

RETAIL FOR SALE & LEASE

PRIME COMMERCIAL SPACE FOR SALE/LEASE OFF ACADEMY

929 Academy Ave, Sanger, CA 93657



Sale Price

\$700,000

Lease Rate

\$3,750.00 PER MONTH

PROPERTY HIGHLIGHTS

- Open Floor Plan - Allows for Many Uses
- $\pm 7,500$ SF Ground Floor ~ $\pm 7,500$ SF Upstairs
- Rear Warehouse Storage/Parking, Open Retail Frontage
- Great Signage / Frontage on Academy Avenue in a High Traffic Area
- Rear Parking Available ~ Near Many New Developments
- Multiple Entrances, Restrooms, Storage Rooms, and Offices
- Reception Hall, Dance Studio, Religious Services, Gymnastics, etc.
- Outstanding Access To Freeways 168, 41, & 99 From CA-180

OFFERING SUMMARY

Building Size:	15,000 SF
Available SF:	7,500 - 15,000 SF
Lot Size:	0.17 Acres
Price / SF:	\$46.67
Zoning:	C4: General Commercial
Market:	Sanger Retail
Submarket:	Academy Avenue Retail
APN:	317-173-04
Cross Streets:	Academy Ave & 9th St

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PROPERTY DESCRIPTION

Well Known Commercial building centrally located in the downtown heart of Sanger. $\pm 7,500$ SF open ground floor, former gym/thrift store, has open retail showroom setting, rear $\pm 2,000$ SF warehouse/storage/ parking (with 10 parking spaces) with a rollup door, many offices, and restrooms. The second floor offers (3) large private offices, kitchen/bar area, (2) restrooms and a $\pm 5,250$ SF open room with tall dome roof and hardwood floors. Great potential for a variety of uses including Retail, Reception Hall, Dance Studio, Dance, gymnastics, martial arts studios, Religious Services, Roller Rink, and more. Has two front entrances and one rear entrance. Excellent SBA loan candidate with only 10% down!

LOCATION DESCRIPTION

Prime location on the Northwest quadrant of 10th Street and Academy Avenue between Annadale and Jensen Avenues just North of North Avenue in Sanger, CA. Sanger is a city in Fresno County, California, United States. The population was 26,617 at the 2020 census, up from 24,270 at the 2010 census and 18,731 at the 2000 census. Sanger is located 13 miles east-southeast of Fresno, at an elevation of 371 feet.



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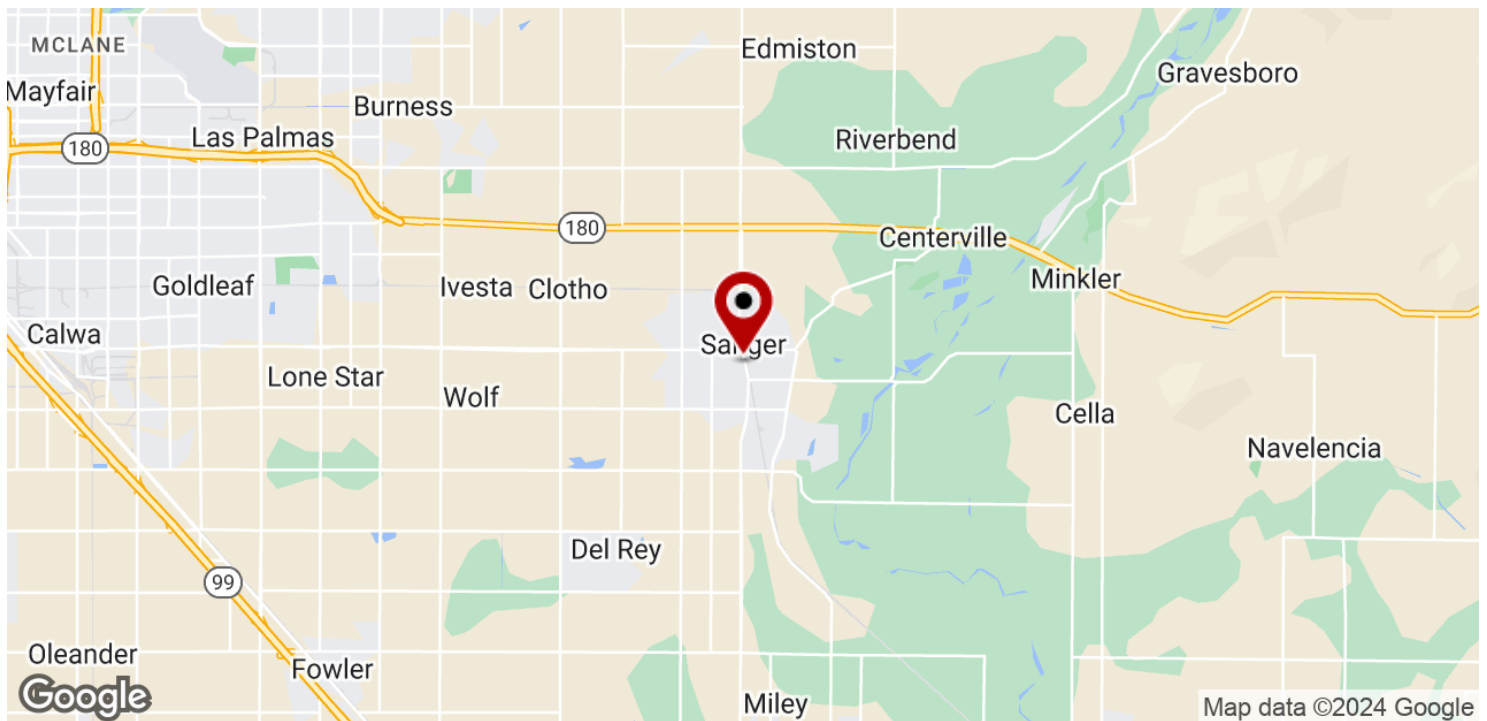
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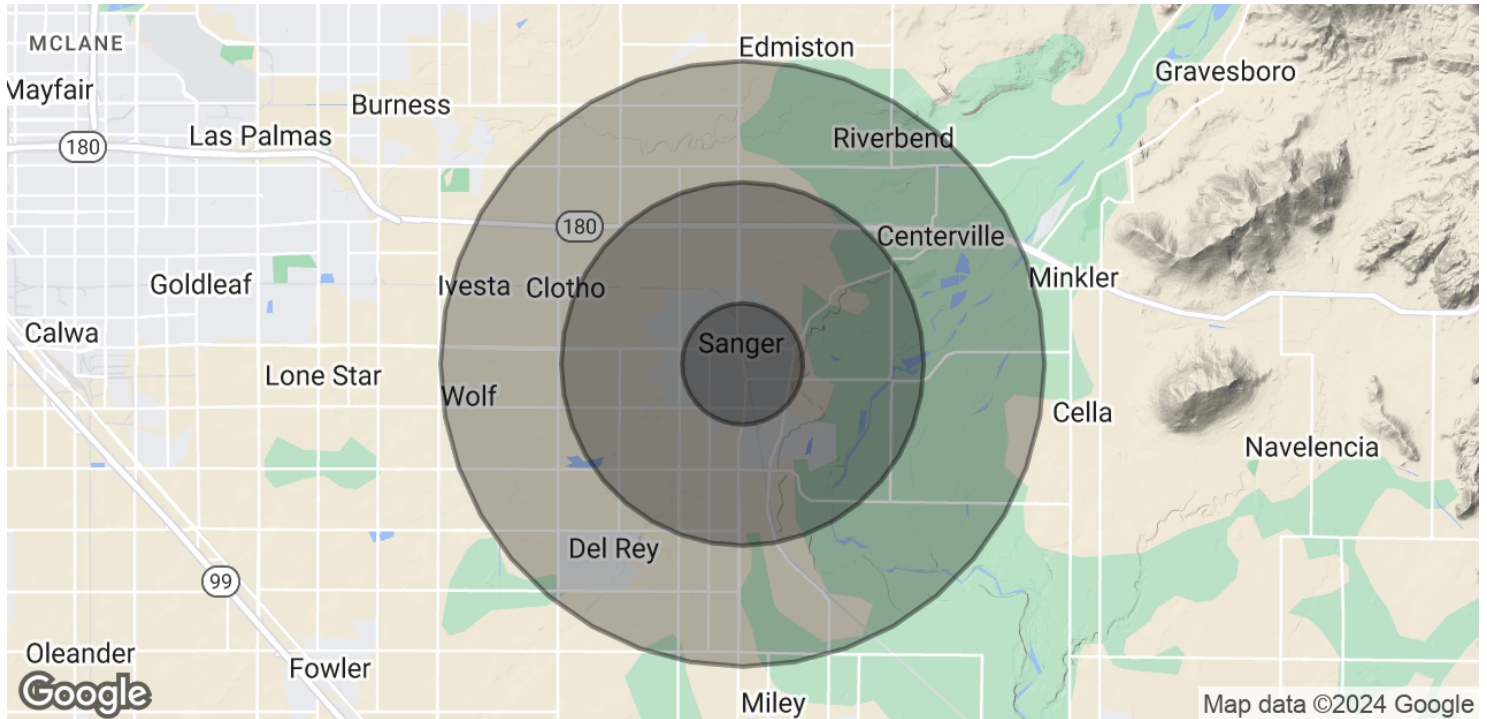
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,912	31,751	41,472
Average Age	26.9	27.2	29.0
Average Age (Male)	24.0	24.5	26.7
Average Age (Female)	30.6	30.5	31.8
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,357	8,776	11,592
# of Persons per HH	3.6	3.6	3.6
Average HH Income	\$52,361	\$53,196	\$60,393
Average House Value		\$395,932	\$395,912
ETHNICITY (%)	1 MILE	3 MILES	5 MILES
Hispanic	77.8%	77.4%	72.2%

* Demographic data derived from 2020 ACS - US Census

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