

FOR SALE

AMBULATORY SURGERY CENTER

OWNER USER OPPORTUNITY



PRICE REDUCTION!



145 S. Newmark Avenue
Parlier, California

For information, please contact:

Phil Souza | Senior Vice President - Office Division | t 559-447-6283 | psouza@pearsonrealty.com | CA RE Lic. #00853867

Nick Sorensen | Vice President - Office Division | t 559-447-6240 | nsorensen@pearsonrealty.com | CA RE Lic. #02081137

Jeff Wolpert, ALC | Senior Vice President - Land Division | t 559-447-6295 | jwolpert@pearsonrealty.com | CA RE Lic. #01487371

NEWMARK
PEARSON COMMERCIAL

Independently Owned and Operated
Corporate License #00020875
newmarkpearson.com

FRESNO OFFICE
7480 N. Palm Ave. #101
Fresno, CA 93711
t 559-432-6200

VISALIA OFFICE
3447 S. Demaree St.
Visalia, CA 93277
t 559-732-7300

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145 S. NEWMARK AVENUE - PARLIER, CA

PROPERTY INFORMATION

Total Building Size:	7,878± SF	Use:	Professional Medical and Dental Ambulatory Surgery Center
Purchase Price:	\$2,750,000.00 \$2,200,000 (\$279.26/SF)	Zoning:	C-4 (<i>Central Trading District</i>)
Parking:	41 Spaces (<i>5:2:1,000± SF</i>)		

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.

PROPERTY DESCRIPTION

The subject building formerly housed an ambulatory surgery center that was constructed in 2005. The building features a state-of-the-art architectural design including three fully functioning medical/dental operatories, pre-op and post-op facilities, reception, waiting and records management offices, administrative offices, multiple restrooms and an employee lounge. The entire facility is fully self-contained with electrical, data and telecommunications functions on-site. Ample parking is provided at over 5.2± spaces per 1,000± SF.

LOCATION DESCRIPTION

The site is located on Newmark Avenue, just south of Manning Avenue which is a major East-West Arterial connecting several small communities to Freeway 99. Access to ancillary services in the city of Parlier are in close proximity.

HIGHLIGHTS

- 3 Medical/Dental Operatories
- Attractive Architectural Design
- Under-served Region
- Plug and Play Subject To Licensing
- Established Community
- OSHPD Compliant
- Priced Well Under Replace Cost

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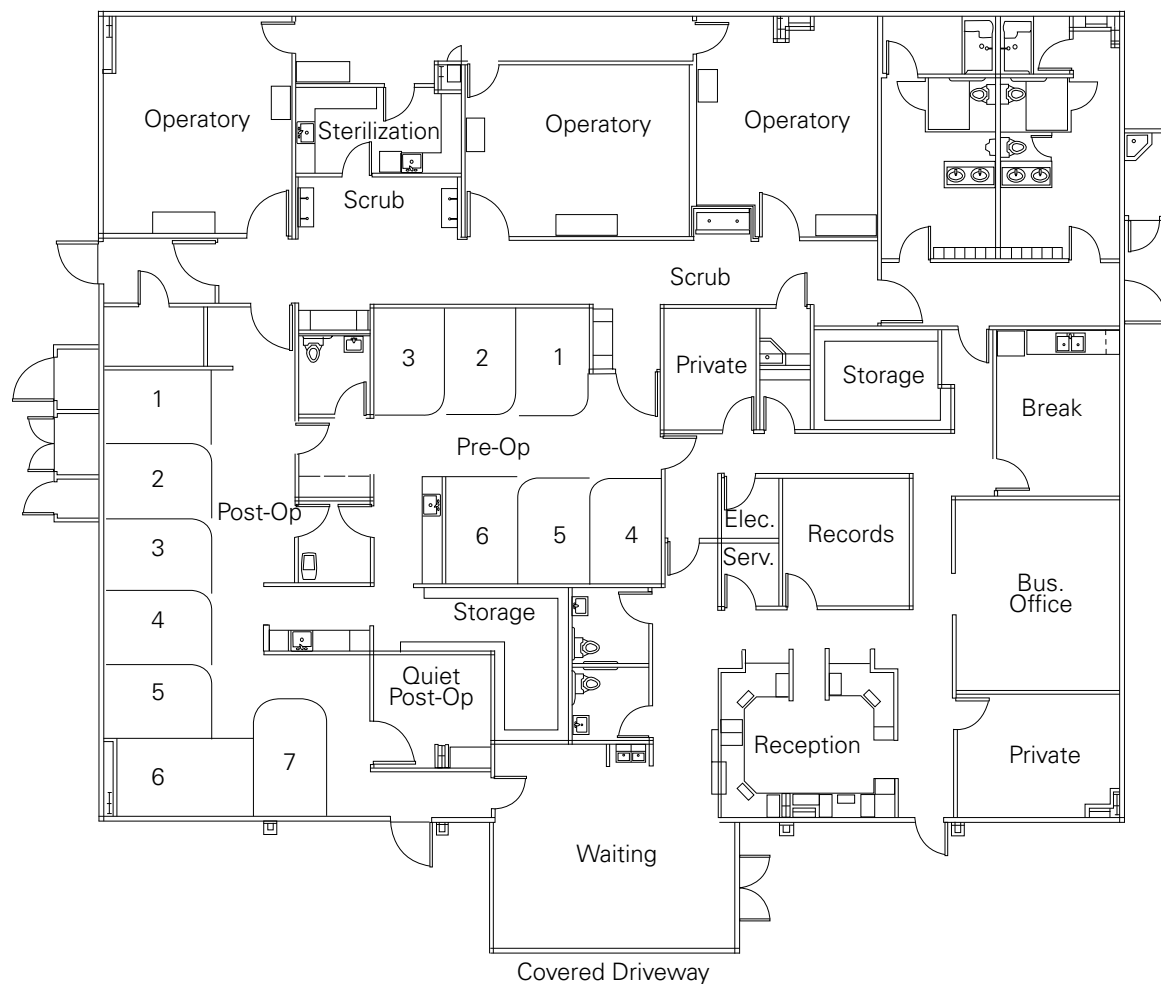
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Floor Plan *(Not to Scale)*



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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

Traffic Counts

East Manning Avenue at South Newmark Avenue (Westbound):

17,351± ADT

East Manning Avenue at Ortiz Avenue (Eastbound):

21,666± ADT

Source: Kalibrate TrafficMetrix 2023



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