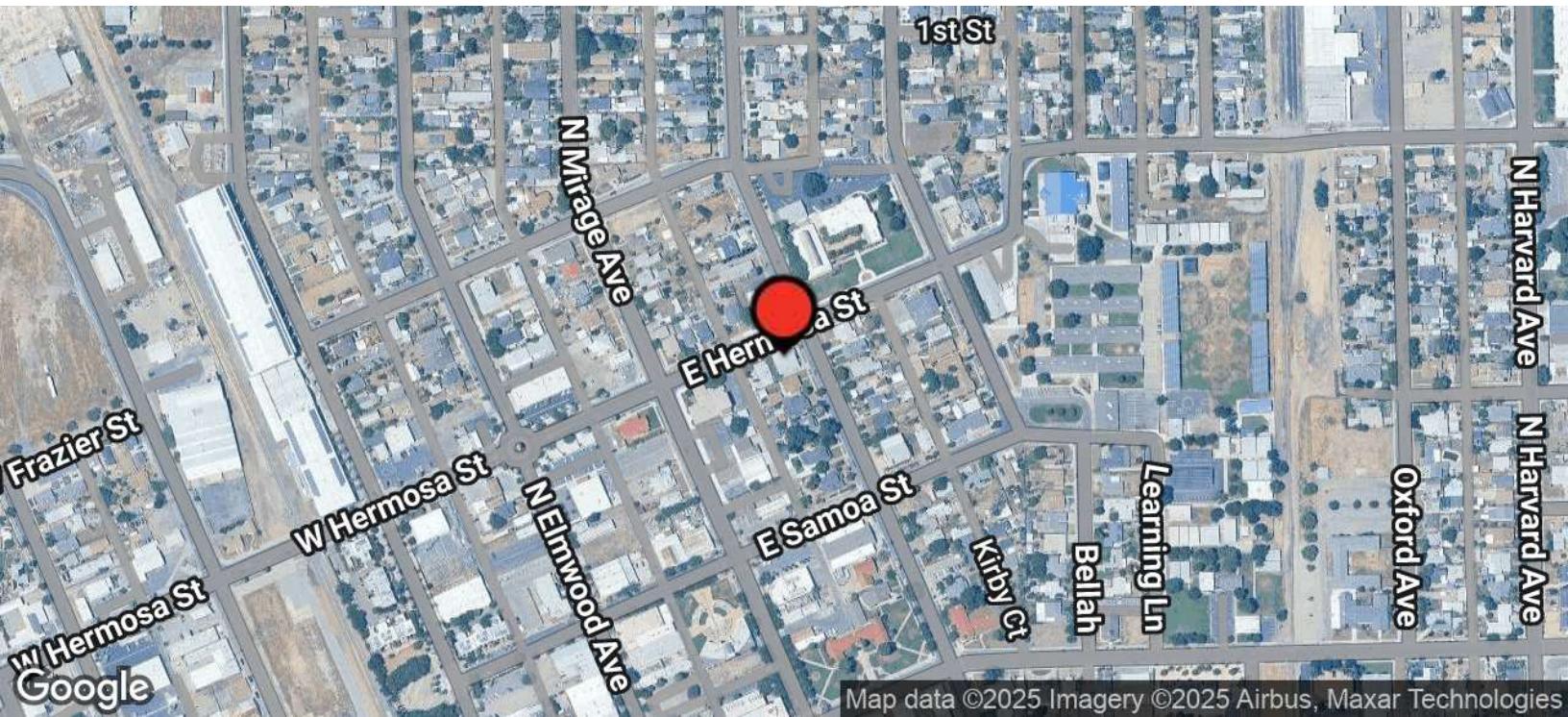
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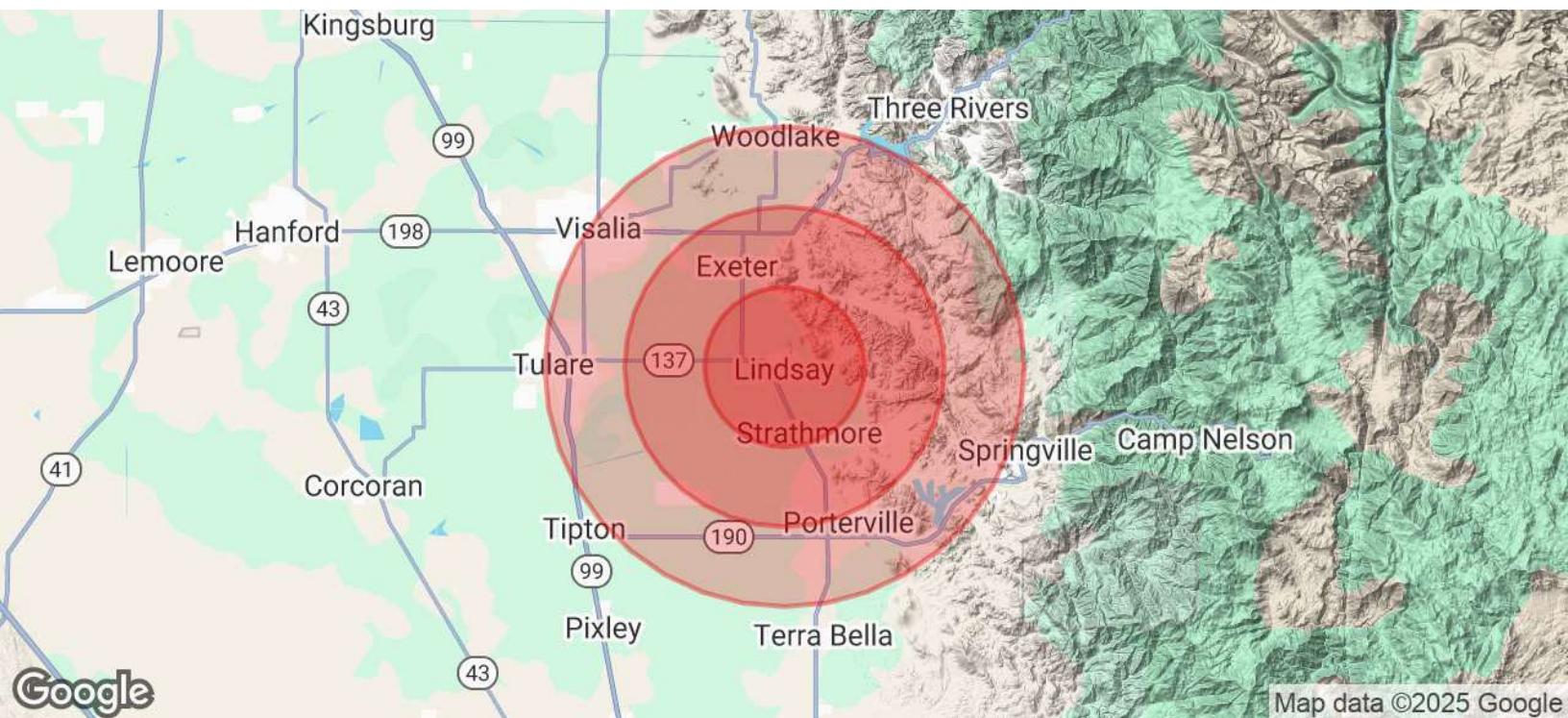


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POPULATION	5 MILES	10 MILES	15 MILES
Total Population	22,839	75,044	278,560
Average Age	34	35	35
Average Age (Male)	33	35	35
Average Age (Female)	34	36	36
HOUSEHOLDS & INCOME	5 MILES	10 MILES	15 MILES
Total Households	6,332	22,093	84,833
# of Persons per HH	3.6	3.4	3.3
Average HH Income	\$67,314	\$76,724	\$80,794
Average House Value	\$293,852	\$356,435	\$350,575
ETHNICITY (%)	5 MILES	10 MILES	15 MILES
Hispanic	85.5%	72.2%	67.9%

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