

RETAIL FOR SALE

±1,200 FREESTANDING RETAIL BUILDING IN FRESNO - OWNER/USER OR INVESTMENT

321 Fresno St, Fresno, CA 93706



OFFERING SUMMARY

SALE PRICE:	\$175,000
LOT SIZE:	0.155 Acres
BUILDING SIZE:	1,200 SF
RENOVATED:	2020
ZONING:	NMX - Neighborhood Mixed-Use
MARKET:	Southwest Fresno
SUBMARKET:	Downtown Retail West
SELLER CARRY:	Yes - Available

PROPERTY HIGHLIGHTS

- ±1,200 SF Building: Significantly Interior & Exterior Improvements
- Seller-Carry Available | Low Price Point | Move-in Ready
- Easy Access Via Fresno St and Alley w/ Rear Parking
- Quality Concrete Block Construction w/ Solid Roof
- Excellent Owner/User with Passive Income, or Investment
- SBA Loan Candidate w/ Only 10% Down!
- Upside in Leasing Potential or Owner/User
- Located In a Densely Populated Trade Area
- Easy Access From 3 Entrances/Exits
- Great Exposure Blocks From Downtown Fresno
- Busy West Retail Growth Corridor | Walk-able Location
- ±88,686 Residents Within 3-Mile Radius
- ±18,157 Cars Per Day @ Corner Location
- Close Proximity to Major Traffic Generators & Fwy Ramps
- Great Access & Visibility w/ Unmatched Level of Consumer Traffic

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PROPERTY OVERVIEW

Well known and established wide-open high exposure ±1,200 SF freestanding retail building on a corner with vehicle access in a very walk-able area (dense location). This property is located in west Fresno, just blocks away from downtown where High Speed Rail will be. Newly remodeled interior, fresh exterior, and a lit front sign. The visibility offers a tremendous draw of traffic from the neighboring Edison High school on top of the ±18,157 cars per day. Excellent Owner/User or Investment Opportunity. Property includes ample additional vacant land in the rear for parking, expansion, development, or to lease out (formerly rented to recycler). Many rooftops around this dense location with very few competing commercial buildings. Great SBA candidate and seller-carry financing is available.

LOCATION OVERVIEW

Attractive building perfectly positioned to offer easy access, strong demographics and traffic generators. Nearby CA-99 Freeway, State Highway 41, 168 and 180 connect to all parts of central California. Ideal walk-able location right in front of FAX NW Fresno - Jones - Bus Stop #38 near Edison High School, West of CA-99 and Fresno St between Jones and Irwin Avenues, just north of E California Ave. Access off a front curb cut and 2 rear alley entrances/exits. The Central Valley WIC building is across the street, with various quality tenants including Fresno Economic Opportunities Commission (EOC), West Branch Library, AutoZone, Arco, Rite Aid, Domino's, KFC, Little Caesars, Metro PCS, Chevron, Bank of America, & more. Limited competition/retail uses in the area, surrounded by many rooftops, and in front of a 4-lane major thoroughfare. Planned State Center Community College District (SCCCD) is just 1.4 miles southeast.



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FIGURE 2-1 Conceptual Vision for Southwest Fresno



Conceptual Vision for Southwest Fresno | Southwest Fresno Specific Plan Adopted on October 26, 2017

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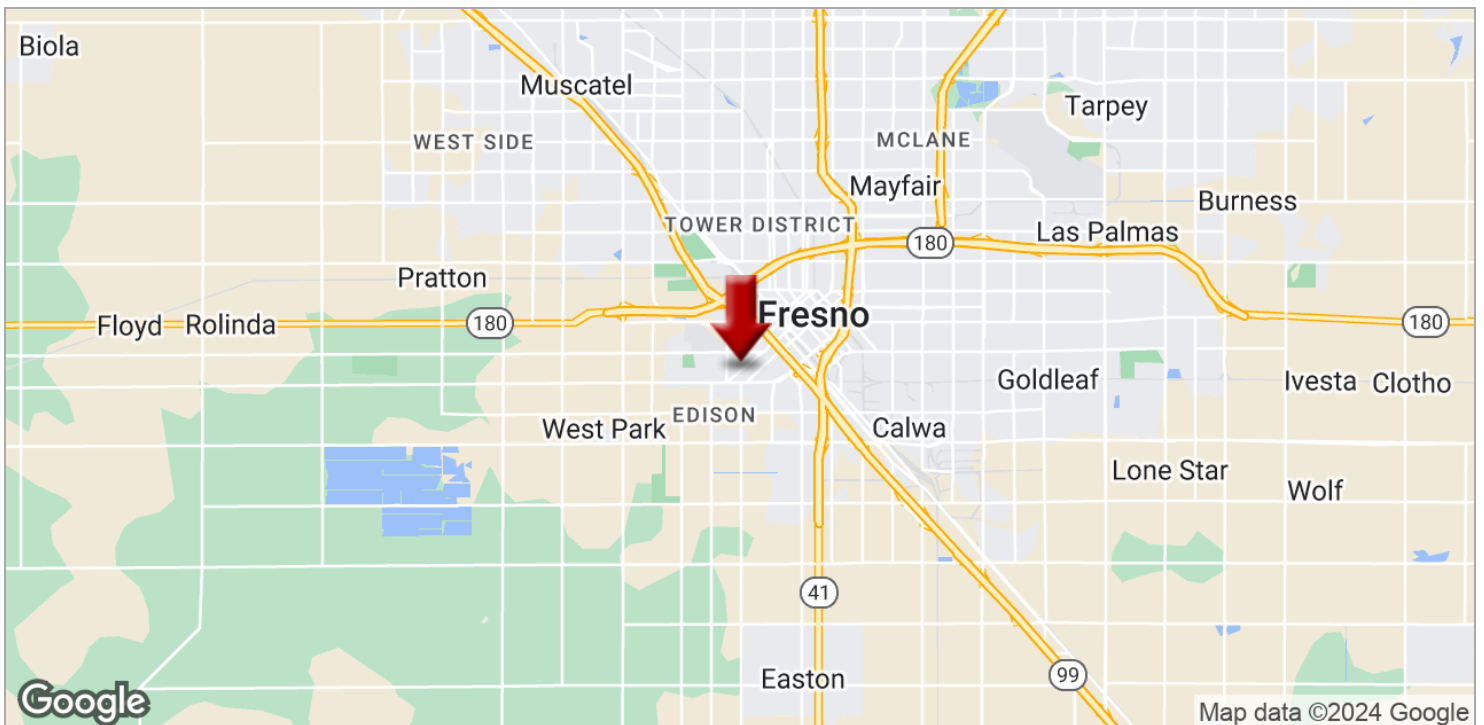
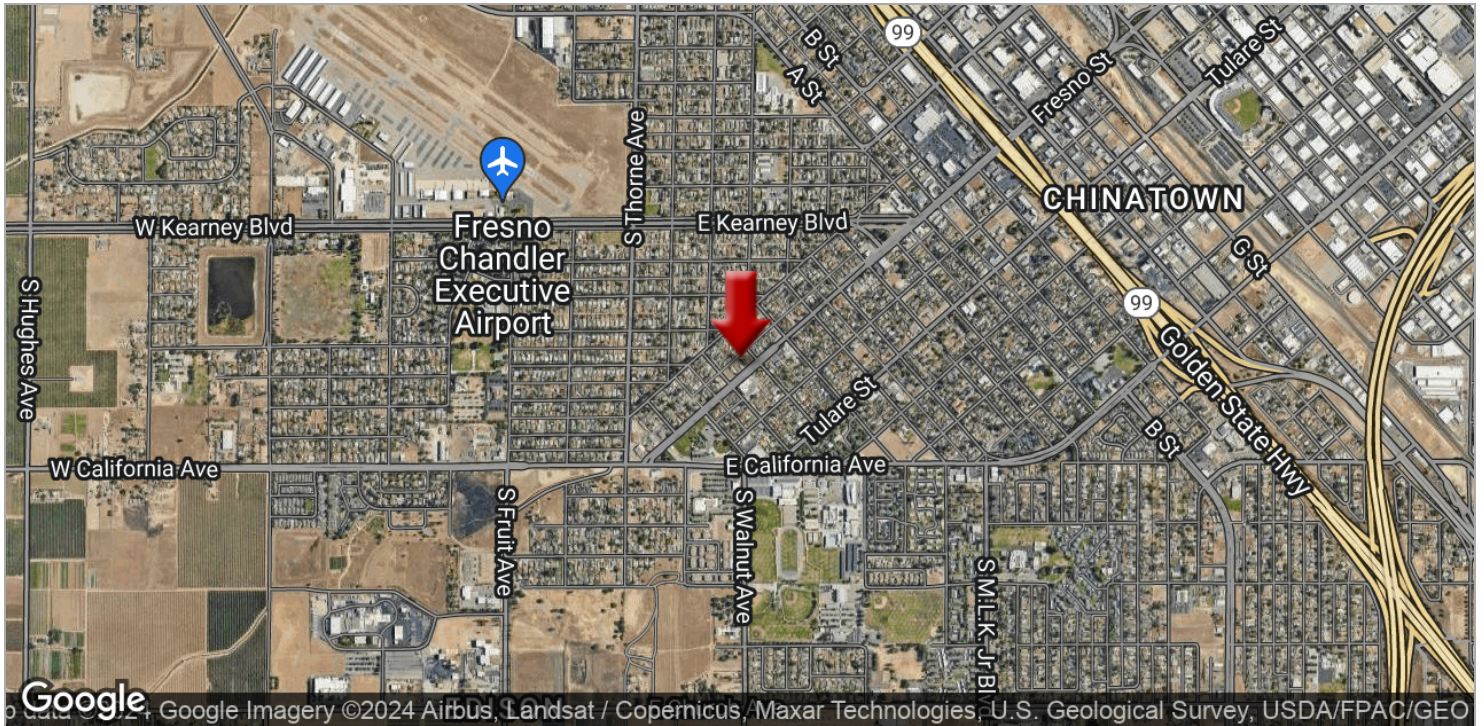
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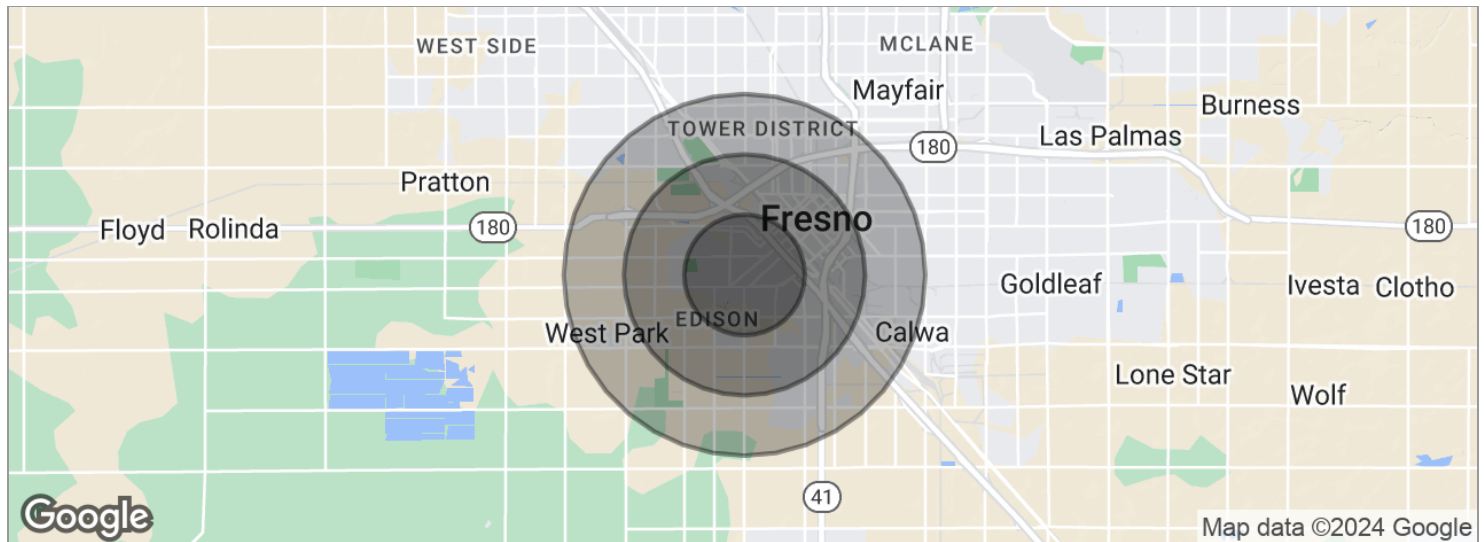
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POPULATION	1 MILE	2 MILES	3 MILES
Total population	17,262	43,722	76,437
Median age	24.9	28.3	31.4
Median age (male)	24.5	27.6	30.8
Median age (Female)	26.0	29.9	32.8
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total households	4,386	12,943	24,447
# of persons per HH	3.9	3.4	3.1
Average HH income	\$42,925	\$56,752	\$65,143
Average house value	\$182,104	\$236,986	\$273,600
ETHNICITY (%)	1 MILE	2 MILES	3 MILES
Hispanic	74.3%	58.3%	48.5%
RACE (%)	1 MILE	2 MILES	3 MILES
White	77.6%	80.6%	80.7%
Black	0.4%	0.9%	1.2%
Asian	7.1%	5.7%	5.3%
Hawaiian	0.0%	0.2%	0.1%
American Indian	0.2%	0.8%	0.8%
Other	12.2%	8.9%	8.7%

* Demographic data derived from 2020 ACS - US Census

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