

Value Add Investment: ±11,475 SF Building in Lemoore, CA



Sale Price

\$695,000

OFFERING SUMMARY

Building Size:	11,475 SF
Lot Size:	11,250 SF
Price / SF:	\$60.57
Proforma Cap Rate:	16.34%
Proforma NOI:	\$113,540
Year Built:	1950
Zoning:	DMX-1: Downtown Mixed Use
Market:	Fresno
Submarket:	Lemoore
Cross Streets:	W D St & Fox St
APN:	020-091-004

PROPERTY HIGHLIGHTS

- 7.20% Existing Cap & 16.34% Cap After Rent Increases
- Cash Cow To Produce \$134,880 In Gross Annual Rent
- Long-Term Tenants | Low Turnover | Low Maintenance
- Eight Easy to Lease Suites | Perfect for a Variety of Uses
- Well-Known Freestanding Building w/ D Street Ave Exposure
- Convenient Location Between CA-198 and CA-41
- Busy & Established Corridor w/ Quick Access to Downtown
- Quality Construction | Well Maintained | Economical Spaces
- Superior Location w/ Limited Competition | Strategic Trade Area
- Seller Carry Available

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Central CA Commercial

Investments | Industrial | Office

Multifamily | Retail | Land | Specialty

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PROPERTY DESCRIPTION

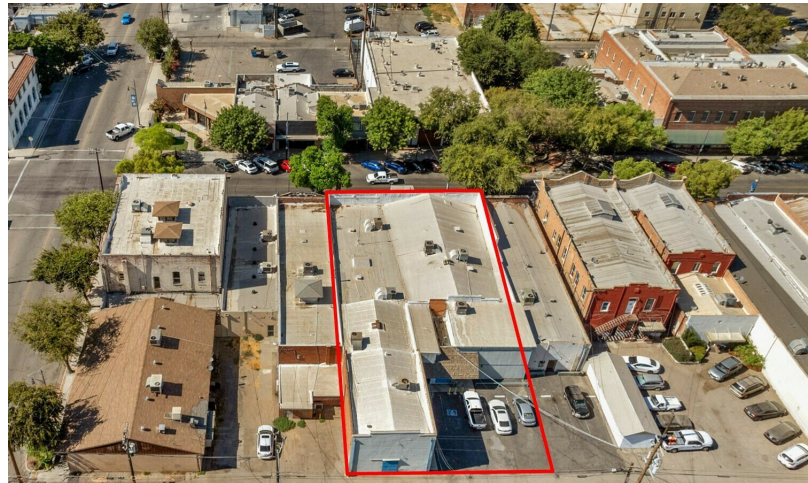
Leased investment opportunity: Freestanding building totaling ±11,475 SF on 0.25 Acres (11,250 SF) of office or retail space in downtown Lemoore, CA. Offers (8) economical separate spaces with restrooms leased to long-term tenants at a modified gross lease rate. The property sits comfortably in Lemoore's primary retail area, and with its close proximity to a major highway access is easily accessible to motorists. Located in a very thirsty market for retail and office spaces. Great visibility, convenient parking & easy access to CA-198 on/off ramps. Many front parking spaces available, and excellent existing signage.

The Value-add opportunity consists of addressing the under-market rents and leasing (2) vacant units over the next 6-12 months. Value-add opportunity with actual rents of \$71,400/year collected plus upside potential. After addressing the under market rents, the annual income is \$134,880/year. Unique investment offering easy-to-rent small spaces within an under-built market offering a strong need for these type of units.

LOCATION DESCRIPTION

The property located along W D Street and Fox Street in Lemoore, California, is situated in the heart of the city's vibrant downtown district. This prime location offers excellent visibility and accessibility, being just 1 mile from Highway 198 and 2 miles from Highway 41.

Lemoore is a city in Kings County, California, United States. Lemoore is located 7.5 miles (12 km) west-southwest of Hanford, at an elevation of 230 feet (70 m). It is part of the Hanford-Corcoran Metropolitan Statistical Area. The population was 24,531 at the 2010 Census. The California Department of Finance estimated that Lemoore's population was 25,892 on January 1, 2018.



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RENT ROLL

SUITE	TENANT NAME	SIZE SF	% OF BUILDING	ANNUAL RENT	MARKET RENT	MARKET RENT/SF/MONTH
A	Always Best Care	1,200 SF	10.46%	\$12,000	\$18,000	\$1.25
B, C, D	Kings Co. Asooc. Gov.	2,400 SF	20.92%	\$28,800	\$31,680	\$1.10
E	Senator Hurtado	1,700 SF	14.81%	\$18,000	\$25,500	\$1.25
E1, E3	Michaela Billingsly	500 SF	4.36%	\$6,600	\$7,500	\$1.25
E2	Available	750 SF	6.54%	\$0	\$11,250	\$1.25
L1, L2	Billie Bagley	650 SF	5.66%	\$6,000	\$9,750	\$1.25
L3	Available	400 SF	3.49%	\$0	\$7,200	\$1.50
F-J	Available	2,000 SF	17.43%	\$0	\$24,000	\$1.00
TOTALS		9,600 SF	83.67%	\$71,400	\$134,880	\$9.85

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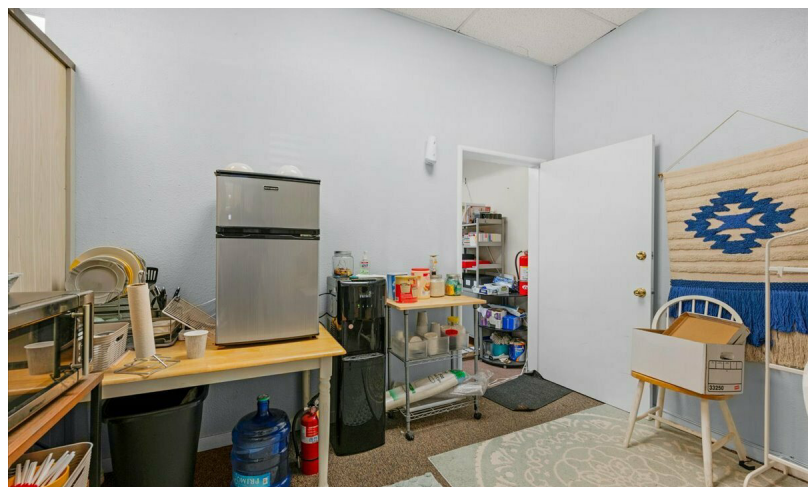
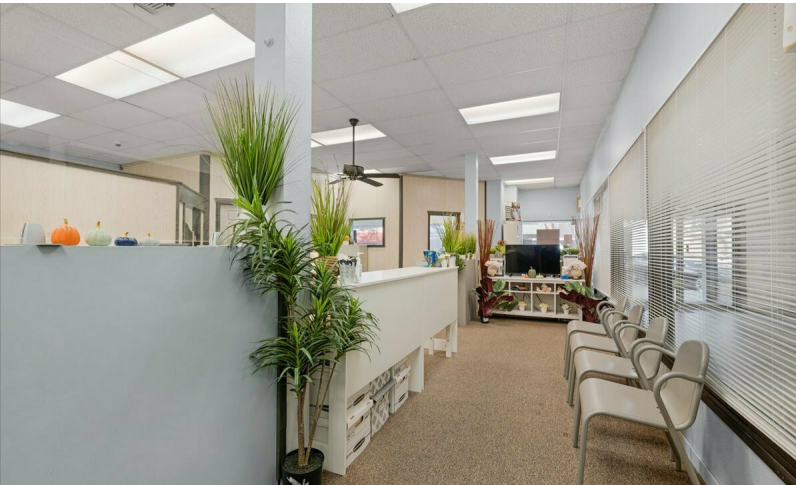
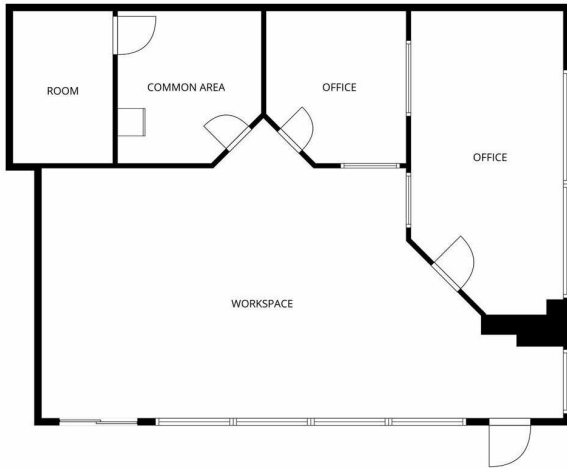
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INCOME SUMMARY	VALUE ADD INVESTMENT: ±11,475 SF BUILDING IN LEMOORE, CA	2025 PROFORMA FINANCIALS
Gross Rents	\$71,400	\$134,880
Reimbursements from Tenants	\$31,200	\$31,200
GROSS INCOME	\$102,600	\$166,080
EXPENSES SUMMARY	VALUE ADD INVESTMENT: ±11,475 SF BUILDING IN LEMOORE, CA	2025 PROFORMA FINANCIALS
Property Taxes	\$8,340	\$8,340
Property Insurance	\$7,000	\$7,000
Utilities	\$31,200	\$31,200
Maintenance	\$6,000	\$6,000
OPERATING EXPENSES	\$52,540	\$52,540
NET OPERATING INCOME	\$50,060	\$113,540

Suite A - Tenant: Always Best Care



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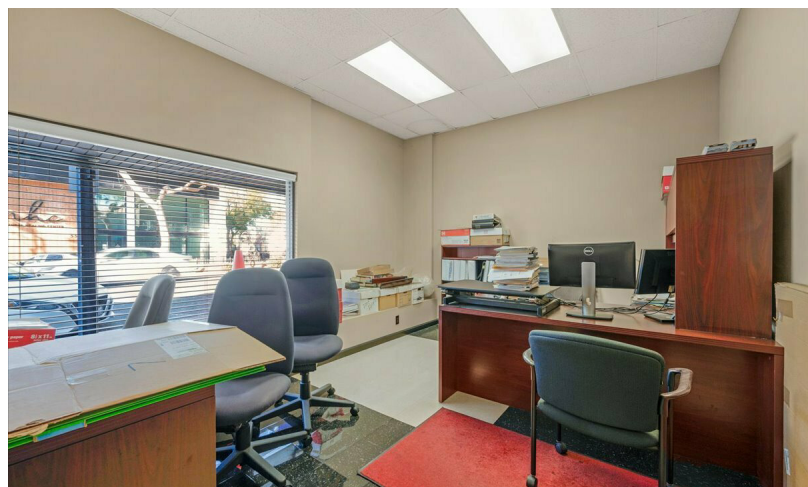
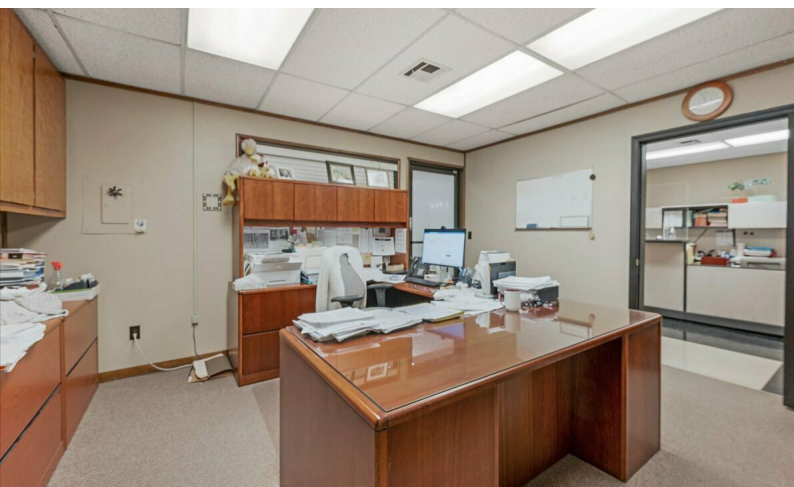
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Retail For Sale | 339 W D St Lemoore, CA 93245



Suite B, C, D - Tenant: Kings Co. Assoc. Gov.



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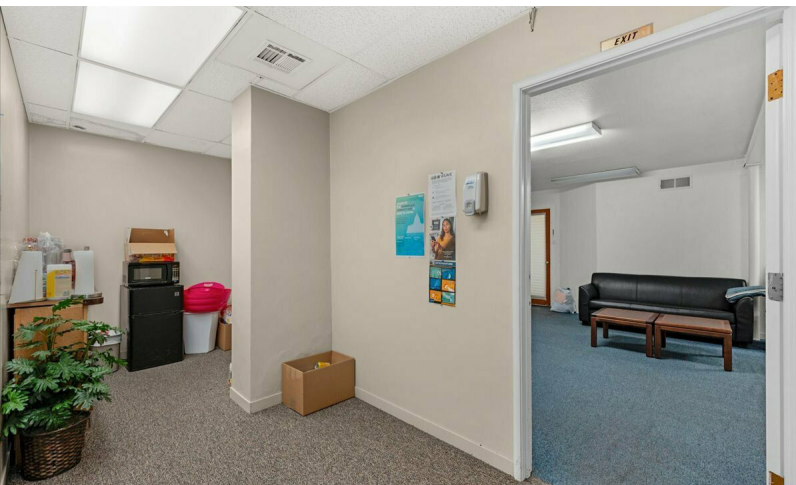
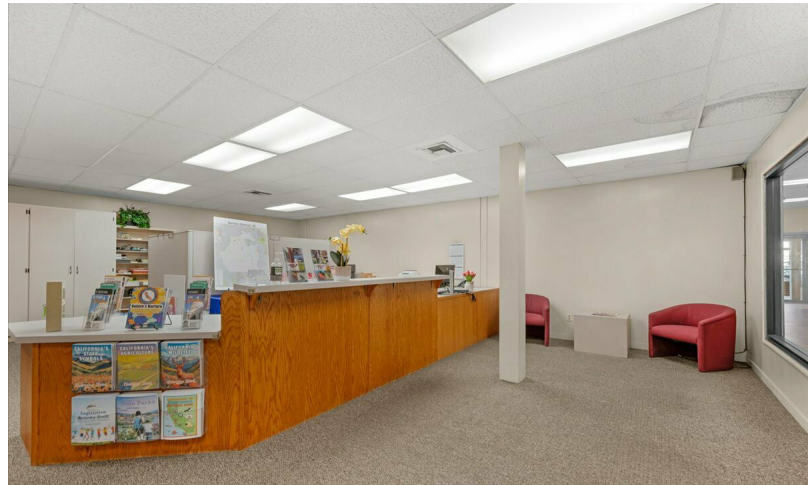
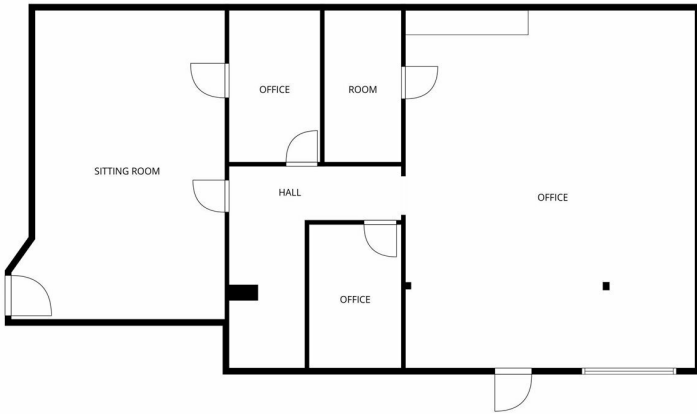
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Suite E - Tenant: Senator Hurtado



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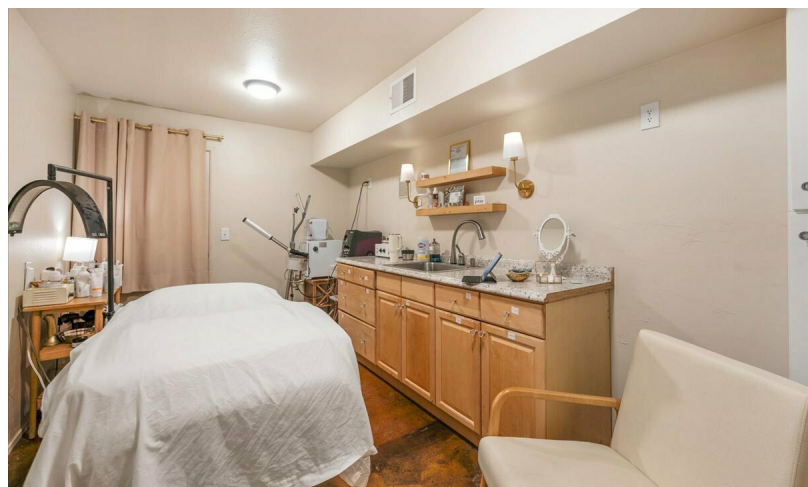
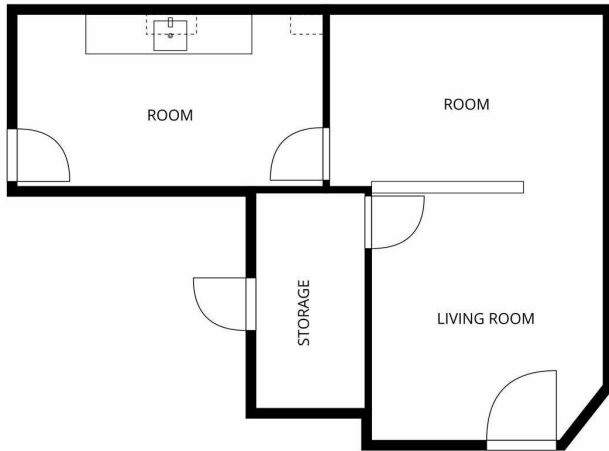
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Suite E1, E3 - Tenant: Michaela Billingsley



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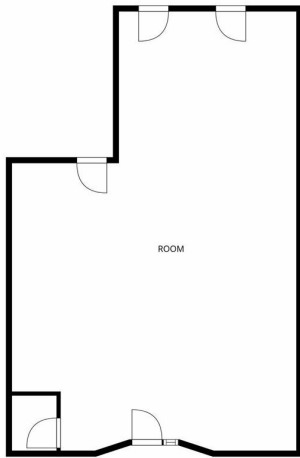
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Suite E2 - Tenant: Available



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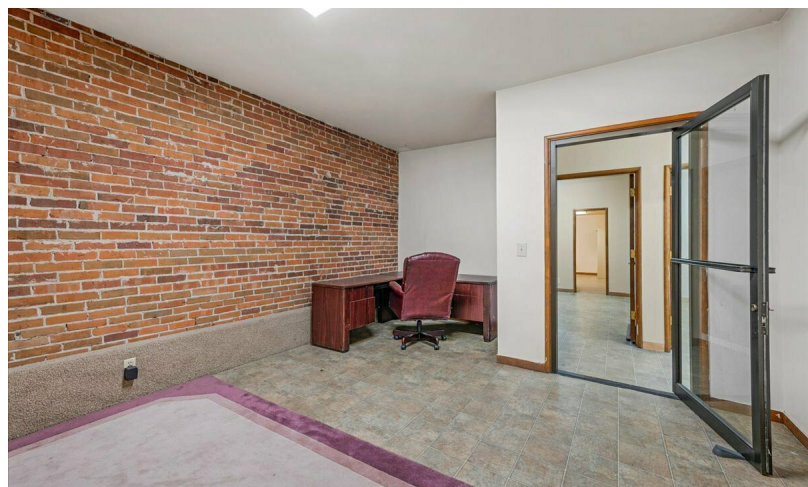
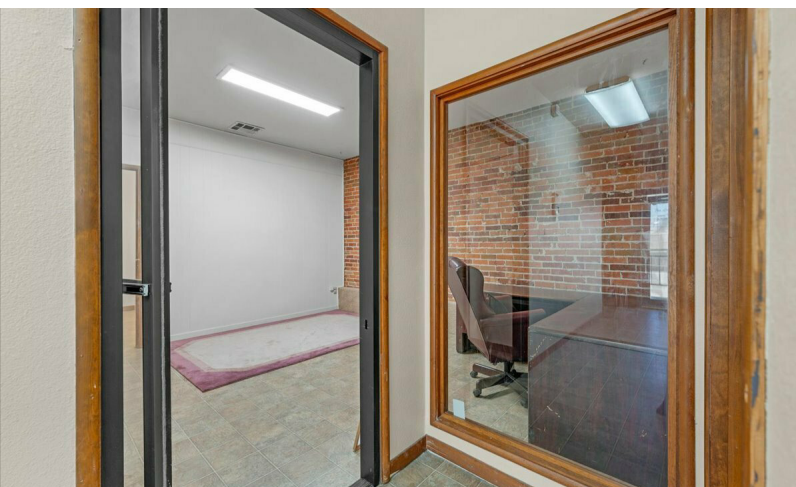
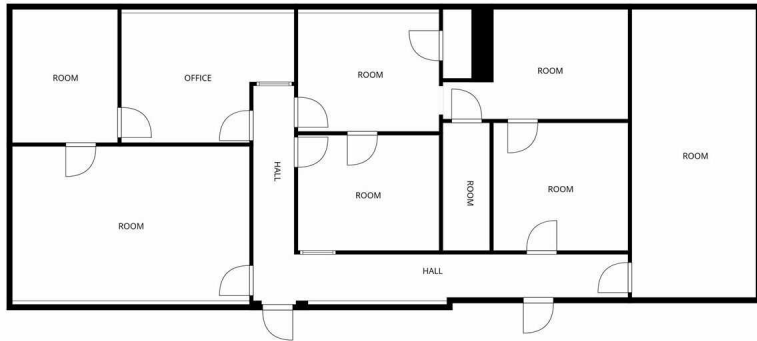
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Suite F-J - Available



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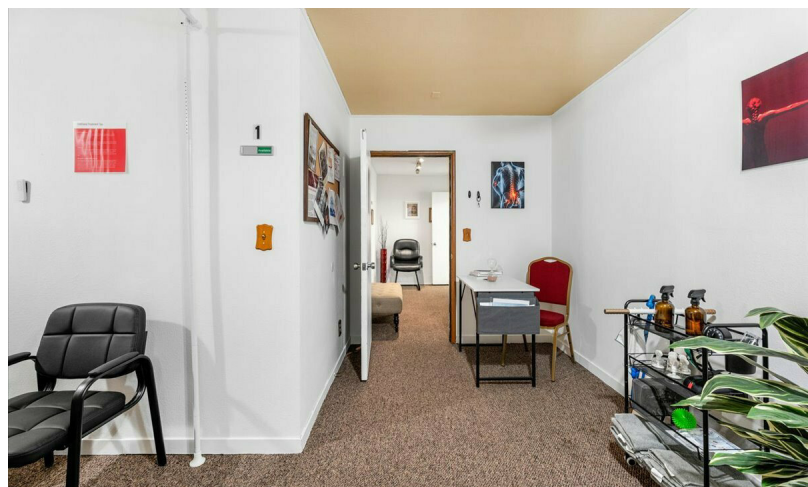
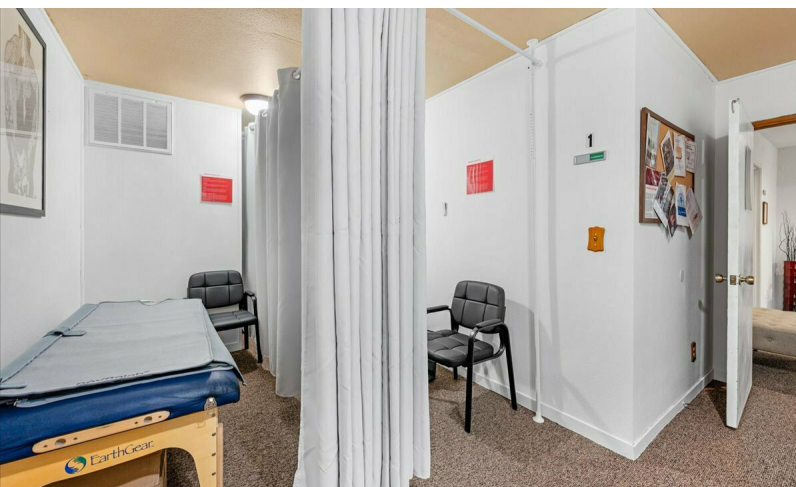
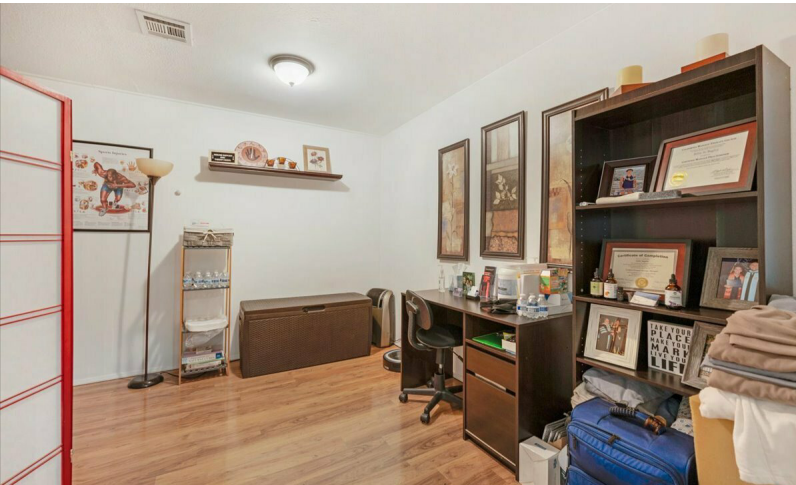
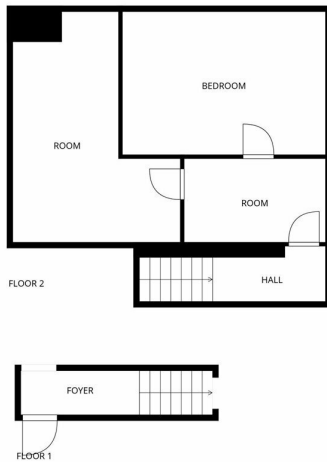
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Suite L1,L2 - Tenant: Bille Bagley



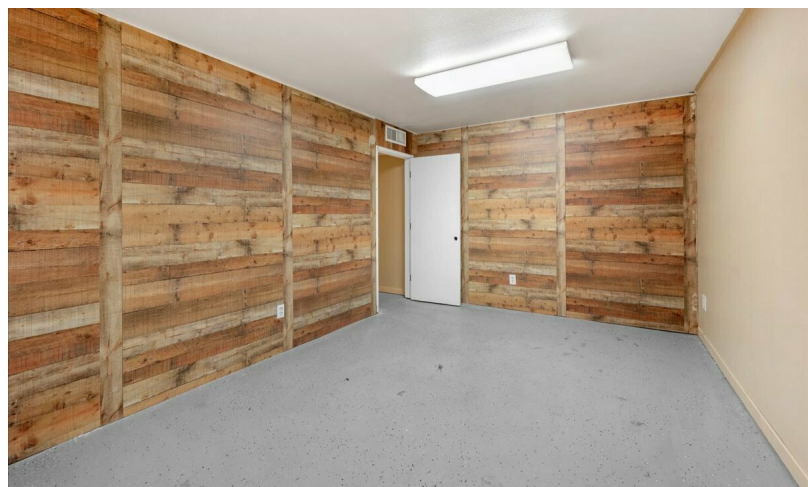
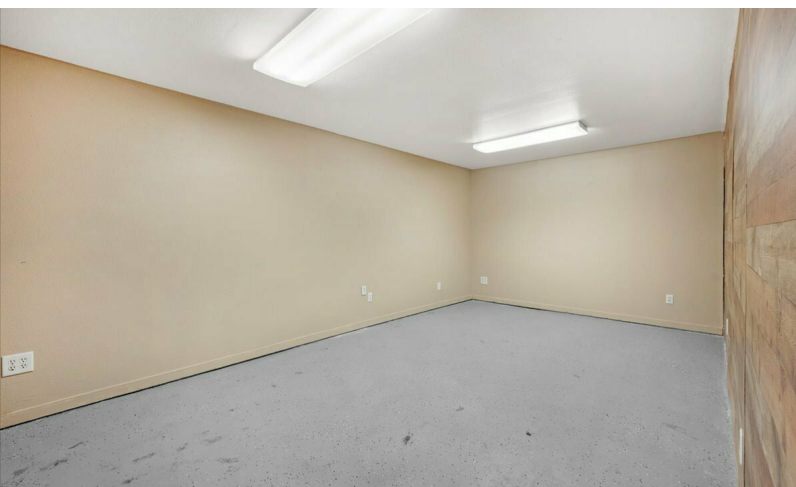
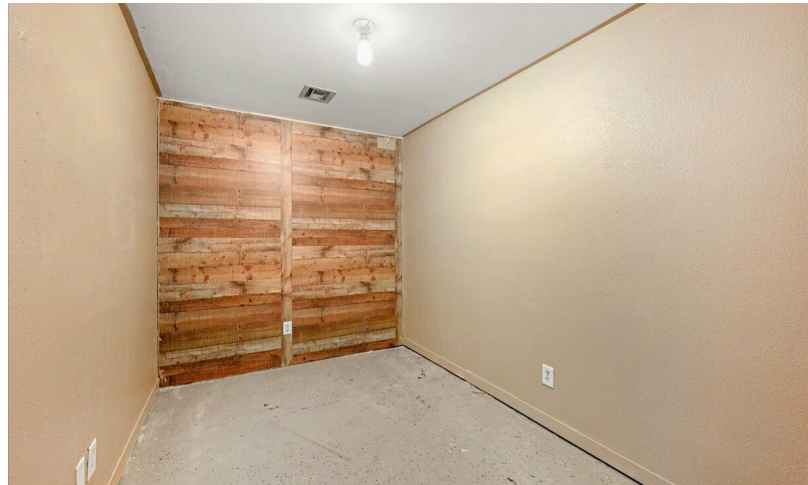
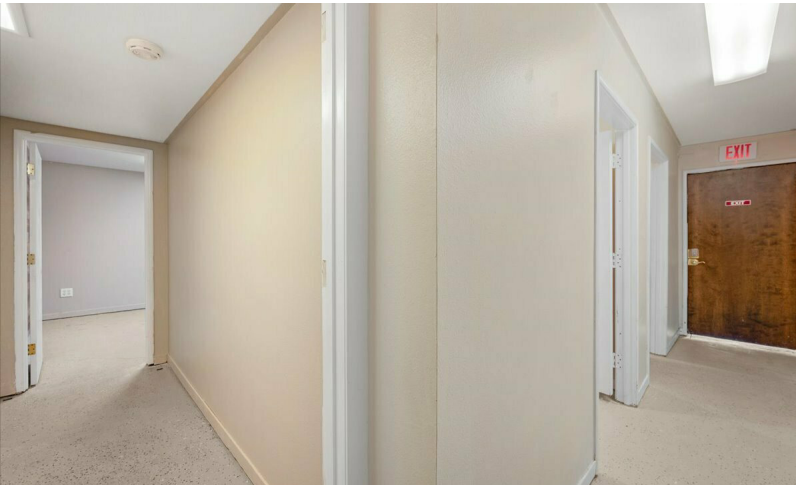
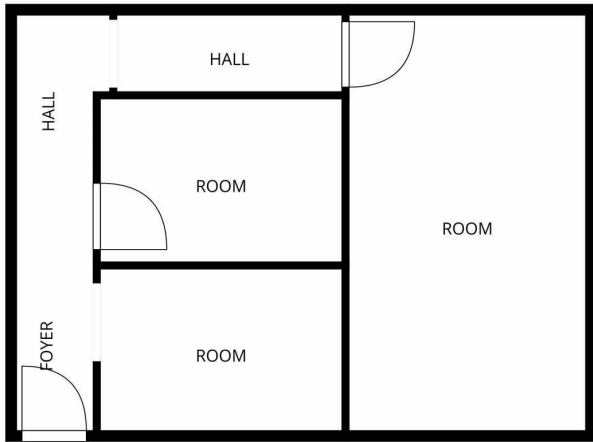
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Suite L3 - Available



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Map
data
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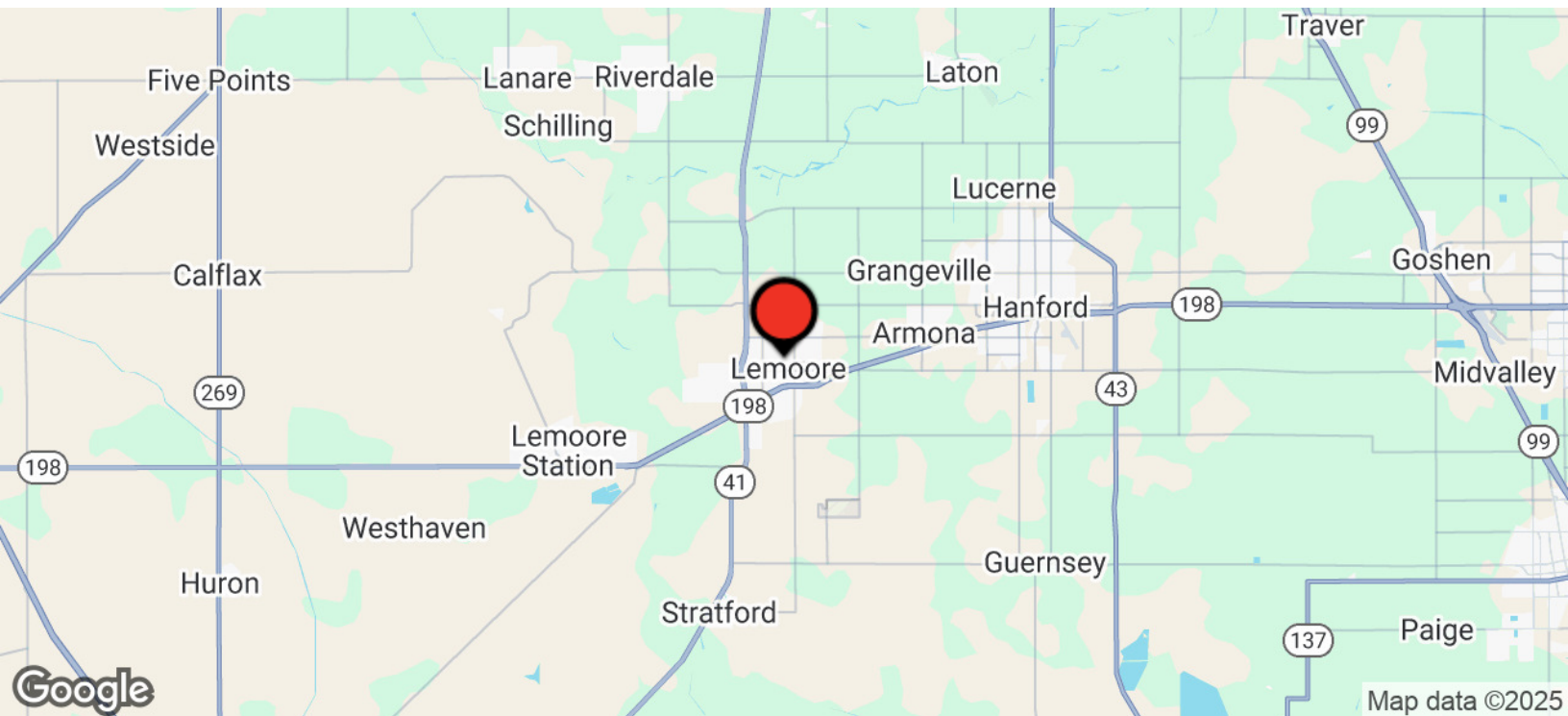
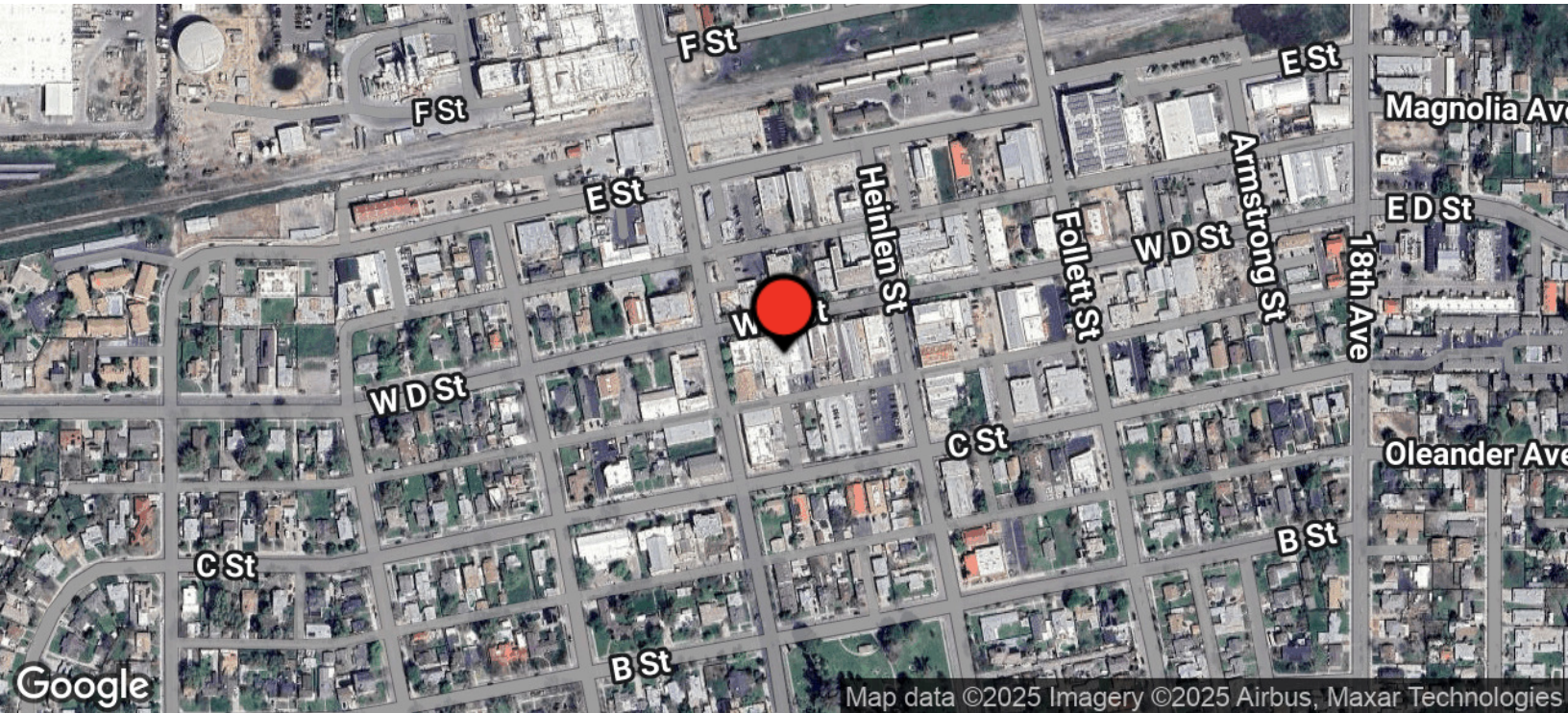
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Retail For Sale | 339 W D St Lemoore, CA 93245



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**POPULATION****5 MILES****10 MILES****15 MILES**

Total Population	34,793	112,383	123,357
Average Age	35	35	36
Average Age (Male)	34	34	35
Average Age (Female)	36	36	36

HOUSEHOLDS & INCOME**5 MILES****10 MILES****15 MILES**

Total Households	11,653	36,215	39,750
# of Persons per HH	3	3.1	3.1
Average HH Income	\$92,840	\$89,208	\$89,655
Average House Value	\$401,678	\$387,231	\$396,862

ETHNICITY (%)**5 MILES****10 MILES****15 MILES**

Hispanic	52.7%	55.2%	55.8%
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