

OFFICE FOR SALE & LEASE

±2,878 SF OFFICE BUILDING IN LINDSAY, CA

287 E Hermosa St, Lindsay, CA 93247



Sale Price

\$360,000

Lease Rate

**\$1.00
SF/MONTH**

PROPERTY HIGHLIGHTS

- ±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
- ±74,644 Residents Within 10-Mile Radius
- Convenient Location Between CA-65 & CA-137
- Ethernet/Phone Cabling Throughout & Wireless Internet Ready
- 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

OFFERING SUMMARY

Building Size:	2,878 SF
Available SF:	2,878 SF
Lot Size:	0.258 Acres
Price / SF:	\$125.09
Year Built:	1947
Zoning:	CC
Market:	Visalia/Porterville
APN's:	205-253-007
SBA Loan:	Yes; 10% Down
Cross Streets:	E Hermosa & N Gale Hill

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

JARED ENNIS

Executive Vice President
O: 559.705.1000
C: 559.705.1000
jared@centralcacommercial.com
CA #01945284

KEVIN LAND

Executive Managing Director
O: 559.705.1000
kevin@centralcacommercial.com
CA #01516541

KW COMMERCIAL

7520 N. Palm Ave #102
Fresno, CA 93711

Each Office Independently Owned and Operated **CentralCaCommercial.com**

OFFICE FOR SALE & LEASE

±2,878 SF OFFICE BUILDING IN LINDSAY, CA

287 E Hermosa St, Lindsay, CA 93247



PROPERTY DESCRIPTION

±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 DESCRIPTION

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!



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

JARED ENNIS

Executive Vice President
O: 559.705.1000
C: 559.705.1000
jared@centralcacommercial.com
CA #01945284

KEVIN LAND

Executive Managing Director
O: 559.705.1000
kevin@centralcacommercial.com
CA #01516541

KW COMMERCIAL
7520 N. Palm Ave #102
Fresno, CA 93711

Each Office Independently Owned and Operated **CentralCaCommercial.com**

OFFICE FOR SALE & LEASE

±2,878 SF OFFICE BUILDING IN LINDSAY, CA

287 E Hermosa St, Lindsay, CA 93247



AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
287 E Hermosa	Available	2,878 SF	Modified Gross	\$1.00 SF/month

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

JARED ENNIS

Executive Vice President
O: 559.705.1000
C: 559.705.1000
jared@centralcacommercial.com
CA #01945284

KEVIN LAND

Executive Managing Director
O: 559.705.1000
kevin@centralcacommercial.com
CA #01516541

KW COMMERCIAL
7520 N. Palm Ave #102
Fresno, CA 93711

Each Office Independently Owned and Operated **CentralCaCommercial.com**

OFFICE FOR SALE & LEASE

±2,878 SF OFFICE BUILDING IN LINDSAY, CA

287 E Hermosa St, Lindsay, CA 93247



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

JARED ENNIS

Executive Vice President
O: 559.705.1000
C: 559.705.1000
jared@centralcacommercial.com
CA #01945284

KEVIN LAND

Executive Managing Director
O: 559.705.1000
kevin@centralcacommercial.com
CA #01516541

KW COMMERCIAL
7520 N. Palm Ave #102
Fresno, CA 93711

Each Office Independently Owned and Operated **CentralCaCommercial.com**

OFFICE FOR SALE & LEASE

±2,878 SF OFFICE BUILDING IN LINDSAY, CA

287 E Hermosa St, Lindsay, CA 93247



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

JARED ENNIS

Executive Vice President

O: 559.705.1000

C: 559.705.1000

jared@centralcacommercial.com

CA #01945284

KEVIN LAND

Executive Managing Director

O: 559.705.1000

kevin@centralcacommercial.com

CA #01516541

KW COMMERCIAL

7520 N. Palm Ave #102

Fresno, CA 93711

Each Office Independently Owned and Operated **CentralCaCommercial.com**

OFFICE FOR SALE & LEASE

±2,878 SF OFFICE BUILDING IN LINDSAY, CA

287 E Hermosa St, Lindsay, CA 93247



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

JARED ENNIS

Executive Vice President

O: 559.705.1000

C: 559.705.1000

jared@centralcommercial.com

CA #01945284

KEVIN LAND

Executive Managing Director

O: 559.705.1000

kevin@centralcommercial.com

CA #01516541

KW COMMERCIAL

7520 N. Palm Ave #102

Fresno, CA 93711

Each Office Independently Owned and Operated **CentralCaCommercial.com**

OFFICE FOR SALE & LEASE

±2,878 SF OFFICE BUILDING IN LINDSAY, CA

287 E Hermosa St, Lindsay, CA 93247



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

JARED ENNIS

Executive Vice President
O: 559.705.1000
C: 559.705.1000
jared@centralcommercial.com
CA #01945284

KEVIN LAND

Executive Managing Director
O: 559.705.1000
kevin@centralcommercial.com
CA #01516541

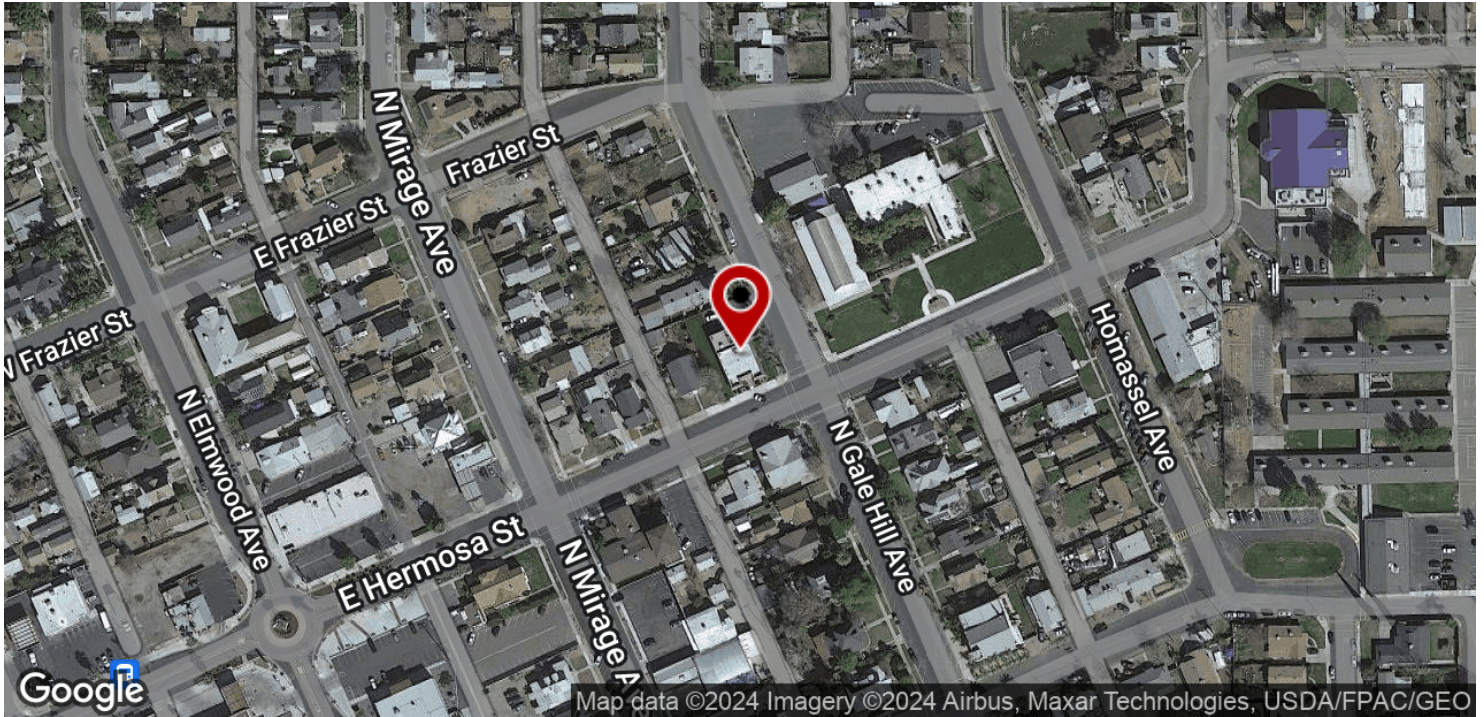
KW COMMERCIAL
7520 N. Palm Ave #102
Fresno, CA 93711

Each Office Independently Owned and Operated **CentralCaCommercial.com**

OFFICE FOR SALE & LEASE

±2,878 SF OFFICE BUILDING IN LINDSAY, CA

287 E Hermosa St, Lindsay, CA 93247



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

JARED ENNIS

Executive Vice President
O: 559.705.1000
C: 559.705.1000
jared@centralcacommercial.com
CA #01945284

KEVIN LAND

Executive Managing Director
O: 559.705.1000
kevin@centralcacommercial.com
CA #01516541

KW COMMERCIAL

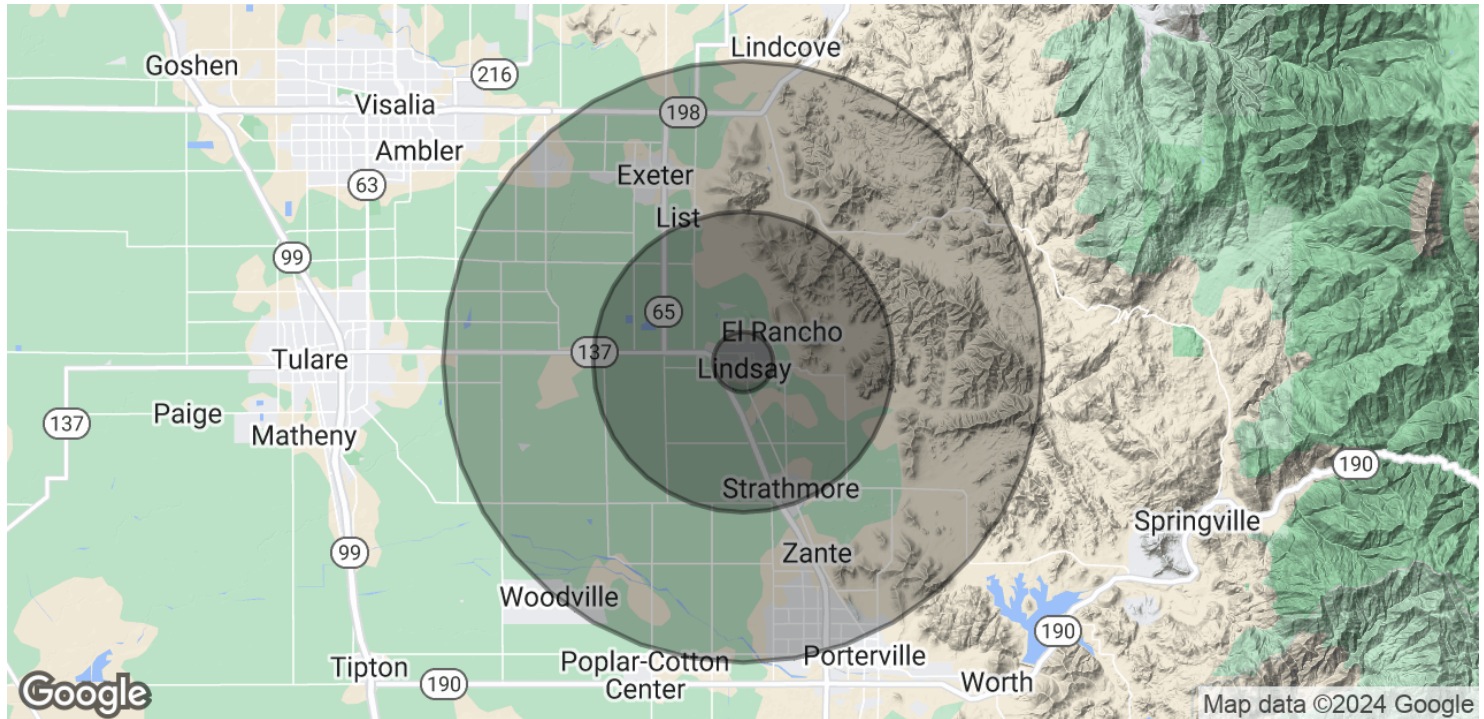
7520 N. Palm Ave #102
Fresno, CA 93711

Each Office Independently Owned and Operated CentralCaCommercial.com

OFFICE FOR SALE & LEASE

±2,878 SF OFFICE BUILDING IN LINDSAY, CA

287 E Hermosa St, Lindsay, CA 93247



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	9,502	18,908	74,644
Average Age	32.0	36.4	34.4
Average Age (Male)	31.6	34.9	31.7
Average 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%

* Demographic data derived from 2020 ACS - US Census

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

JARED ENNIS
Executive Vice President
O: 559.705.1000
C: 559.705.1000
jared@centralcacommercial.com
CA #01945284

KEVIN LAND
Executive Managing Director
O: 559.705.1000
kevin@centralcacommercial.com
CA #01516541

KW COMMERCIAL
7520 N. Palm Ave #102
Fresno, CA 93711

Each Office Independently Owned and Operated **CentralCaCommercial.com**