

## OFFICE FOR SALE

# ±2,878 SF OFFICE BUILDING IN LINDSAY, CA

287 E Hermosa St, Lindsay, CA 93247



### OFFERING SUMMARY

<b>SALE PRICE:</b>	\$360,000
<b>PRICE/SF</b>	\$125
<b>LOT SIZE:</b>	0.258 Acres
<b>BUILDING SIZE:</b>	2,878 SF
<b>ZONING:</b>	CC
<b>APN'S:</b>	205-253-007
<b>SBA LOAN:</b>	Yes; 10% Down

### PROPERTY HIGHLIGHTS

- Great SBA Loan Candidate | Can Lease Out Small Portion
- With \$36K Down, Payment is \$1K/month Less Than A Lease!
- ±2,878 SF Freestanding Office Building w/ Ample Parking
- Private Offices, Printer/Storage Room, Large Bull Pen, Reception
- Well-Known Freestanding Building w/ Private Parking
- Upside in Leasing Potential or Owner/User Occupancy
- Surrounded with Ample Parking and Mature Landscaping
- Excellent Presence Surrounded with Quality Tenants
- Ample Private Parking w/ Hermosa Street Frontage

**KW COMMERCIAL**  
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### PROPERTY OVERVIEW

±2,878 SF freestanding office building with private parking on a ±0.258 acre lot. As a former accountant office, the interior offers an open layout offering lobby, receptionist area, many large private offices, breakroom, storage closet, and (2) restrooms. Space is in well maintained condition, offering endless potential for the interior to easily be molded to the next occupants desired layout. Located on the corner of Hermosa St offering outstanding frontage and visibility. Positioned against the street offering street parking in addition to (5) on-site stalls.

### LOCATION OVERVIEW

This property is located on the Northwest corner of Hermosa St & Gale Hill Ave in Lindsay, CA. The property is North of Samoa St, South Of Frazier St, West of Homassel Ave and East of Mirage Ave. Surrounding tenants include McDonald's, Burger King, Taco Bell, Starbucks, Subway, Dollar Tree, Bank of the Sierra, Cricket, Tony's Pizza, China's Alley, Primos Tacos, Bob's Drive In, Rite Aid, and many others!



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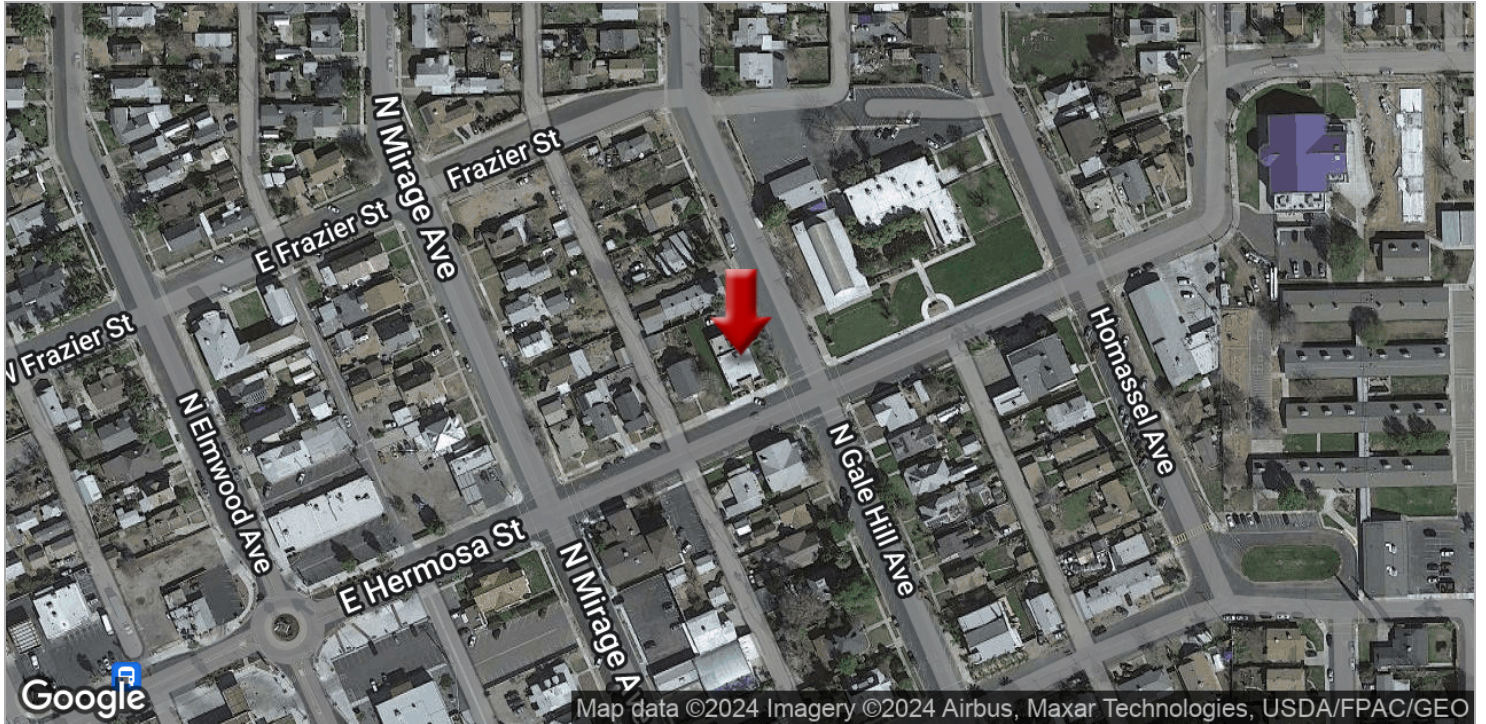
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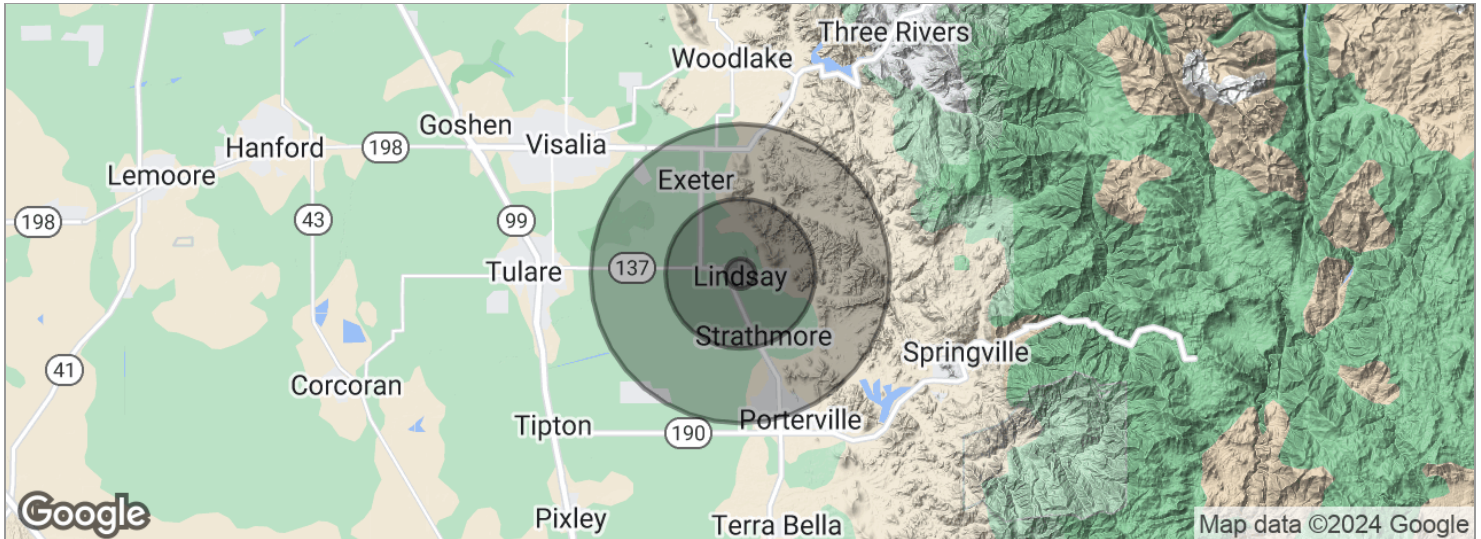
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POPULATION	1 MILE	5 MILES	10 MILES
Total population	9,502	18,908	74,644
Median age	32.0	36.4	34.4
Median age (male)	31.6	34.9	31.7
Median age (Female)	33.9	36.6	35.3
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	2,929	6,358	24,338
# of persons per HH	3.2	3.0	3.1
Average HH income	\$44,706	\$46,053	\$59,696
Average house value	\$263,363	\$249,463	\$280,840
ETHNICITY (%)	1 MILE	5 MILES	10 MILES
Hispanic	88.2%	80.4%	65.9%
RACE (%)	1 MILE	5 MILES	10 MILES
White	70.6%	70.6%	65.4%
Black	0.2%	0.3%	0.6%
Asian	0.9%	0.9%	3.4%
Hawaiian	0.0%	0.1%	0.1%
American Indian	0.4%	0.4%	1.2%
Other	18.7%	18.3%	20.8%

\* Demographic data derived from 2020 ACS - US Census

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