

160 FLOORING LIQUIDATORS

E BULLARD AVE | FRESNO, CA



FOR SALE

17,196 SF | \$3,783,000



7.25 Years
WALT



\$226,980
NOI



17,196
Square Foot



6.00%
Cap Rate

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DESIGN CENTER

168 E. Bullard Ave
RAVEN CUSTOM HOMES
INC

CoSol Commercial Real Estate

is a highly focused brokerage company and prides itself on outstanding customer service and developing long term relationships to retailers, property owners, and investors. With experienced principals and strong regional market knowledge, CoSol Commercial Real Estate provides full-service capabilities catered to the needs of its clients.



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160 E BULLARD AVE
FRESNO, CA 93710

OFFERING PRICE
\$3,783,000

MONTHLY BASE RENT:	\$18,915 NNN
CAP RATE:	6.00%
LEASE TERM:	10 YEARS LEASE 1/1/2023-12/31/2032 OPTIONS: 3 × 5-year
LEASE RATE:	\$1.10 PSF / MONTH
SQUARE FOOTAGE:	17,196
PRICE PER SQUARE FOOT:	\$219.99
LOT SIZE:	0.97 ACRES
YEAR BUILT:	1993
APN:	409-193-46
ZONING:	CMX

INVESTMENT HIGHLIGHTS

- Established Commercial Asset:** This 17,196 sq ft single-story retail property, built in 1993, is situated on a 0.97-acre lot just off Highway 41 in a central Fresno location.
- Prime Location with Strong Visibility:** Located on East Bullard Avenue near Highway 41, offering excellent visibility and easy access to major roads.
- Stable Long-Term Tenancy:** The property is currently occupied by Flooring Liquidators, a reputable tenant specializing in flooring sales and installation, providing a reliable and steady income stream for investors.

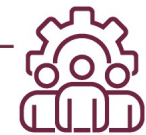
TENANT SUMMARY



Established company with a well-known reputation in California's flooring industry.



Strategic and sophisticated operator in place to expand the brand and strengthen the company's financials.



Distribution hub in Modesto, California to facilitate efficient operations to the locations throughout northern and southern California.



According to an IBISWorld report, the flooring industry in California would expand to \$4.5 billion in 2025.



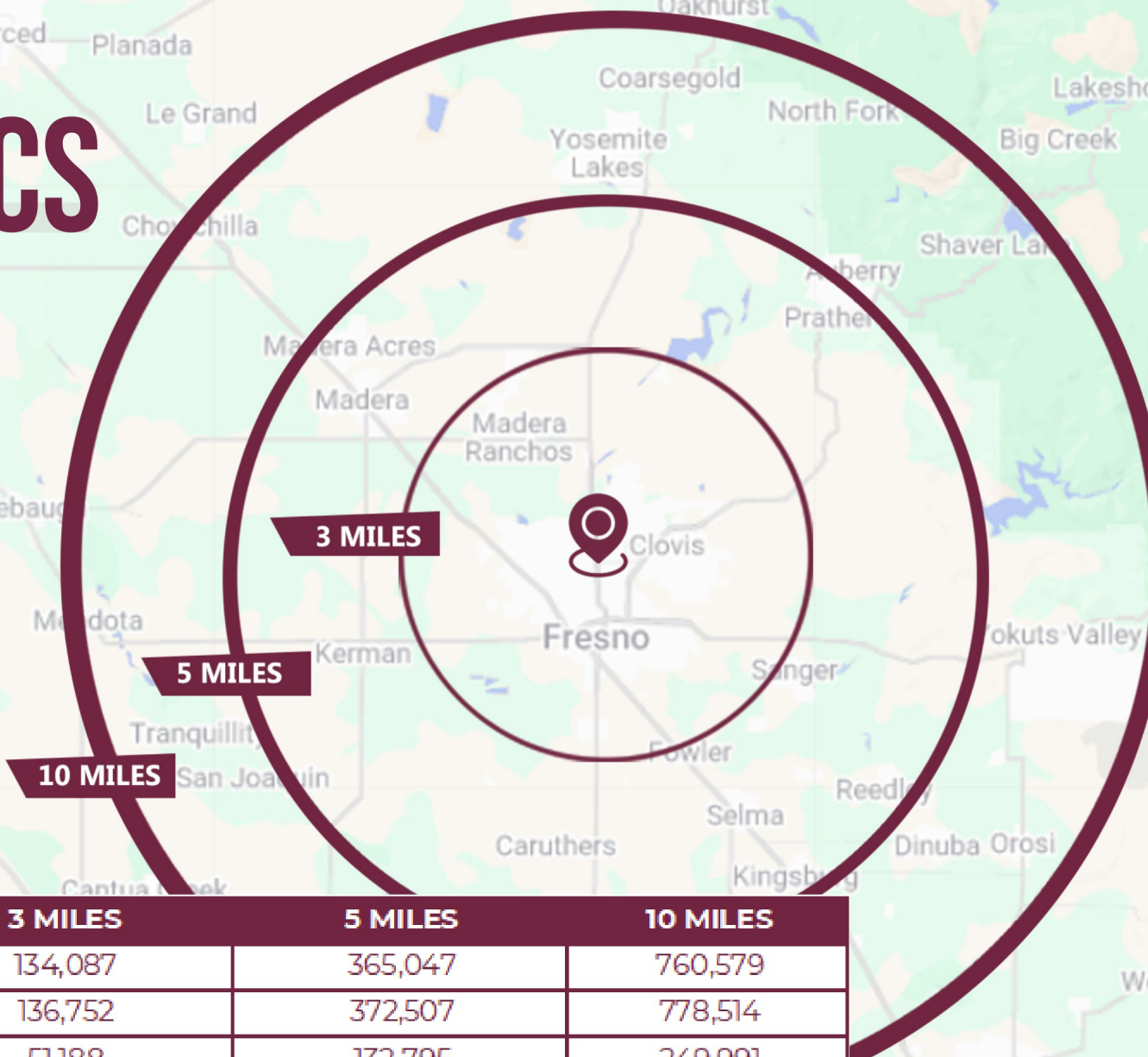
Founded by Steve Kellogg in 1997, Modesto, California based Flooring Liquidators provides floor, cabinets, countertops, and installation services in California and Nevada, operating 20 warehouse-format stores and a design center. Over the years, the company established a strong reputation for innovation, efficiency and service in the home renovation and improvement market.

Flooring Liquidators serves retail and builder customers through two businesses: retail customers through its Flooring Liquidators retail stores, and builder and contractor customers through Elite Builder Services, Inc., which services national builders.

In January of 2023, it was announced Live Ventures Incorporated (Nasdaq: LIVE), a diversified holding company ("Live Ventures"), had acquired Flooring Liquidators. The transaction was valued at approximately \$84 million. The Flooring Liquidators company and brand fit seamlessly into the company's strategy and portfolio. The acquisition dramatically increased Live Venture's sales figures.

Flooring Liquidators operates through their subsidiary, A&M. Founded in 1940, A&M is a legacy business that has provided flooring solutions to five generations of families throughout California's Central Valley.

DEMOGRAPHICS



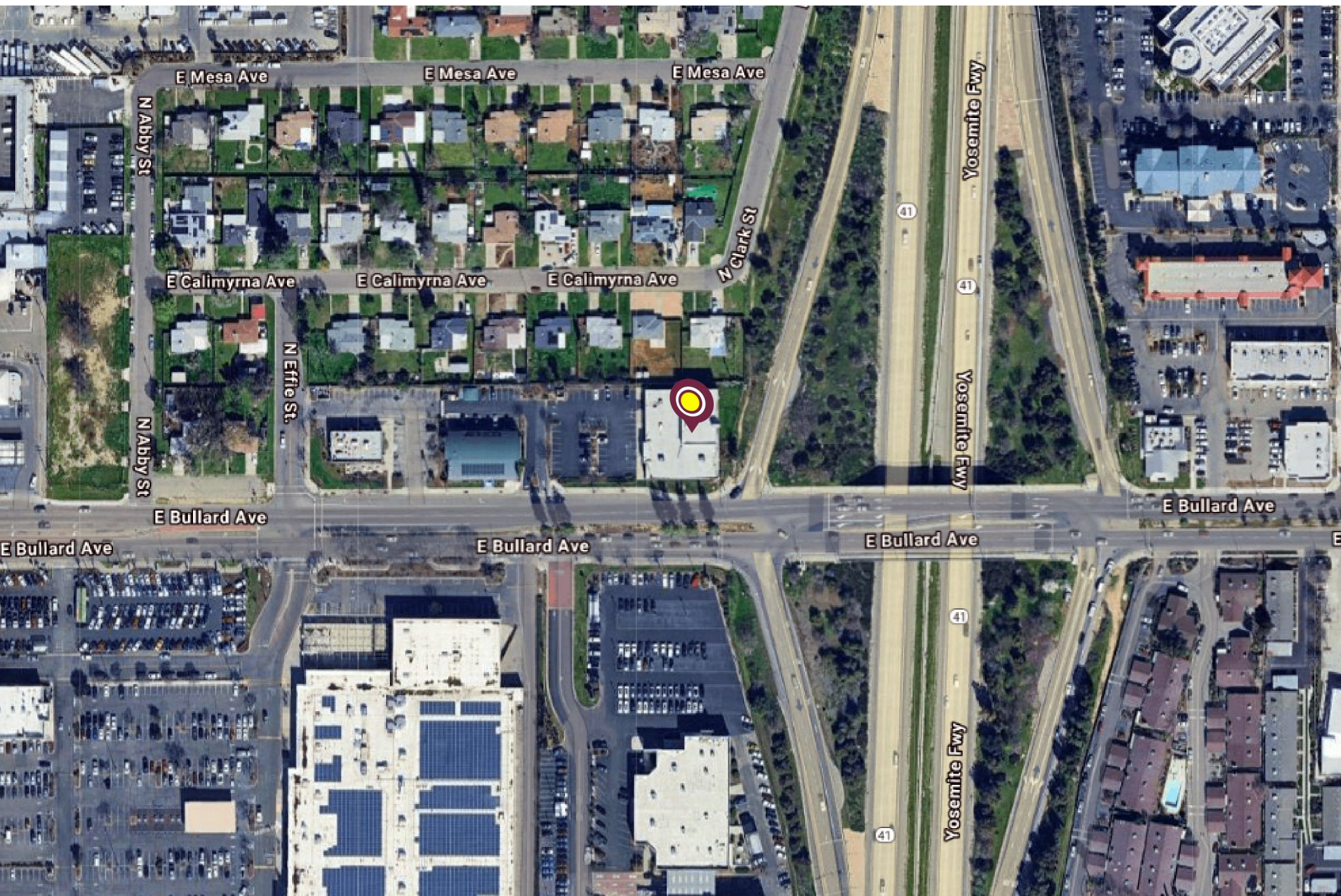
SUMMARY	3 MILES	5 MILES	10 MILES
2024 Population	134,087	365,047	760,579
2029 Population	136,752	372,507	778,514
2024 Households	51,188	132,795	249,991
2029 Households	52,207	135,532	255,905
Annual Growth 2024-2029	0.40%	0.40%	0.50%
Median Home Value	\$339,569	\$334,396	\$350,131
Median Household Income	\$65,492	\$62,942	\$67,571

PROPERTY PHOTOS











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