



2317 BLOSSOM ST

DOS PALOS, CA 93620

Randy Hayer

209.765.3767

randy.hayer@svn.com

CalDRE #01251542





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# Disclaimer

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The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

# SVN Core Services & Specialty Practices



**SALES**



**PROPERTY  
MANAGEMENT**



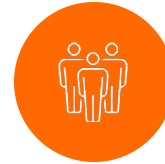
**CORPORATE  
SERVICES**



**ACCELERATED SALES**



**CAPITAL MARKETS**



**TENANT  
REPRESENTATION**



**LEASING**

THE SVN ORGANIZATION is comprised of over 1,620 commercial real estate Advisors and staff, in more offices in the United States than any other commercial real estate firm and continues to expand across the globe. Geographical coverage and amplified outreach to traditional, cross-market and emerging buyers and tenants is the only way to achieve maximum value for our clients. This is why we proactively promote properties and share fees with the entire industry. This is our unique Shared Value Network® and just one of the many ways that SVN Advisors create amazing value with our clients, colleagues and communities.

Our SVN® Specialty Practices are supported by our various Product Councils that give SVN Advisors the opportunity to network, share expertise and create opportunities with colleagues who work within similar property sectors around the world.

## **Speciality Practices:**

- Hospitality
- Office
- Industrial
- Retail
- Land
- Special Purpose
- Multifamily



# 1 PROPERTY INFORMATION

2317 Blossom St  
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# Property Summary



## OFFERING SUMMARY

Sale Price:	\$499,900
Number of Units:	1
Lot Size:	8,251 SF
Building Size:	3,200 SF

## PROPERTY DESCRIPTION

Discover an exceptional opportunity with this prime property in Dos Palos, CA. This property is perfectly suited for commercial use and has an open lot with one spacious unit. The self-standing commercial building has a parking area for 10 vehicles and a lot size of approx. 8,000 sq ft. The building features open ample space with laminate flooring and an all-tiled kitchen with a commercial hood, plumbing, a walk-in refrigerator, and a storage room. There are also large windows and one unisex bathroom. The building has a metal roof, a large side fenced area, and a covered patio area. Previously a restaurant that ran for 15 years and then a Pizzeria for 10 years.

## PROPERTY HIGHLIGHTS

- Versatile layout with 1 spacious unit
- Ideal for retail or commercial businesses
- Prime location for business success



# Property Description



## LOCATION DESCRIPTION

Discover the potential of Dos Palos, CA, a charming community ideal for your next office building investment. Nestled in the heart of California's Central Valley, the area offers a blend of small-town charm and strategic business opportunities. The property is conveniently located near local amenities and services, including artisanal eateries, boutique shops, and outdoor recreational areas.

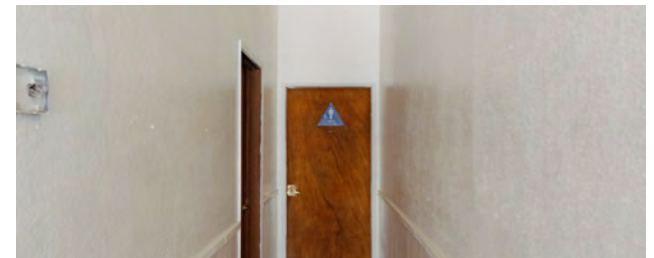
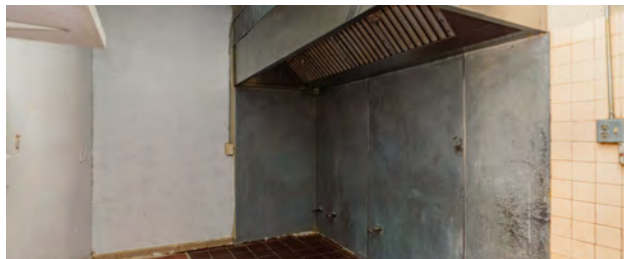


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# Additional Photos





# 2 LOCATION INFORMATION

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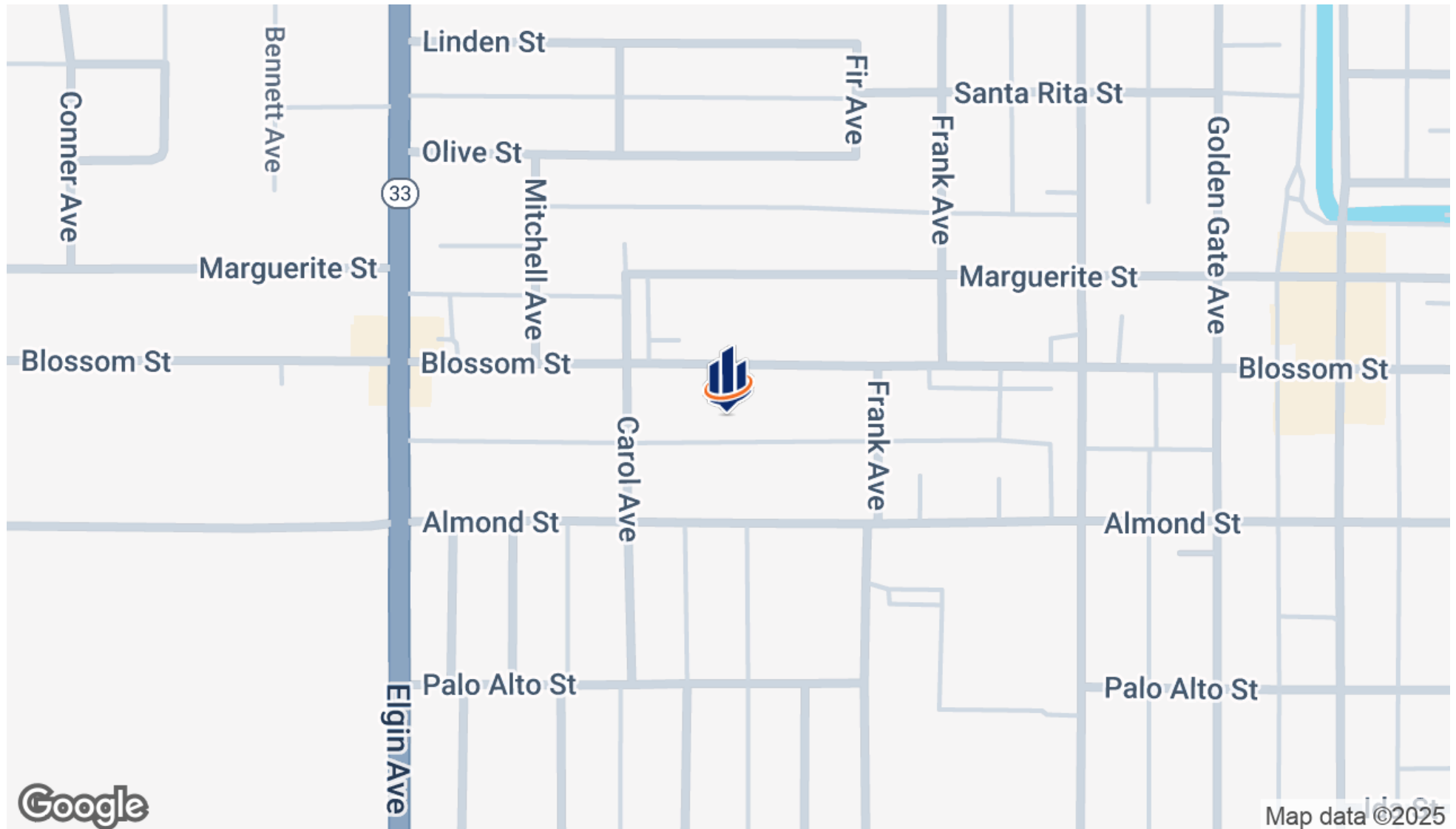


# Regional Map





# Location Map



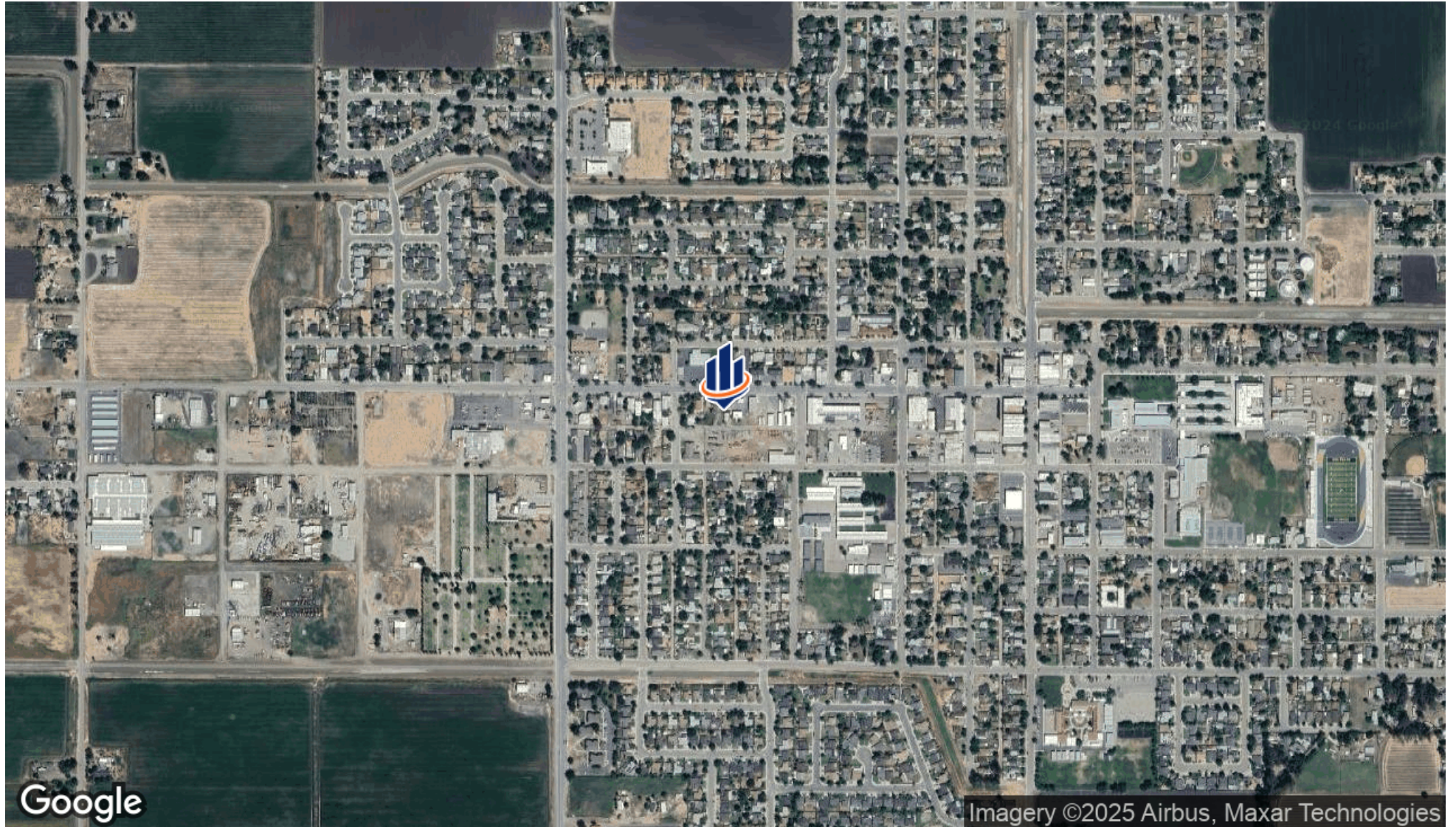
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# Aerial Map



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# DEMOGRAPHICS

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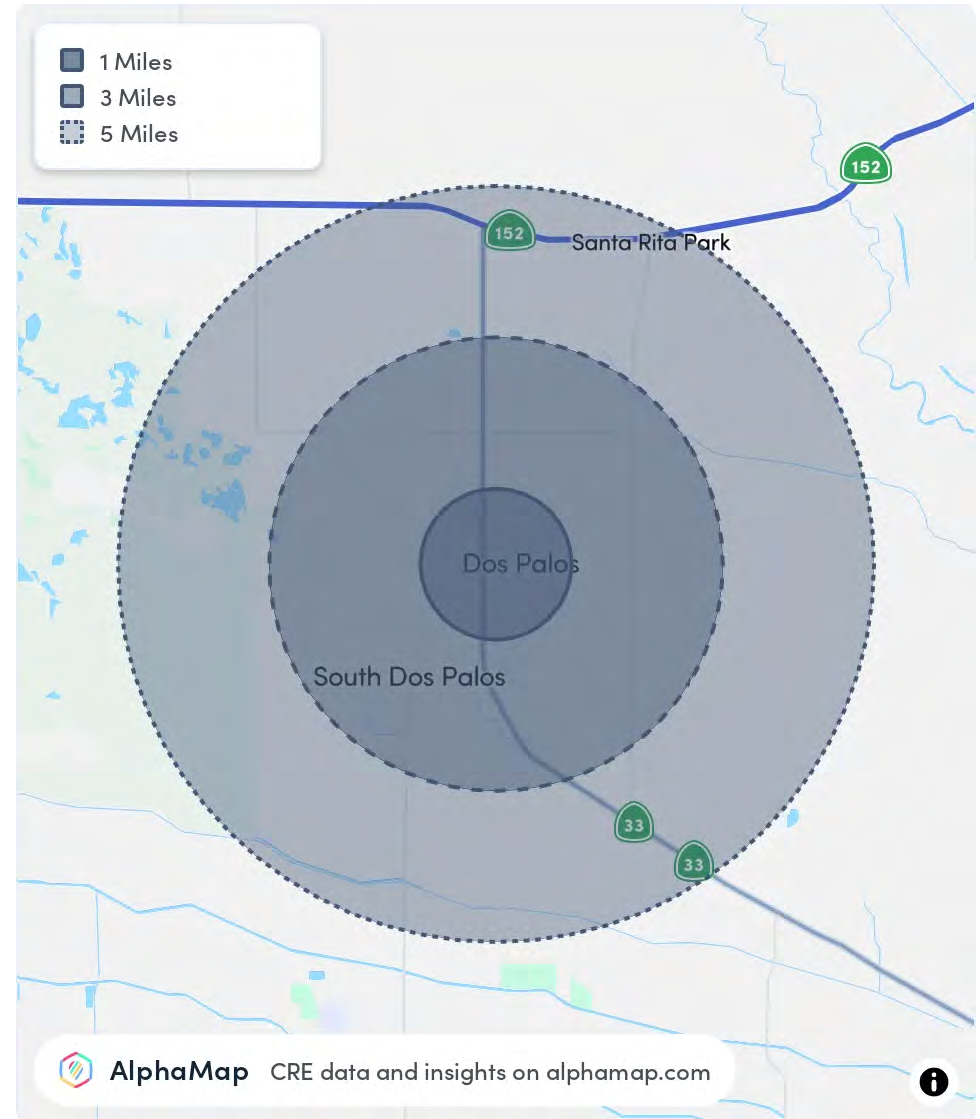
# Area Analytics

## POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	7,028	9,514	10,500
Average Age	36	35	36
Average Age (Male)	35	35	35
Average Age (Female)	36	36	36

## HOUSEHOLD & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	2,067	2,787	3,112
Persons per HH	3.4	3.4	3.4
Average HH Income	\$79,765	\$75,756	\$75,440
Average House Value	\$433,527	\$438,916	\$450,128
Per Capita Income	\$23,460	\$22,281	\$22,188





# 4 ADVISOR BIOS

2317 Blossom St  
Dos Palos, CA 93620

# Advisor Bio 1



## RANDY HAYER

Managing Director

randy.hayer@svn.com

Direct: 209.455.3800 | Cell: 209.765.3767

CalDRE #01251542

## PROFESSIONAL BACKGROUND

Randy Hayer is one of the top producing REALTORS® in California's San Joaquin Valley. Since beginning his real estate career in 2000, Randy has sold over 500 homes and closed over 500 million dollars in sales, including bank-owned properties, standard purchases, commercial properties, and short sales. Additionally, he specializes in luxury homes, agriculture, commercial, and business opportunities. Randy has been ranked one of the top agents in Merced County for over seventeen years. Randy has extensive experience helping his clients purchase and sell commercial and ranch properties. Known for his genuine kindness and his unmatched client satisfaction rate, Randy boasts an impressive 80 percent repeat and referral rate and also maintains a 5-star client rating on Zillow.

## MEMBERSHIPS

Commercial Real Estate Realtor  
National Association of REALTORS®

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189 W. El Portal Drive  
Merced, CA 95348  
209.385.8500