

Prime Downtown Lemoore Industrial and Mixed-Use Investment Opportunity



Sale Price

\$415,000

OFFERING SUMMARY

Building Size:	5,347 SF
Available SF:	5,347 SF
Lot Size:	0.172 Acres
Price / SF:	\$77.61
Zoning:	DMX-1
Market:	Fresno
Submarket:	Lemoore
Cross Streets:	E Street & Follett Street
APN:	020-053-018

PROPERTY HIGHLIGHTS

- ±5,347 SF Industrial Warehouse Building | Owner User Opportunity
- Features (5) Roll Up Doors, (1) Private Office & (1) Restroom
- Adjacent ±7,352 SF of Contiguous Space Also Available
- Secure, Private, Established Location w/ Quality Tenant Mix
- Unique Investor Opportunity to Acquire High Visibility Corner Location
- Excellent Location, Great Tenant Mix, High Traffic Flows
- Quality Construction | Well Maintained | Economical Spaces
- Ample Street Parking & Easy Access to CA- 198
- Easy Access from Surrounding Major Corridors & Downtown
- Close Proximity to Major Traffic Generators
- Great SBA Loan Candidate w/ 10% Down

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Central CA Commercial

Investments | Industrial | Office

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PROPERTY DESCRIPTION

±5,347 SF of clear span industrial warehouse building on ±0.172 acres in downtown Lemoore, CA. The warehouse features (5) roll-up doors—(1) in the front facing north and (4) in the rear facing south—as well as (1) private office and (2) restrooms. This property provides a strategic advantage for an owner-user seeking a functional space with an open warehouse layout. Additionally, the adjacent freestanding building totaling ±7,352 SF of mixed-use space is also for sale. This additional property offers a unique blend of versatility and income potential, with one established tenant already occupying the front ±1,076 SF space. Together, these properties present a rare opportunity for investors to acquire a high-visibility corner location with established tenants and easily rentable spaces in a market with strong demand for such properties.

LOCATION DESCRIPTION

Subject is directly off CA-198 with easy access and great visibility located south corner of "E" Street entrance/exit, north of West "D" Street. Amtrak Thruway 18 provides a daily connection to/from 300 E Street to/from Visalia on the east, and Santa Maria on the west, with several stops in between. Lemoore is located in the heart of Central California's San Joaquin Valley. Our location is equidistant from both the Los Angeles and San Francisco metropolitan areas. Lemoore is positioned at the crossroads of Highway 198 and 41, giving us direct access to Interstate 5 and Highway 99, both just 25 miles away. Located in the commercial service Enterprise Zone, this Downtown Section of Lemoore, just North of Hwy 198, is considered to be the most accessible industrial submarket in Lemoore. Lemoore is approximately 200 miles north of Los Angeles and 170 miles south of the Sacramento.



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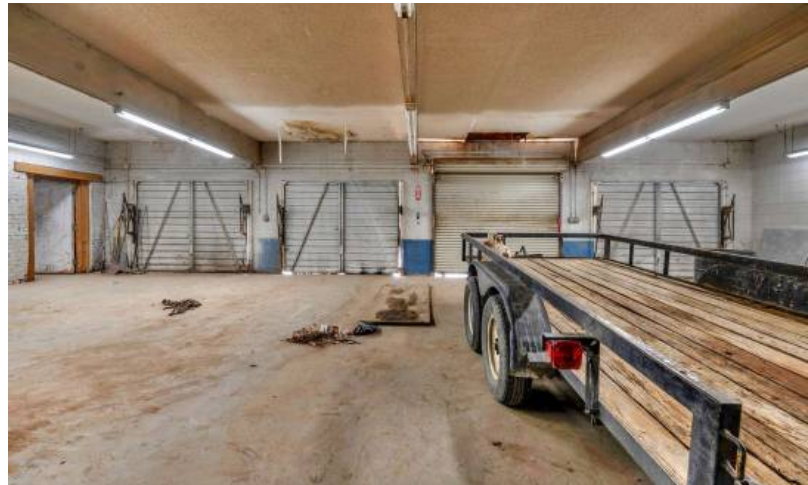
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Industrial For Sale | 203 E Street Lemoore, CA 93245



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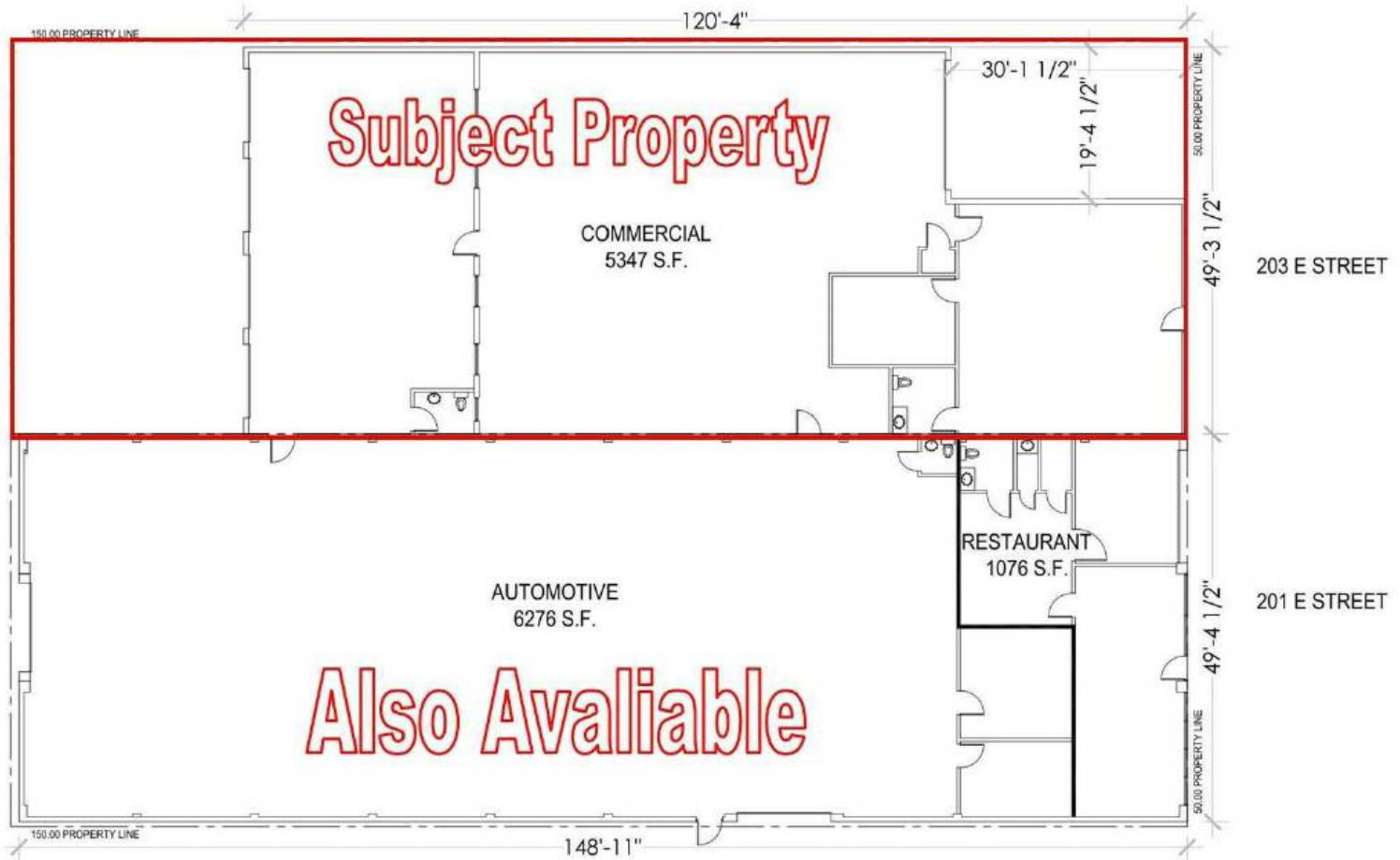
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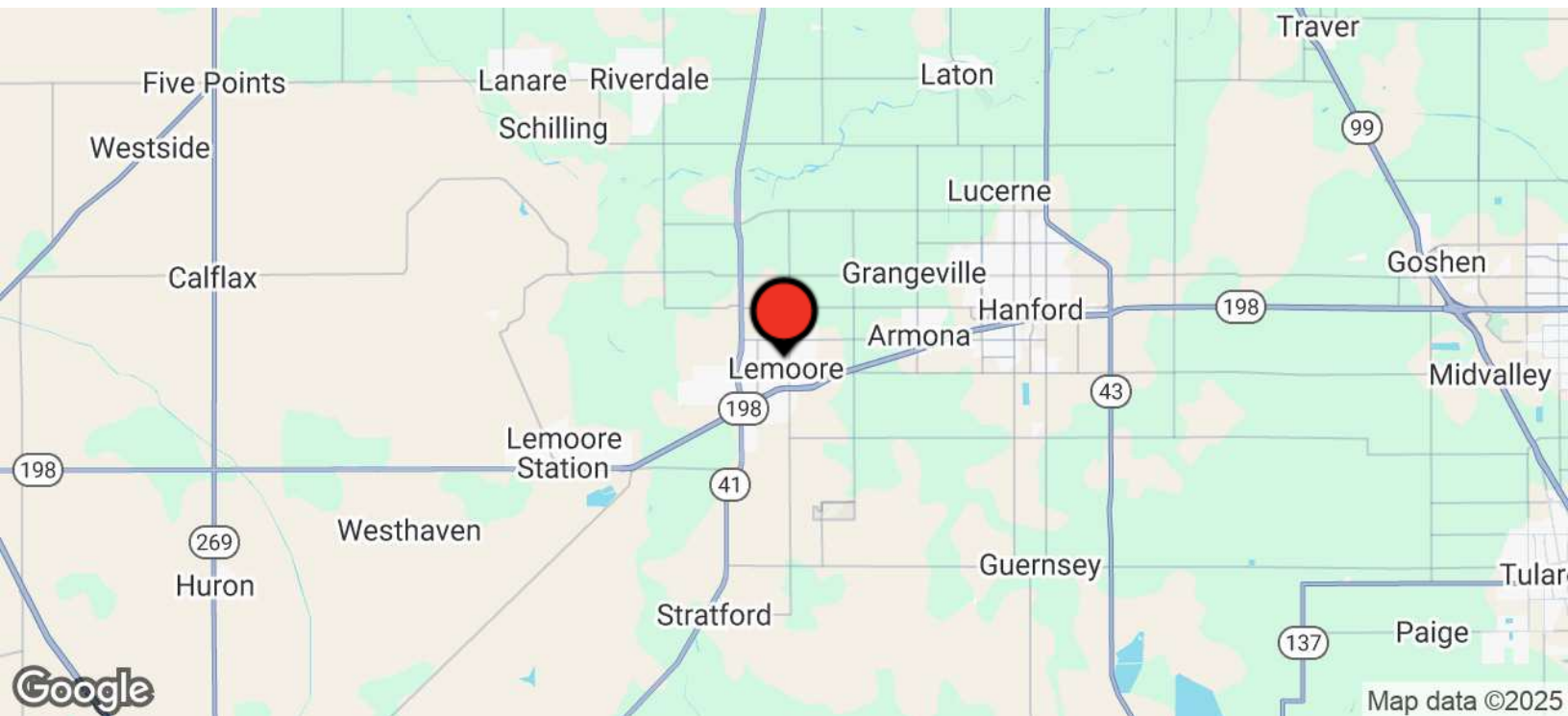
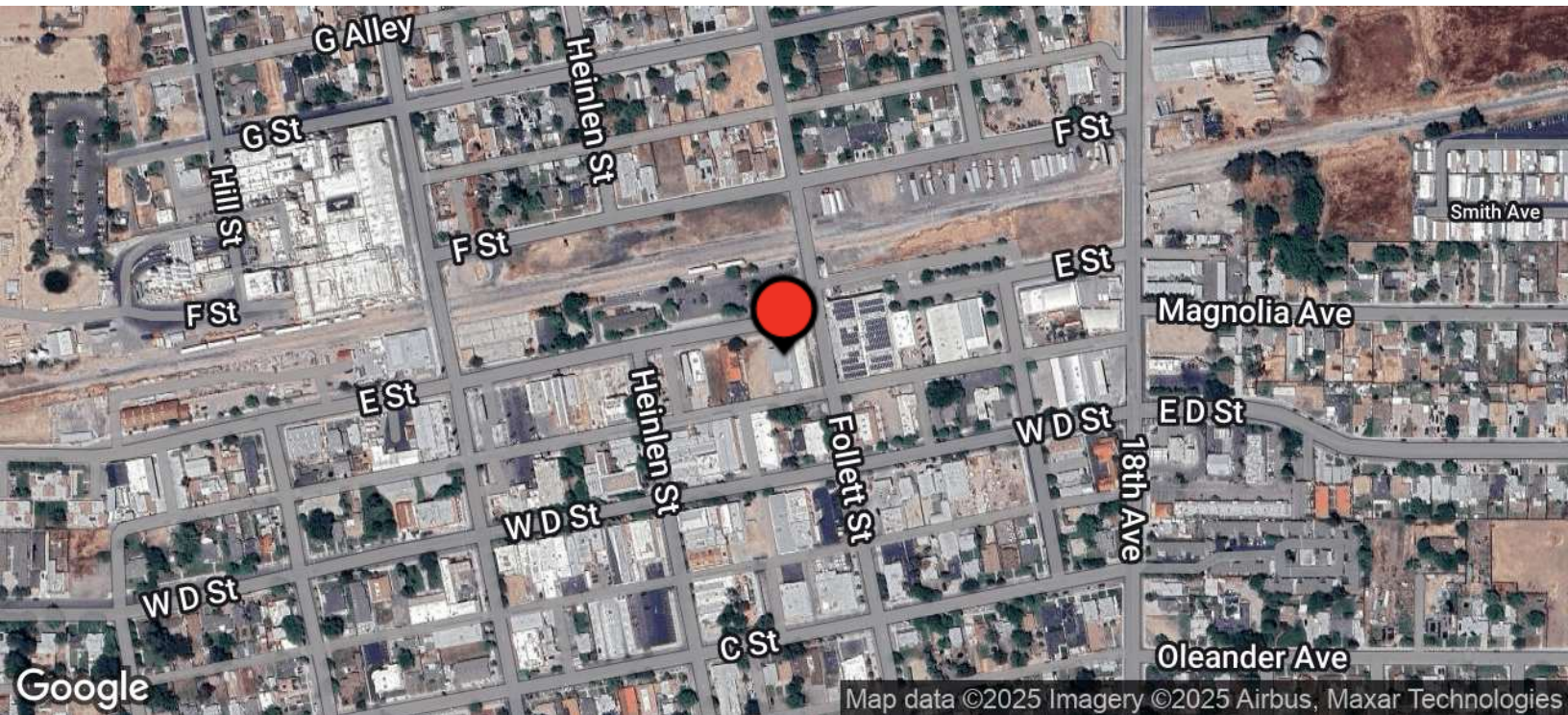
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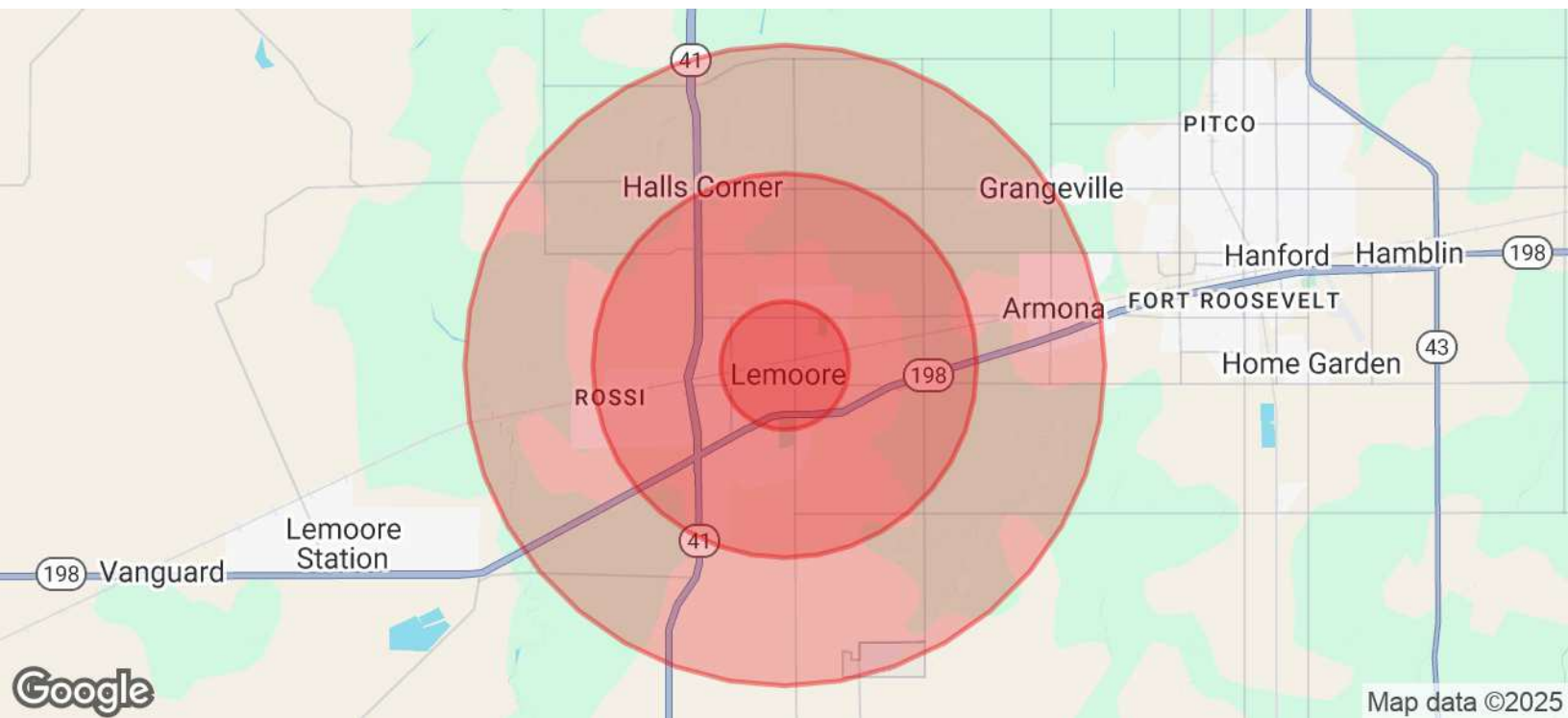
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	15,127	29,227	35,057
Average Age	35	35	35
Average Age (Male)	34	34	34
Average Age (Female)	36	36	36

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,291	9,965	11,745
# of Persons per HH	2.9	2.9	3
Average HH Income	\$83,171	\$92,406	\$92,878
Average House Value	\$374,027	\$393,259	\$402,799

ETHNICITY (%)	1 MILE	3 MILES	5 MILES
Hispanic	53.4%	52.1%	52.6%

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