

Owner User Opportunity: (3) Spaces off Park Blvd in Orange Cove, CA



Sale Price	\$495,000
Lease Rate	\$0.75 SF/MONTH (MG)

OFFERING SUMMARY

Building Size:	5,635 SF
Available SF:	1,500 - 5,635 SF
Lot Size:	9,800 SF
Year Built:	1940
Zoning:	C3: Central Business & Shopping
Submarket:	E Outlying Fresno Cnty
Cross Streets:	Park Blvd & Center St
APN's:	375-182-07, -08, & -09

PROPERTY HIGHLIGHTS

- Owner User Opportunity: (3) Large Spaces Totaling ±5,635 SF
- Quality Roof, Private Restrooms, & Functional Floorplans
- Well-Known Freestanding Building w/ Park Blvd Exposure
- 3 APNS Under One Roof - Each Can Be Its Own Address
- Close Proximity to City Hall & The Only Park In Orange Cove
- Owner User Opportunity w/ Great Potential
- Brand New Mall Built Just Down the Street From Subject Property
- Rear Private Lit Parking Lot + Street Parking | Great Visibility
- Convenient Location Between Park Blvd and CA-63
- Quality Construction | Well Maintained | Economical Space
- Easy Access from Surrounding Major Corridors
- Requires Little Management or Maintenance
- Surrounded with Ample Parking and Quality Tenants
- Close Proximity to Orange Cove Police & Fire Station

Jared Ennis
CalDRE #01945284
Executive Vice President
jared@centralcacommercial.com
559.705.1000

Kevin Land
CalDRE #01516541
Executive Managing Director
kevin@centralcacommercial.com
559.705.1000

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PROPERTY DESCRIPTION

Highly visible $\pm 1,500$ - 5,635 SF of flexible commercial space available off Park Blvd in Orange Cove, CA. There are currently (3) spaces available & all units offer wide open floor plans, hard-surface flooring throughout, bright lighting, updated energy efficient features, private restrooms, outdoor lights during the night hours, lush landscaping, & all units have separate gas & power meters. Unit #624 of $\pm 2,862$ SF offers wide open retail space with private restrooms. Unit #626 of $\pm 1,500$ SF offers open retail space with full bar & private restrooms. Unit #628 of $\pm 1,272$ SF offers open retail with full kitchen that was previously used as a thriving restaurant & private restrooms. Located along the city's primary throughfare, which sees daily traffic counts of approximately $\pm 1,180$ cars per day. The exterior offers a rear private parking lot with alley access, excellent existing signage, great visibility, & easy access to CA-63 ramps.

LOCATION DESCRIPTION

Subject property is located on Orange Coves main retail corridor, Park Boulevard bringing great visibility & easy access to the towns center. Park Blvd in Orange Cove is a key road that runs through the heart of the town, offering direct access to both local businesses and residential areas. It's a central location that attracts both locals and visitors, with a mix of shops, restaurants, and essential services along the way. Orange Cove, California, is a small town located in the central part of the state, nestled in the San Joaquin Valley. It's known for its agriculture, with plenty of orange groves and other crops surrounding the area. The town has a quiet, rural feel, with a mix of farms, homes, and small businesses. The nearby foothills offer some scenic views, and it's a short drive from larger cities like Fresno. The weather is warm and dry for most of the year, typical of the valley climate.



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LEASE INFORMATION

Lease Type:	MG	Lease Term:	Negotiable
Total Space:	1,272 - 2,863 SF	Lease Rate:	\$0.75 - \$0.95 SF/month

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
624 Park Blvd	Available	2,863 SF	Modified Gross	\$0.75 SF/month
626 Park Blvd	Available	1,500 SF	Modified Gross	\$0.95 SF/month
628 Park Blvd	Available	1,272 SF	Modified Gross	\$0.95 SF/month

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Retail For Sale & Lease | 624 Park Blvd Orange Cove, CA 93646



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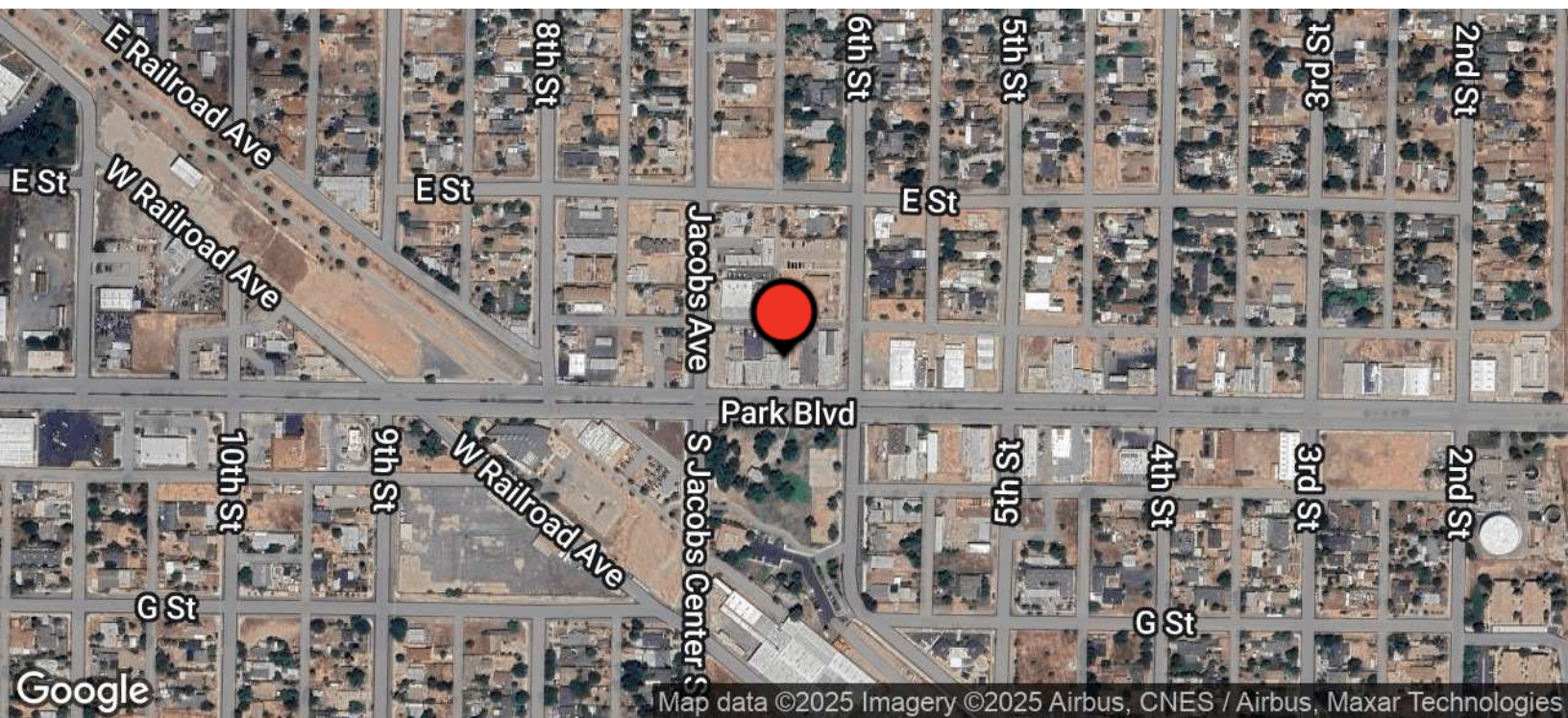
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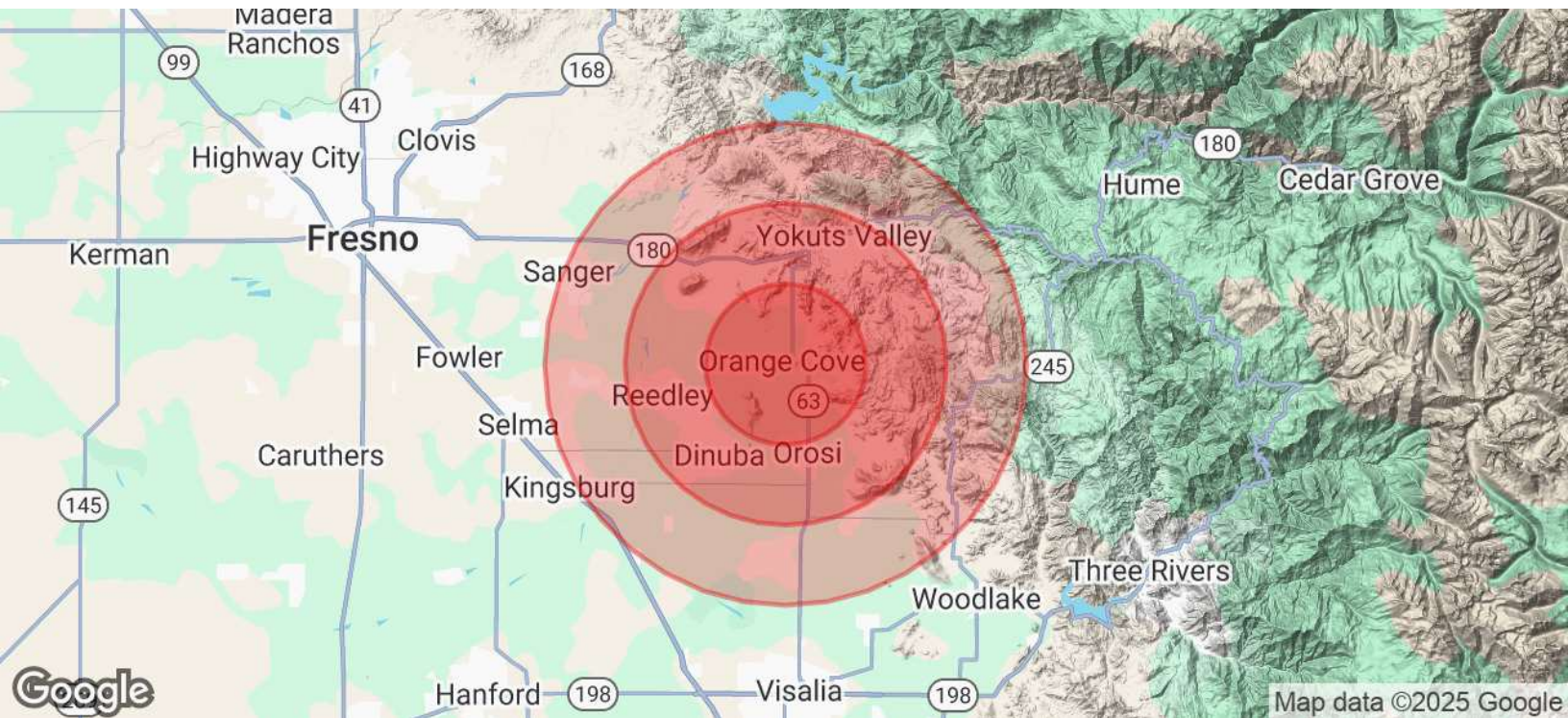
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POPULATION	5 MILES	10 MILES	15 MILES
Total Population	12,972	88,526	145,051
Average Age	33	35	35
Average Age (Male)	33	34	35
Average Age (Female)	34	36	36

HOUSEHOLDS & INCOME	5 MILES	10 MILES	15 MILES
Total Households	3,390	24,404	41,061
# of Persons per HH	3.8	3.6	3.5
Average HH Income	\$60,207	\$77,780	\$80,284
Average House Value	\$395,786	\$364,777	\$386,405

ETHNICITY (%)	5 MILES	10 MILES	15 MILES
Hispanic	90.9%	84.6%	80.8%

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