

LAND FOR SALE

±9,000 SF OF FULLY IMPROVED VACANT LAND

8805 S Main St, San Joaquin, CA 93660



Sale Price

\$79,000

PROPERTY HIGHLIGHTS

- Price Reduced! Seller-Financing Available w/ 20% Down
- ±9,000 SF Lot w/ Concrete Pad
- MTM Food Truck: \$300/Month
- High Identity Location | Shovel Ready
- Corner Location | Concrete Pad w/ 2 Curb Cuts
- Fully Improved Parcel | Many Nearby Amenities
- Prime Land w/ Nearby CA-33 & HWY 145 Access
- Unmatched Level of Consumer Traffic & High-Volume Exposure
- Close to Transit and Public Transportation
- Ideal for Fast Food, Fuel Station & More!
- Situated Near Many Existing & Planned Developments

OFFERING SUMMARY

Available SF:	±9,000 SF
Lot Size:	9,000 SF
Price / Acre:	\$382,360
Zoning:	Commercial Service
Market:	San Joaquin Commercial
Submarket:	South San Joaquin
APN:	033-050-16
Cross Streets:	S Main St & Colorado Ave

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

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PROPERTY DESCRIPTION

±0.207 Acres (±9,000 SF) Commercial Development land located on the corner of Main Street and Colorado Ave. Highly visible corner location with easy access surrounded by quality neighbors. The property has quick access to Manning Ave which is the main street to connect the town to I-5 and State Routes 33, 180, 145, 41 and 99 which allows for convenient access to all major Cities in the area absorbing from Kerman, Fresno, Mendota, Selma and more. The zoning is very flexible and allows for a variety of commercial uses. The lot features a full concrete pad above street grade, has all utilities nearby and has all street and off-site improvements. The curb and gutter has been completed with 2 curb cuts, water/sewer nearby and the electricity is located near the West entrance.

The property has a MTM tenant paying \$300.00/month.

LOCATION DESCRIPTION

This parcel is located on the corner of S Main Street and W Colorado Avenue in San Joaquin, California. The parcel is North of Manning Ave, South of 9th Street, West of Nevada Ave and East of Railroad Street.

The City of San Joaquin is located 35 miles west of the City of Fresno near Interstate 5 and State Routes 33, 180, 145, 41 and 99. San Joaquin is filled with beautiful agricultural landscapes, its western vistas of the West Coast and its close to all major urban cities like Los Angeles and San Francisco via I-5. San Joaquin is a vibrant cornerstone with the County of Fresno.

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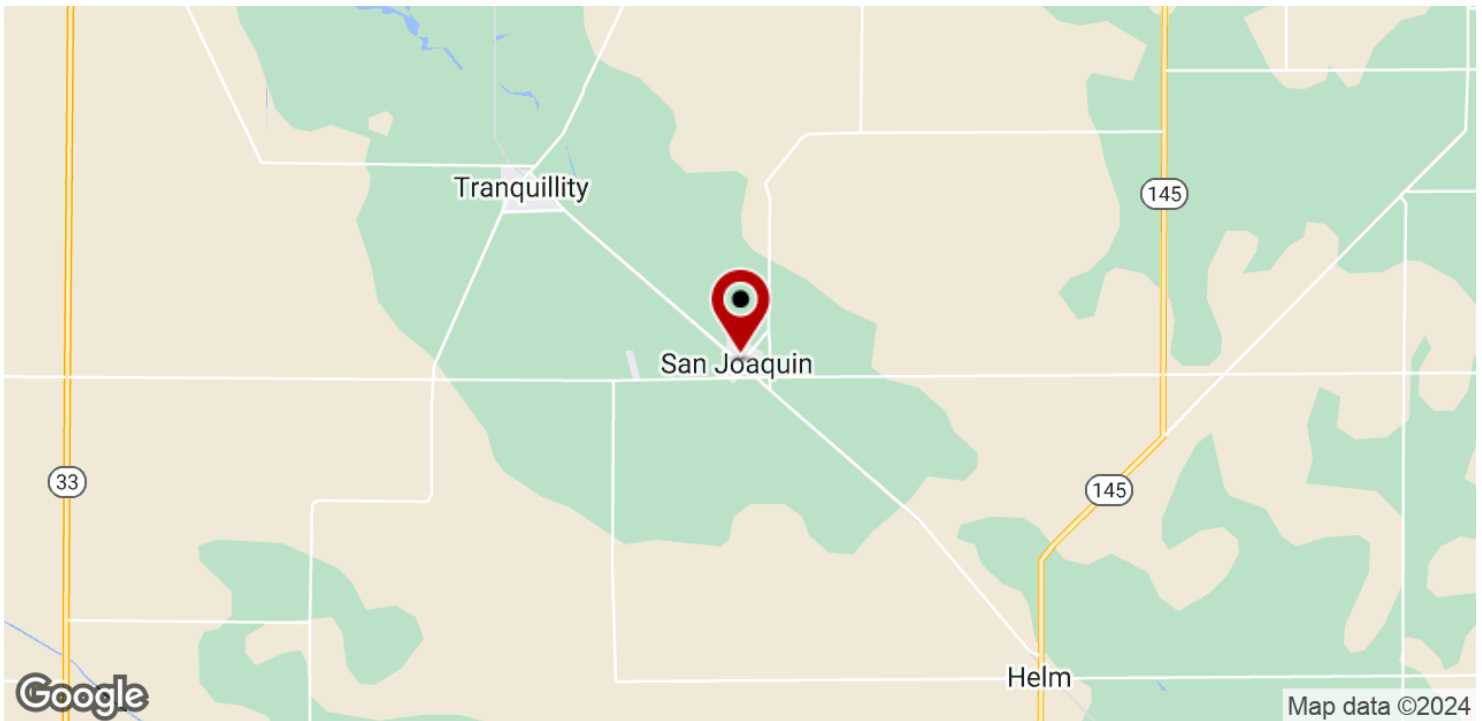
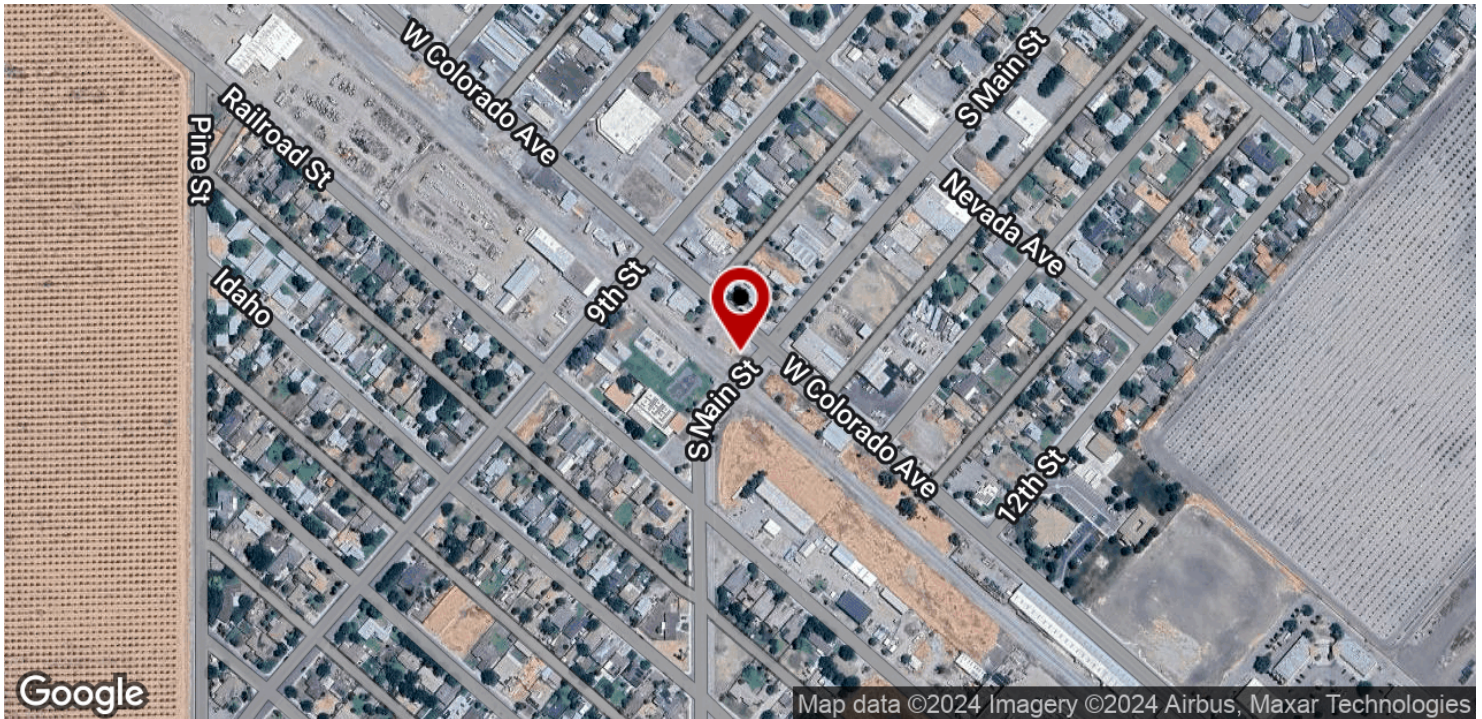
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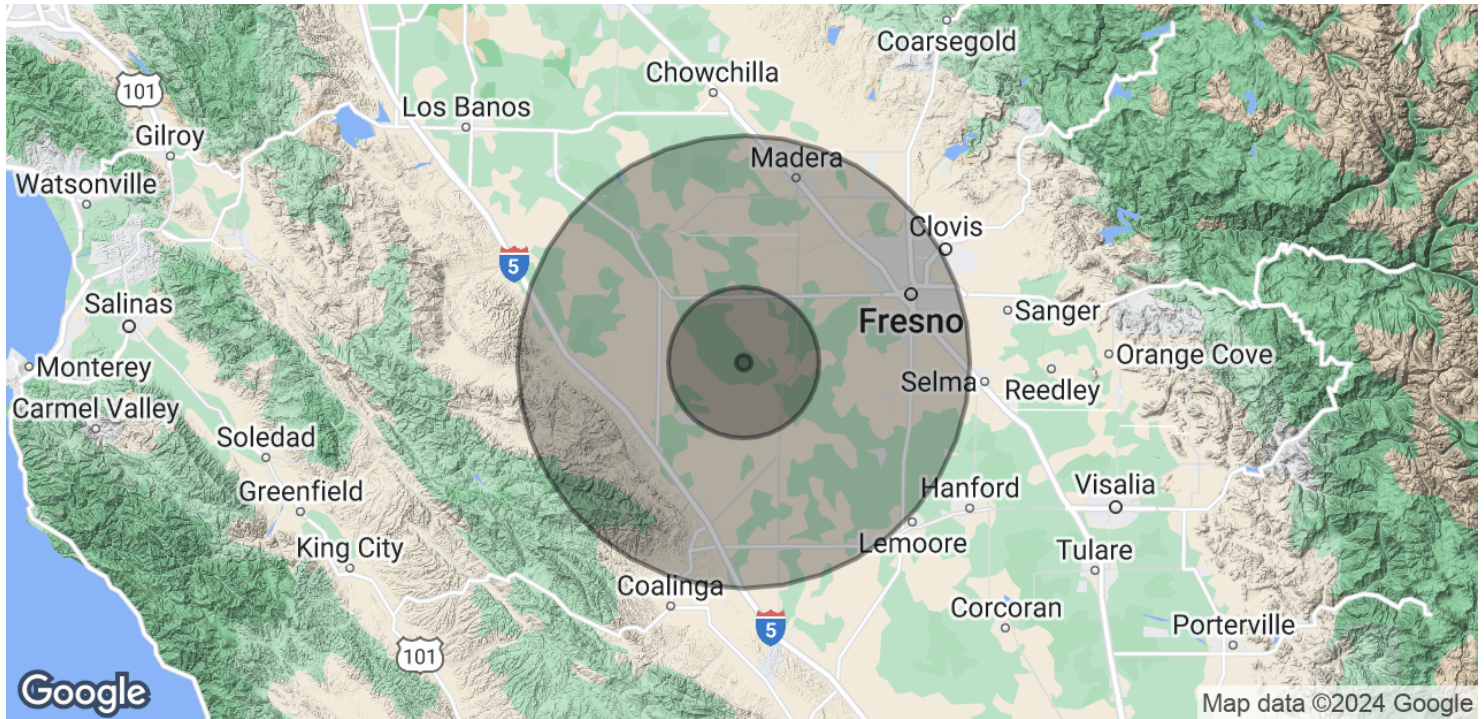
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POPULATION	1 MILE	10 MILES	30 MILES
Total Population	65	7,644	488,163
Average Age	25.7	28.8	30.3
Average Age (Male)	26.4	29.4	29.5
Average Age (Female)	24.8	27.9	31.1

HOUSEHOLDS & INCOME	1 MILE	10 MILES	30 MILES
Total Households	15	1,977	146,289
# of Persons per HH	4.3	3.9	3.3
Average HH Income	\$36,936	\$42,600	\$58,432
Average House Value	\$229,995	\$232,873	\$292,871

ETHNICITY (%)	1 MILE	10 MILES	30 MILES
Hispanic	87.7%	78.1%	57.5%

2020 American Community Survey (ACS)

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