

FOR SALE



Lewis Market

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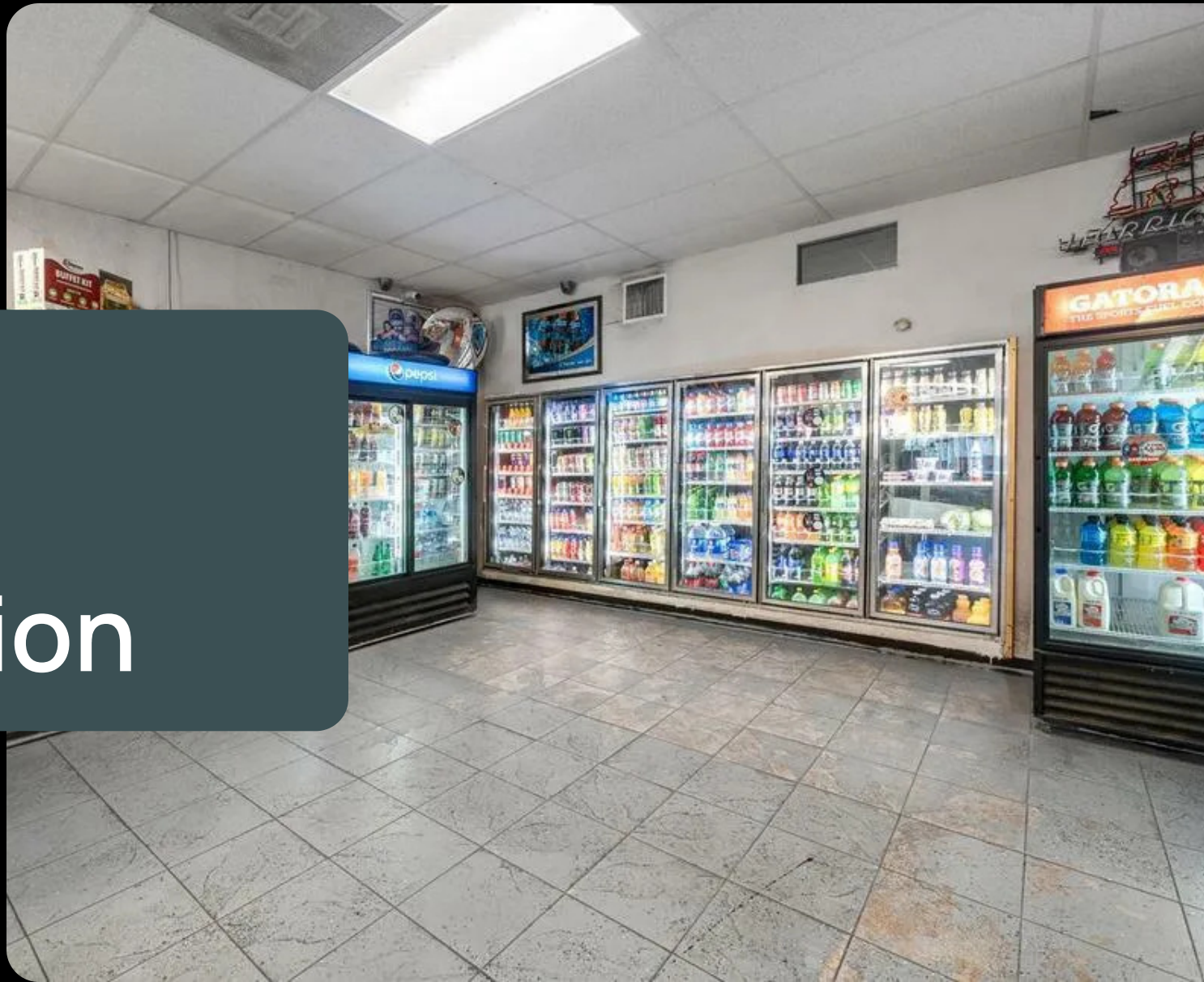
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Section 1

Property Information



Property Summary

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PROPERTY DESCRIPTION

Opportunity to acquire the real estate and operating business at 2301 E Lewis Ave, Fresno. The offering includes an approximately 2,980 SF neighborhood convenience store, the existing business operation, and the business-owned Series 21 liquor license, subject to applicable transfer requirements. The store also features an on-site carniceria/meat market. In addition, the property includes a 3-bedroom/1-bath residential unit and a studio unit located at the rear of the property. The business currently reports approximately \$250,000 in annual NOI. This combined real estate and business offering provides an owner-operator or investor the opportunity to acquire an operating retail asset with multiple components and an established income stream.

OFFERING SUMMARY

Sale Price:	\$699,000
Lot Size:	6,525 SF
Building Size:	2,980 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	394	1,251	7,049
Total Population	1,189	3,895	21,218
Average HH Income	\$60,597	\$61,364	\$57,422

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Location Description

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LOCATION DESCRIPTION

The property is located in Fresno's Midtown East area within an established residential trade area near Downtown Fresno. The site offers convenient access to State Route 180 and State Route 41, providing connectivity throughout the Fresno metropolitan area. Nearby demand drivers include Community Regional Medical Center, Fresno City College, Downtown Fresno, and surrounding residential neighborhoods. The property's neighborhood location, freeway access, and combination of retail and residential components support its appeal to an owner-operator or investor.

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Complete Highlights

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PROPERTY HIGHLIGHTS

- Sale includes real estate, operating business and Series 21 liquor license
- Operating convenience store with an on-site carniceria/meat market
- Includes a 3-bedroom/1-bath unit plus a rear studio unit
- Reported current business NOI of approximately \$250,000 annually
- Established infill location with convenient access to SR-180 and SR-41
- Owner-operator or investment opportunity with multiple income-producing components



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Additional Photos

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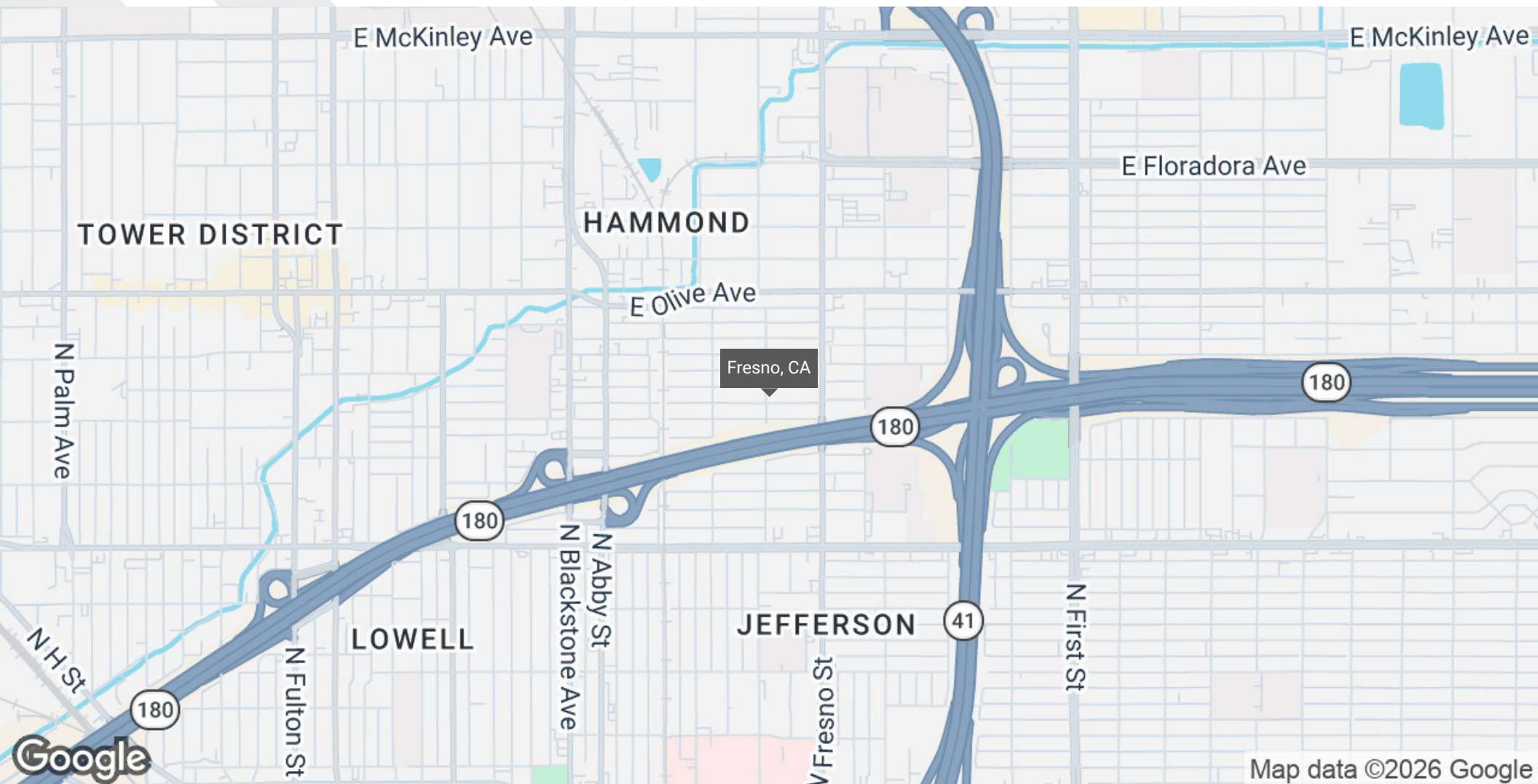
Section 2

Location Information



Regional Map

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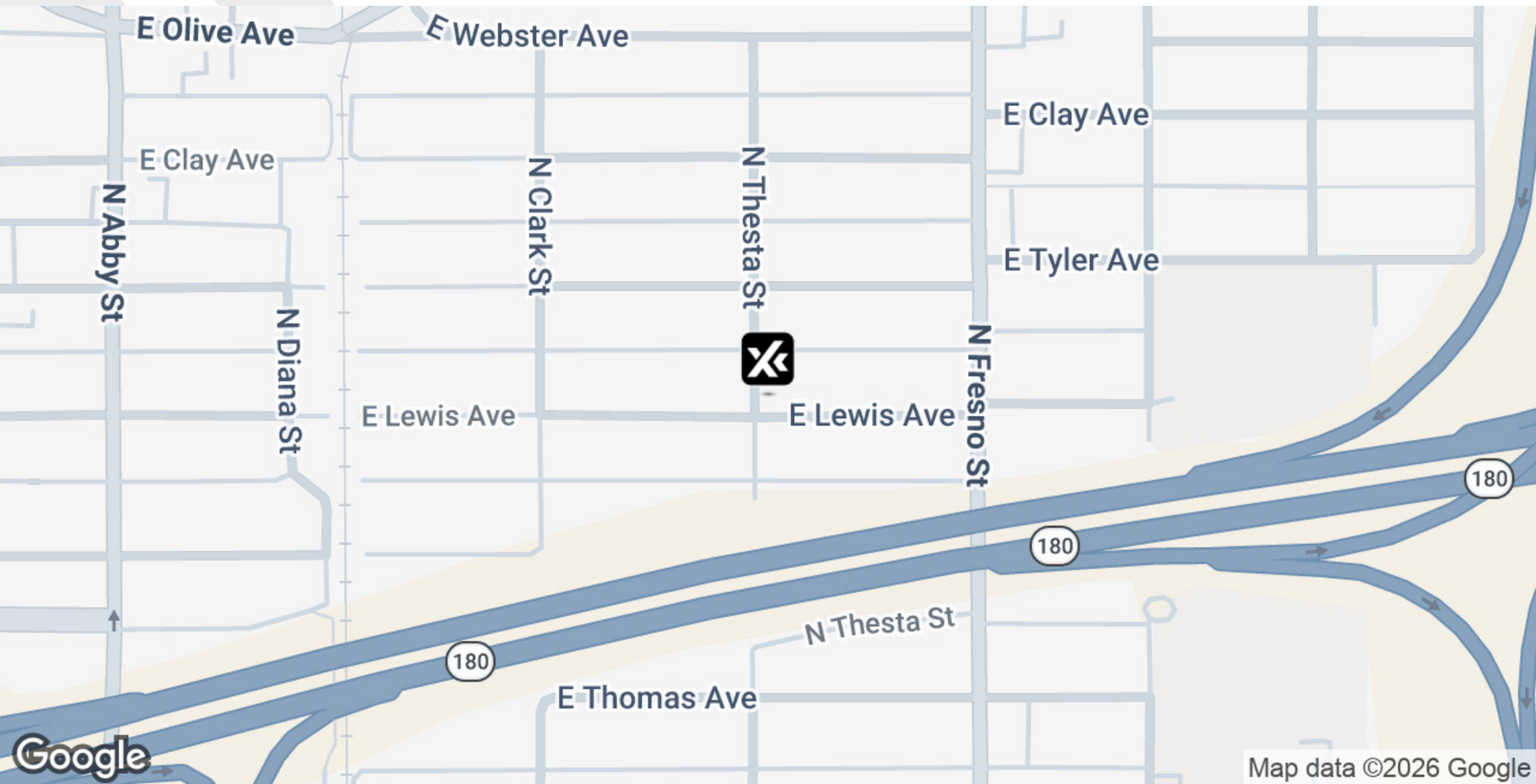
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Location Map

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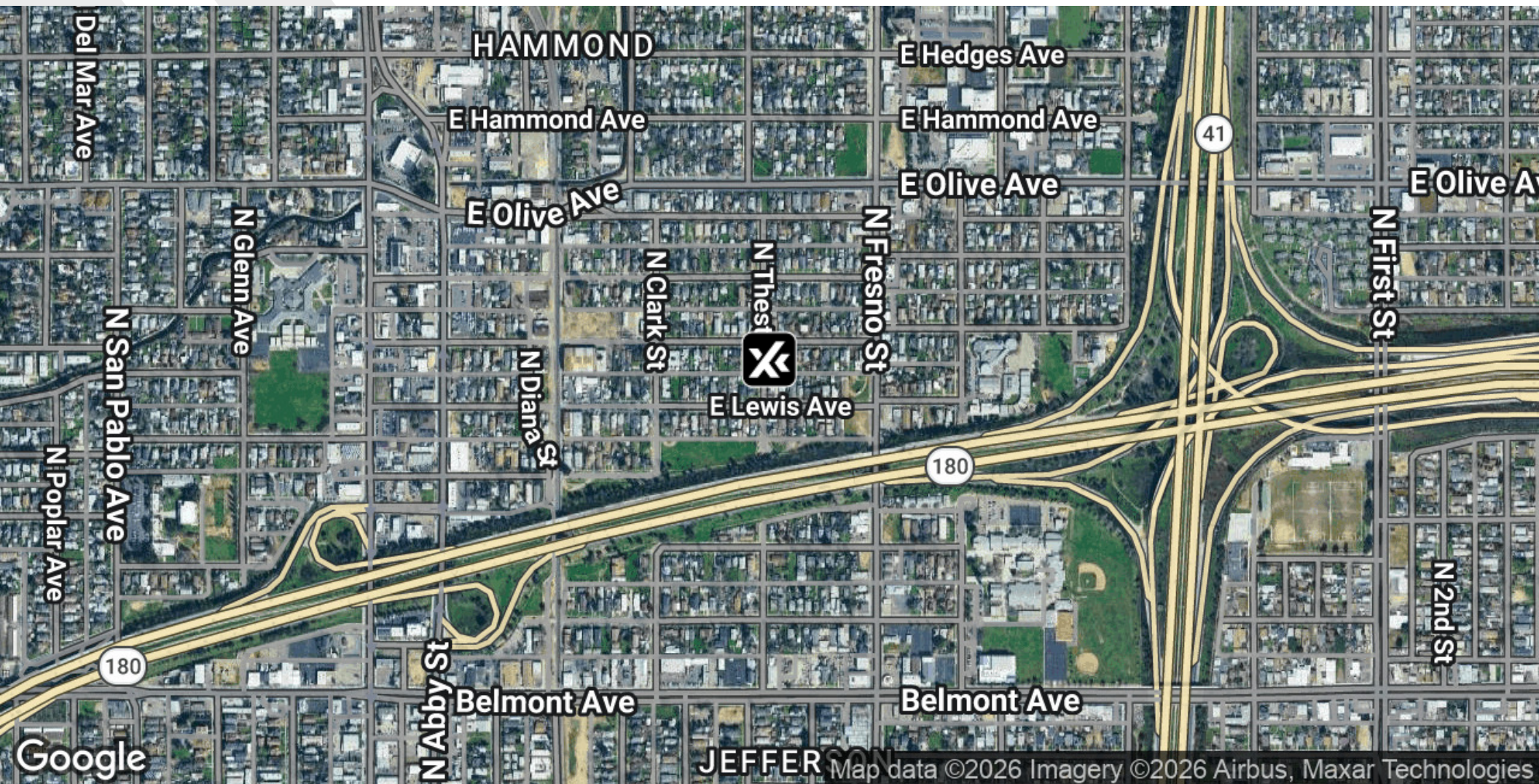
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Aerial Map

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Section 3

Demographics



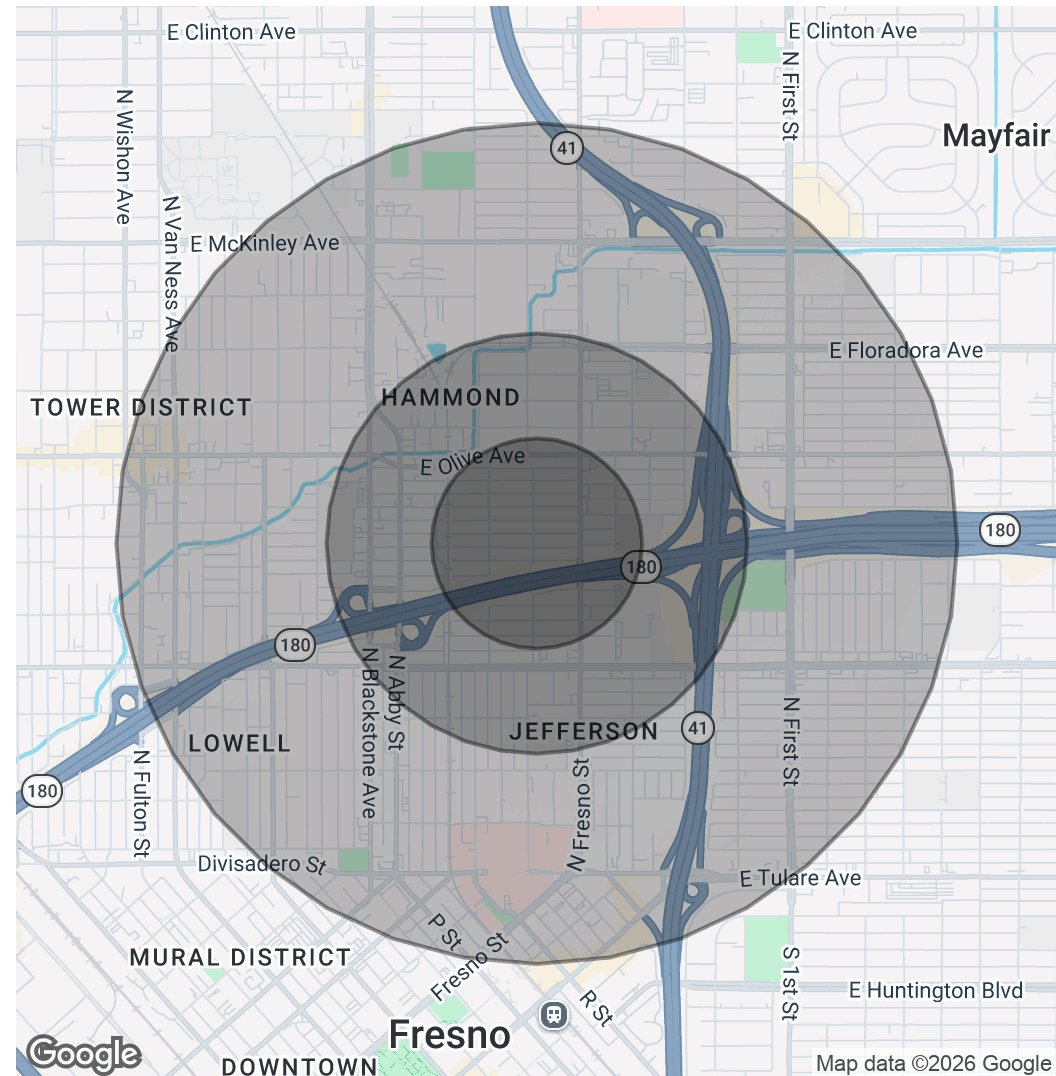
Demographics Map & Report

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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,189	3,895	21,218
Average Age	42.2	34.9	31.2
Average Age (Male)	45.5	33.2	30.7
Average Age (Female)	41.9	36.4	31.8

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	394	1,251	7,049
# of Persons per HH	3	3.1	3
Average HH Income	\$60,597	\$61,364	\$57,422
Average House Value	\$133,754	\$219,061	\$211,101

2023 American Community Survey (ACS)



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