

## OFFICE FOR SALE

### TURN KEY DENTIST OFFICE FOR SALE IN DOWNTOWN LEMOORE

210 Heinlen St , Lemoore, CA 93245



# AVAILABLE



SALE PRICE:	\$225,000
BUILDING SIZE:	1,425 SF
YEAR BUILT:	1946
RENOVATED:	2017
ZONING:	Downtown Mixed Use
MARKET:	Downtown Lemoore
SUB MARKET:	Downtown
CROSS STREETS:	C St

#### PROPERTY FEATURES

- ±1,425 SF Dental Office Space on a ±1,950 SF Lot
- Located In The Heart of Downtown w/ Easy FWY Access
- Busy & Established Retail Corridor | Central Location
- Ample Parking In Front, Rear and Parking Lot Across the Street Available
- Reception, 4 Operating Stations, Private Office, Lab, 2 Restrooms, Break Room
- Building Renovated 2017, New HVAC in 2019
- Ample Storage Throughout Office
- Secure, Private, Established Location w/ Quality Tenant Mix
- Close Proximity to Major Traffic Generators
- Ethernet/Phone Cabling Throughout & Wireless Internet Ready
- There is a Total Population of 160,153 in a 3 Mile Radius

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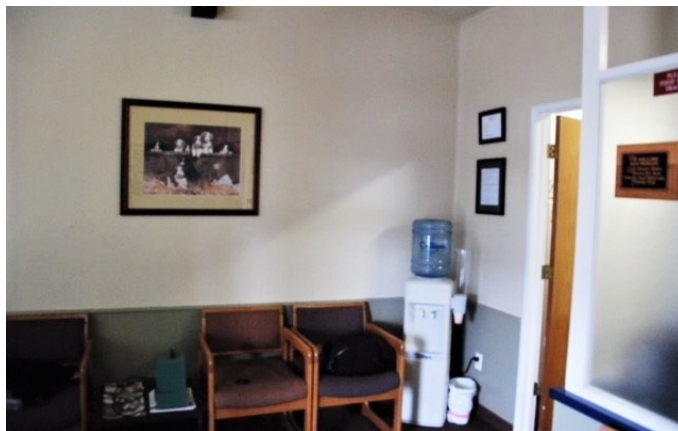
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#### PROPERTY OVERVIEW

Turn key dentist office available for sale in downtown Lemoore. The office space is a total of  $\pm 1,425$  SF on a  $\pm 1,950$  SF lot. The building consists of one unit with an open reception, 4 large operating rooms, a front office, private Dr. office, 2 restrooms, a lab, break room, and a small outside space for the employees and Dr to enjoy. The building was renovated in 2017 and a new HVAC with 5T unit was installed in 2019, the building is in good condition with a great flow through the office. Building is nicely placed in the heart of Downtown with an attractive front entrance with new stone under the windows and awning, and a low maintenance landscape in the back yard space. There is ample parking on the street, parking lot across the street or rear parking in the back of the building.

Leased to until July 2021 at \$1,780 gross per month, allowing an owner/user to enjoy healthy income, then occupy or an investor to re-lease.



#### LOCATION OVERVIEW

This property is located on the southeast corner of Heinlen St and C St. North of W D St, East of Heinlen St, South of C St and West of Follett St in Lemoore, California. This property is located in the heart of the town near many restaurants, banks, schools and city buildings that include: Dominos Pizza, Pad Thai, Lemoore Branch Library, Wells Fargo Bank, Popeyes Louisiana Kitchen, The Burger Shack, The Wrecking Bar, Foot Locker, Fed Ex Drop Off, Veterans Memorial Park, Lemoore Elementary School, Lemoore High School, Liberty Middle School, The Vineyard, Las Espuelas and Many More!!



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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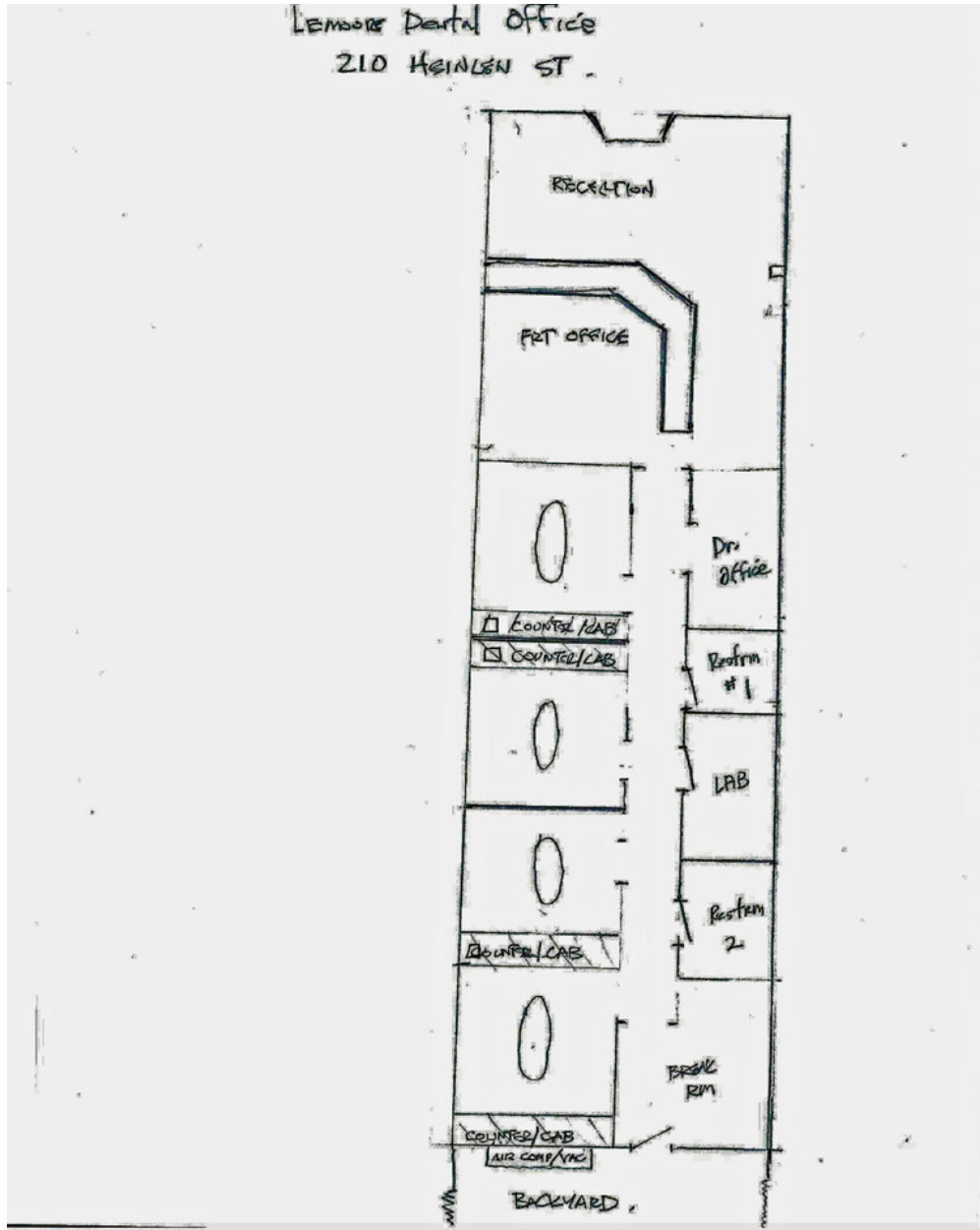
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Map  
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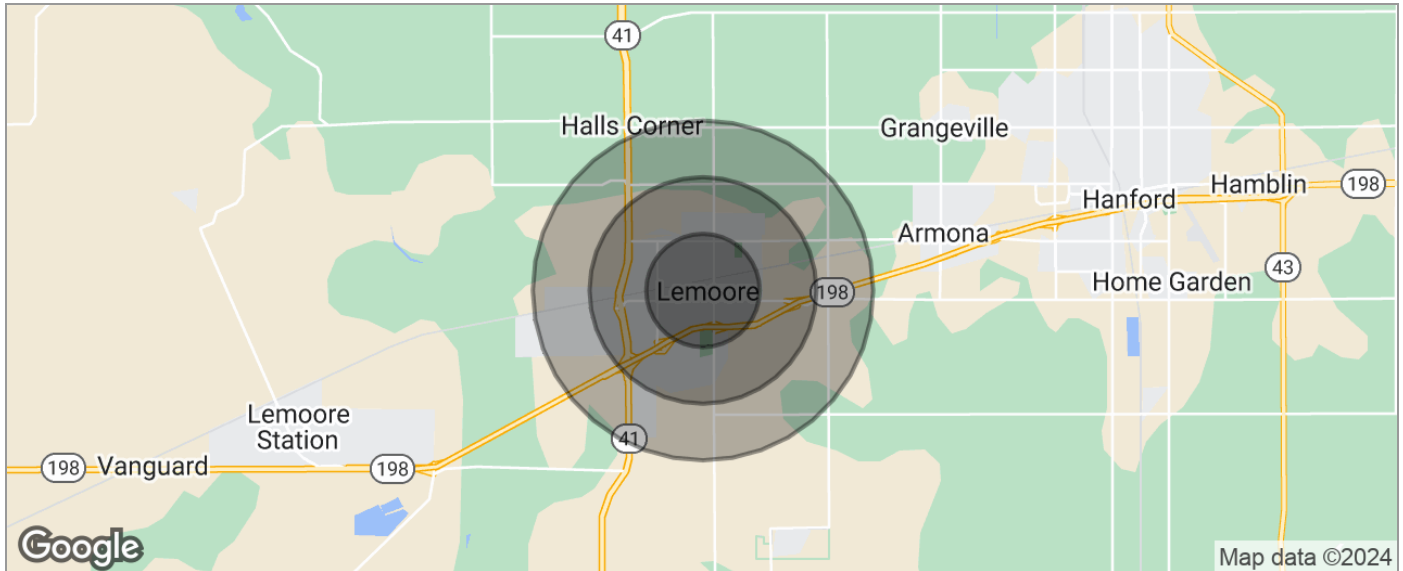
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POPULATION	1 MILE	2 MILES	3 MILES
TOTAL POPULATION	22,152	77,150	160,153
MEDIAN AGE	26.6	26.1	26.6
MEDIAN AGE (MALE)	26.5	25.6	26.1
MEDIAN AGE (FEMALE)	28.3	27.4	27.7
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
TOTAL HOUSEHOLDS	5,652	21,041	45,200
# OF PERSONS PER HH	3.9	3.7	3.5
AVERAGE HH INCOME	\$33,704	\$35,413	\$38,280
AVERAGE HOUSE VALUE	\$220,456	\$234,405	\$214,431
RACE	1 MILE	2 MILES	3 MILES
% WHITE	38.8%	41.7%	43.4%
% BLACK	7.9%	7.4%	7.8%
% ASIAN	6.1%	11.2%	11.5%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	1.5%	1.2%	1.1%
% OTHER	42.9%	35.8%	32.8%
ETHNICITY	1 MILE	2 MILES	3 MILES
% HISPANIC	71.3%	68.2%	64.5%

\* Demographic data derived from 2020 ACS - US Census

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