

2611 E. Hammond & 1260 N. Mariposa • Fresno, CA



# AVAILABLE FOR SALE

*Church, Classroom & Conference Facility*

**\$3,400,000.00 (\$157/SF) Approximately ±21,600 Square Feet**

- Ample Parking
- Multiple Conference Rooms
- Easy Access To The 41 & 180 Freeways
- Offices & Classrooms



## ■ ROBERT ELLIS ■ LEASING AND INVESTMENT, INC.

**ROBERT ELLIS**  
PHONE: 559/228-8900  
DRE LICENSE #00870649

**MITCH WEIBERT**  
PHONE: 559/355-0841  
DRE LICENSE #02198339

7502 NORTH COLONIAL AVENUE, SUITE 101 • FRESNO, CALIFORNIA 93711  
rellis@reli1.com • www.reli1.com

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## 2611 EAST HAMMOND PROPERTY INFORMATION



<b>Location:</b>	2611 East Hammond Avenue, Fresno, California (near Ventura & First). Close proximity to Fresno Unified School District facilities, commercial corridors, and neighborhood retail. Easy access to Freeways 41, 99, and 180, connecting to all major routes throughout the Central Valley.
<b>Size:</b>	Building ±17,800 square feet / / Lot ±0.89 acres
<b>APNS:</b>	APN: 451-311-28
<b>Parking:</b>	50 on-site stalls*
<b>Year Built:</b>	Built 1960; Updated 2007
<b>Zoning:</b>	"CG" Commercial General - The CG district is intended to accommodate a range of retail and service uses such as: building materials, storage facilities with active storefronts, equipment rental, wholesale businesses, and specialized retail not normally found in shopping centers.

\* Back parking lot not owned by Seller. Parking lot owned by Fresno Unified School District.  
Occupants of 2611 E. Hammond have used and maintained the back parking lot for over 20 years.

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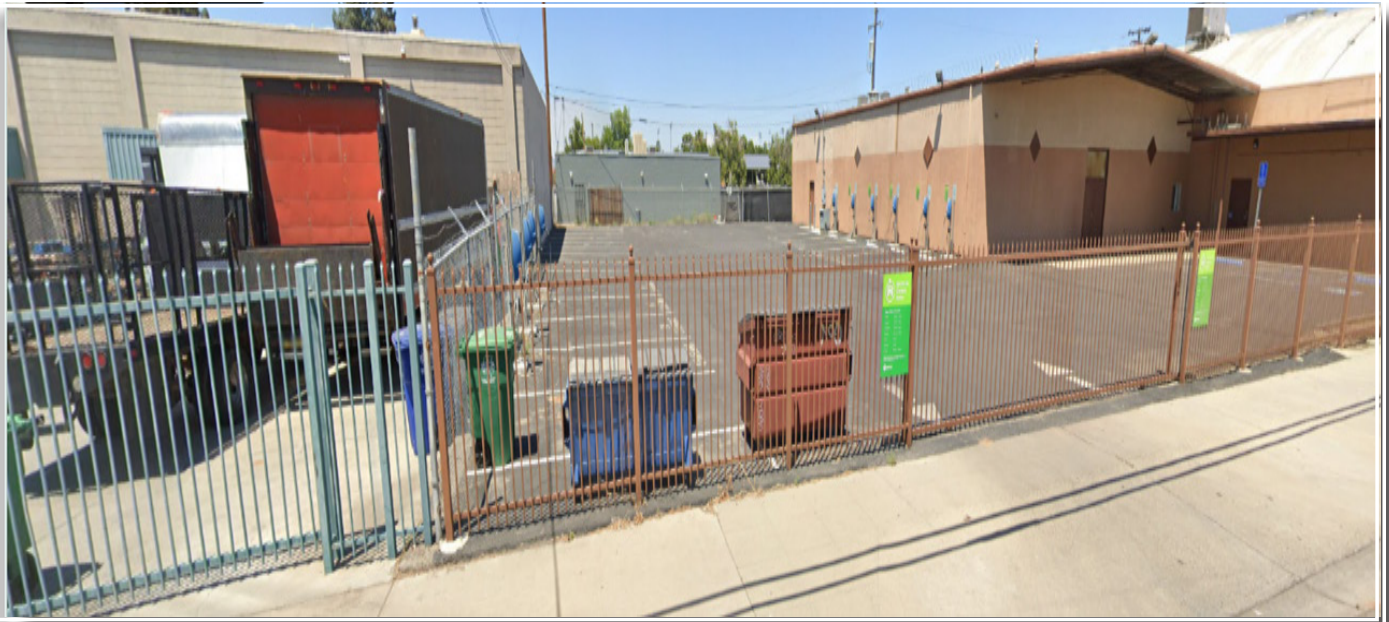
This statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described above shall be conducted through this office. This above information, while not guaranteed, has been secured from sources we believe to be reliable.



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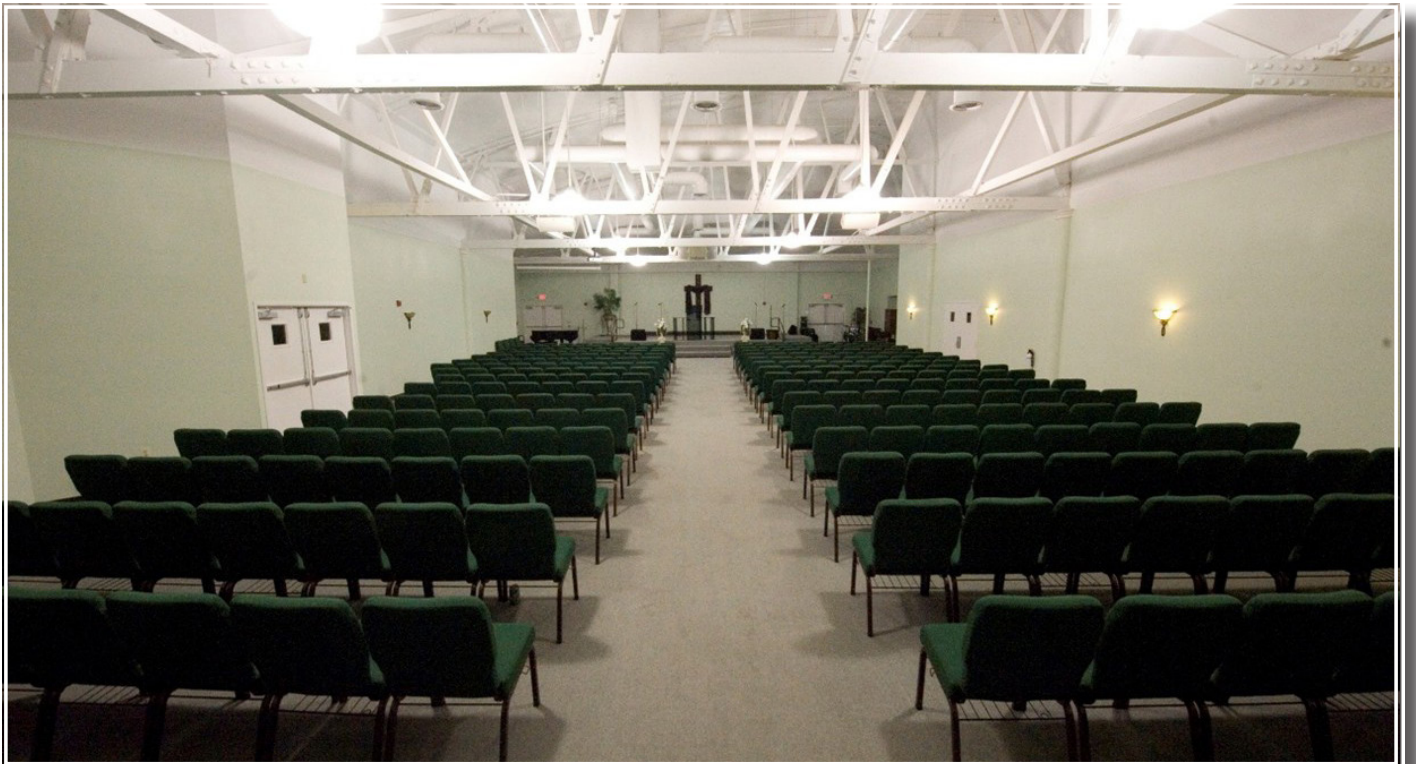


## 2611 EAST HAMMOND PICTURES





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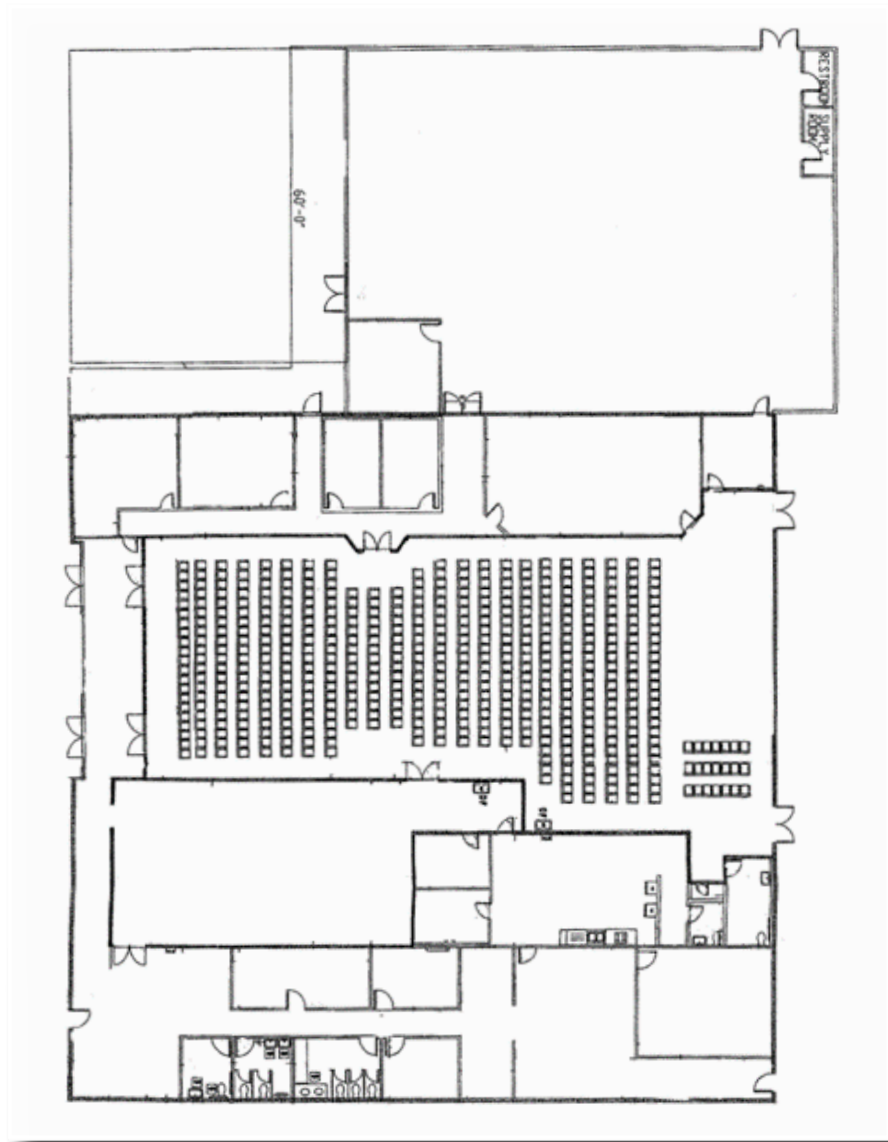


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## 2611 EAST HAMMOND FLOOR PLAN



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## 1260 NORTH MARIPOSA PROPERTY INFORMATION



- Location:** 1260 North Mariposa Street, Fresno, California (near Olive & First). Conveniently located in Central Fresno with close proximity to major commercial corridors, schools, and residential neighborhoods. Easy access to Freeways 41, 99, and 180.
- Size:** Building  $\pm 3,800$  square feet // Lot  $\pm 0.31$  acres
- APNS:** APN: 451-312-11
- Parking:** 9 on-site stalls plus ample street parking
- Year Built:** Built 1979; Updated 2007
- Zoning:** "CG" – Commercial General. The CG district is intended to accommodate a variety of retail and service uses such as building materials, storage facilities with active storefronts, equipment rental, wholesale businesses, and specialized retail not normally found in shopping centers.



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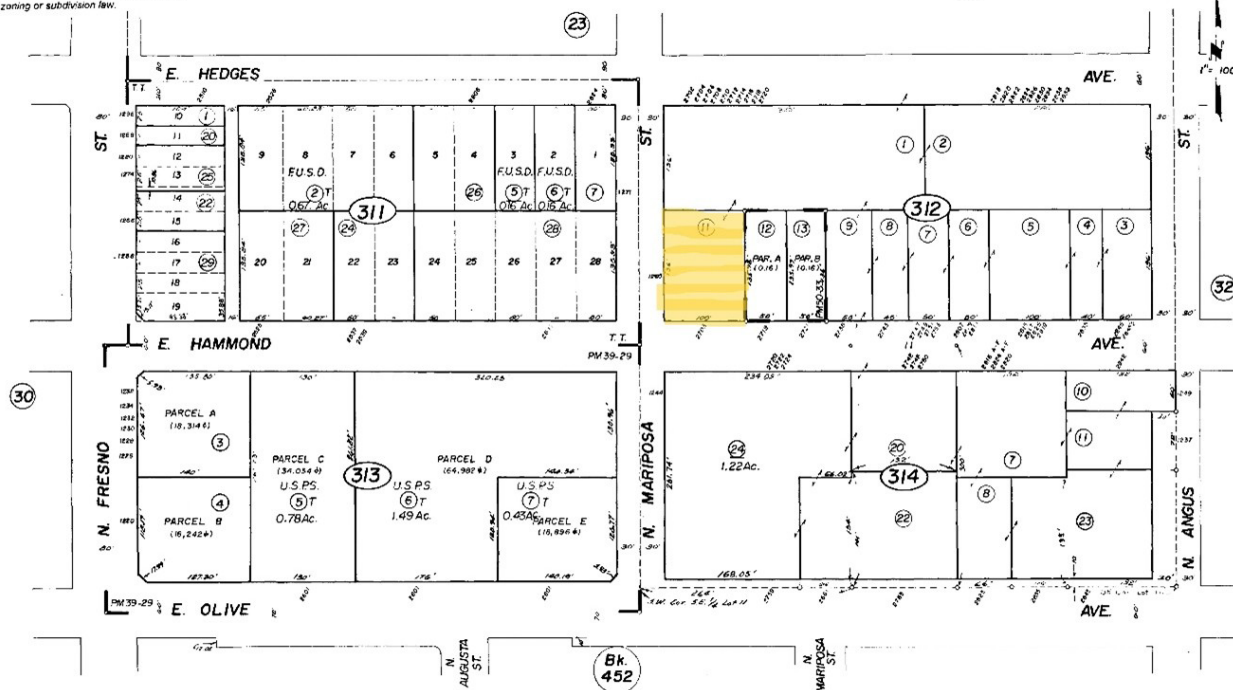
# 1260 NORTH MARIPOSA PARCEL MAP

— NOTE —  
This map is for Assessment purposes only.  
It is not to be construed as portraying legal  
ownership or divisions of land for purposes  
of zoning or subdivision law.

SUBDIVIDED LAND IN POR. SEC. 34, T.13S., R.20E., M.D.B. & M.

Tax Area  
5-001  
5-300

451-31



Parcel Map No. 86-46, Bk. 50, Pg. 33  
Parcel Map No. 82-25, Bk. 39, Pg. 29  
Tweed Tract - Plat Bk. 13, Pg. 53  
Salinger Tract - Plat Bk. 2, Pg. 13

Assessor's Map Bk. 451 - Pg. 31  
County of Fresno, Calif.

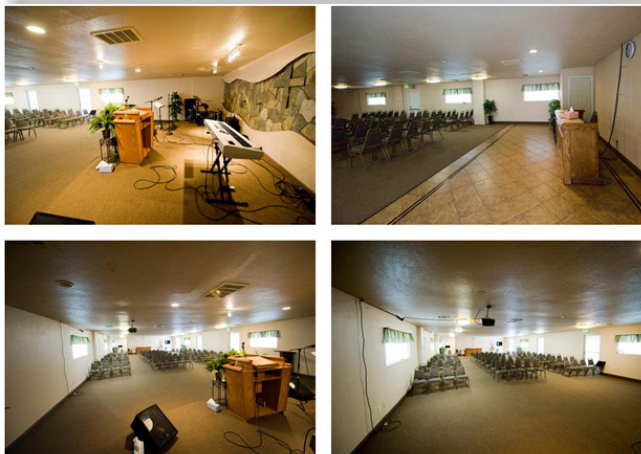
NOTE - Assessor's Block Numbers Shown in Ellipses  
Assessor's Parcel Numbers Shown in Circles



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# 1260 NORTH MARIPOSA PICTURES

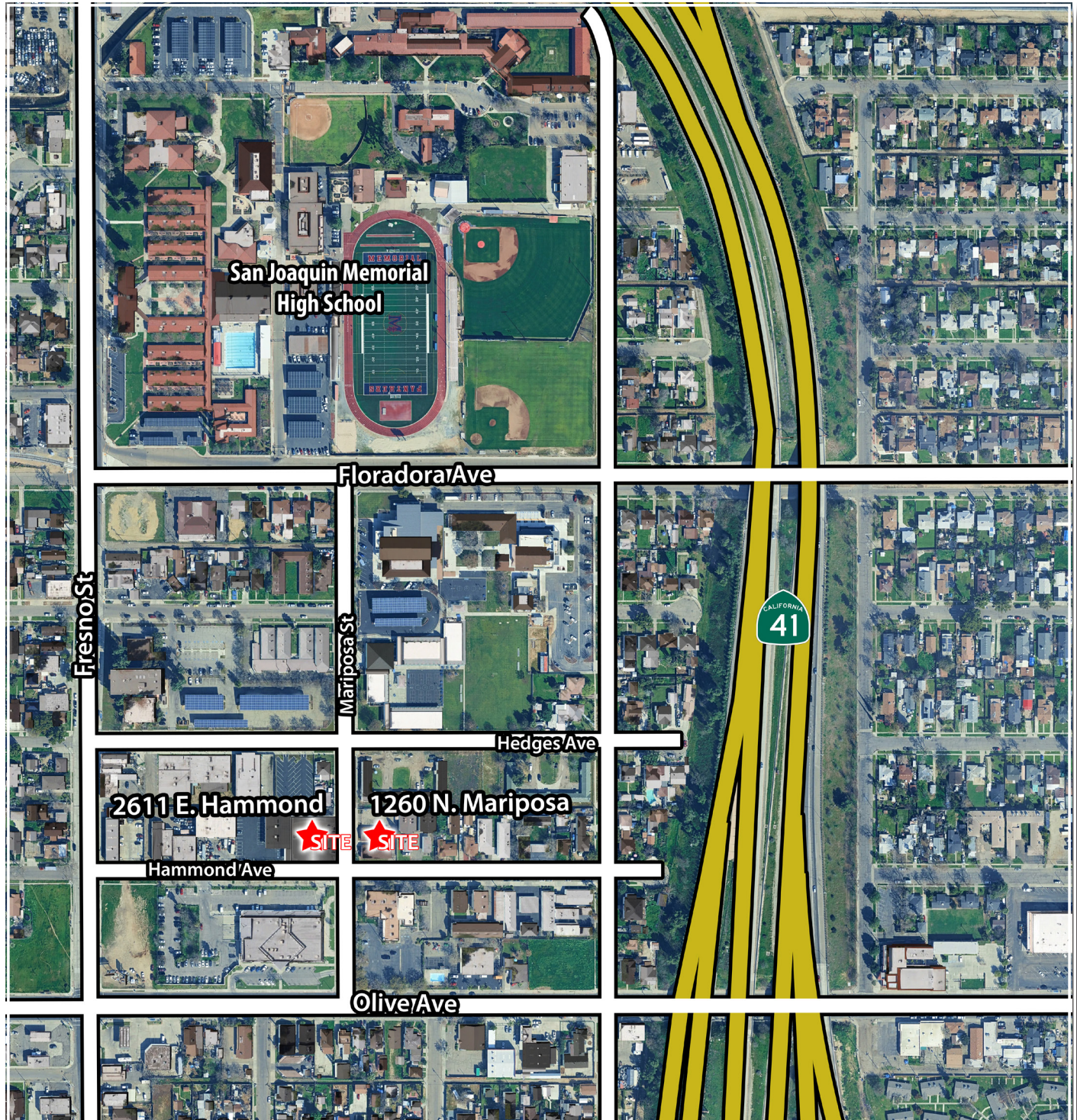




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# AERIAL





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