

## RETAIL FOR SALE & LEASE

±816 SF RETAIL AUTOMOTIVE BUILDING IN FRESNO, CA

166 N Abby St, Fresno, CA 93701



Sale Price

**\$295,000**

Lease Rate

**\$2,250.00 PER MONTH**

### PROPERTY HIGHLIGHTS

- Approved Zoning for Used Auto Sales!
- ±816 SF Building w/ Blackstone Exposure
- Fully Paved & Lit Private Front & Rear Parking Lots
- Busiest Retail Growth Corridor w/ ±51,900 Cars Per Day
- Office Equipped w/ HVAC | Rear Work Area
- Flexible Zoning That Allows Many Uses | Equipped W/ Heavy Power
- Ample Private Parking & Multiple Fenced Yard Areas
- Close Proximity to Major Traffic Generators & CA-198 Ramps
- Great Access & Visibility w/ Unmatched Level of Consumer Traffic
- Secure, Private, Established Location w/ Easy Freeway Access
- Excellent Presence Surrounded with Quality Tenants
- Turn-Key Office/Warehouse Space off Highway 41

### OFFERING SUMMARY

Building Size:	816 SF
Available SF:	816 SF
Lot Size:	0.4 Acres
Price / SF:	\$361.52
Zoning:	CMX - Center Mixed Use
Market:	Fresno
Submarket:	Downtown Fresno
Traffic Count:	51,900 CPD
Cross Streets:	Abby St & Illinois Ave
APN:	459-332-30

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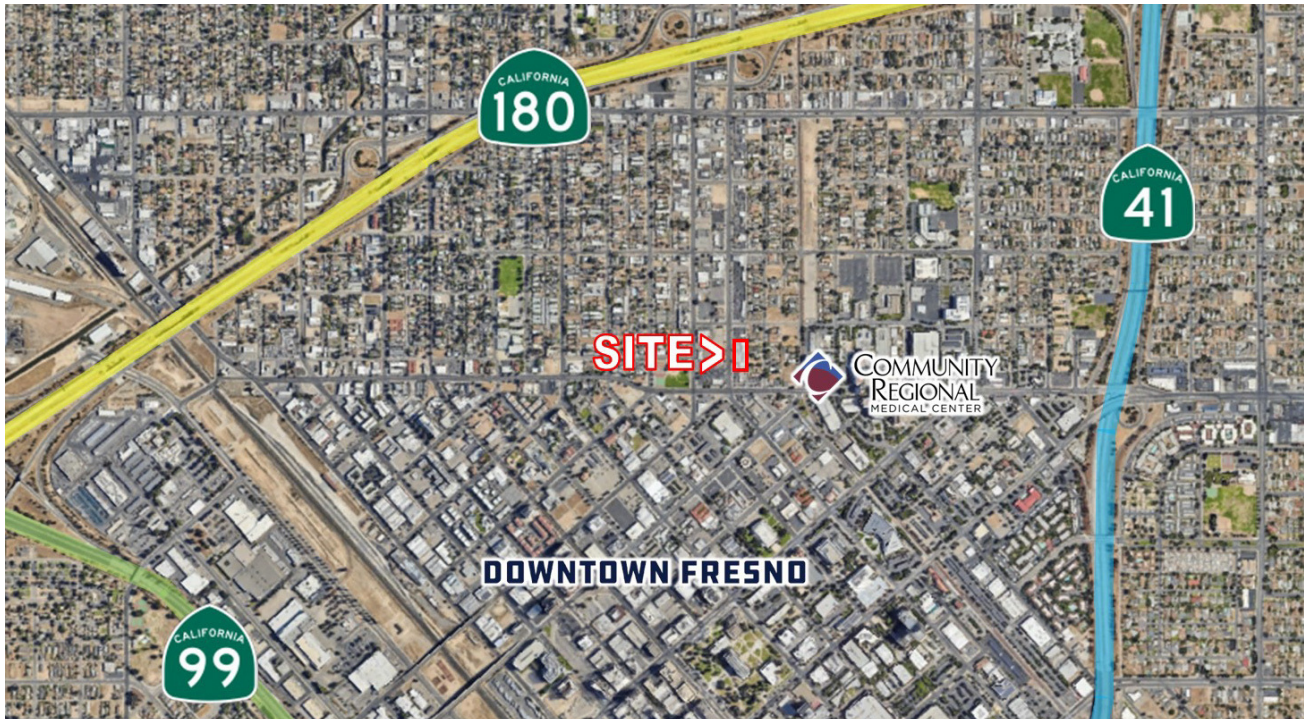
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### PROPERTY DESCRIPTION

±816 SF Retail Used Auto Sales building in a highly traveled area with Divisadero Street signage and exposure. Features a functional floor plan including large front fully lit & paved parking lot with room for over ±100 cars! This property features a rear work area perfect for auto repair & storage. The ±816 SF turnkey office is equipped with HVAC & heavy power. Situated just one street from one of Fresno's main retail corridor -Blackstone Ave- bringing an extra ±28,971 cars per day through the site.

### LOCATION DESCRIPTION

This property is located on Abby St with visibility of HWY 180 & 41, the property is between Belmont Ave and Divisadero St Just south of HWY 180, west of N Abby St, north of Divisadero St, & east of Fresno Community Regional Medical Center. Easy access to CA-41, CA-99 & HWY 180/168. Neighboring National tenants include McDonalds, Starbucks, DutchBros, Kuppa Joy, Grocery Outlet, Burger King, Wendy's, Smart & Final, Rally's, Noble Credit Union, United Security Bank, Westamerica Bank, Golden Restaurant, City Hall, Fresno Community Regional Medical Center, & many others!

Fresno is a major city in the San Joaquin Valley of California, United States. It is the county seat of Fresno County and the largest city in the greater Central Valley region. It covers about 115 square miles and had a population of 542,107 as of the 2020 Census, making it the fifth-most populous city, in California, the most populous inland city in California, and the 34th-most populous city in the nation.

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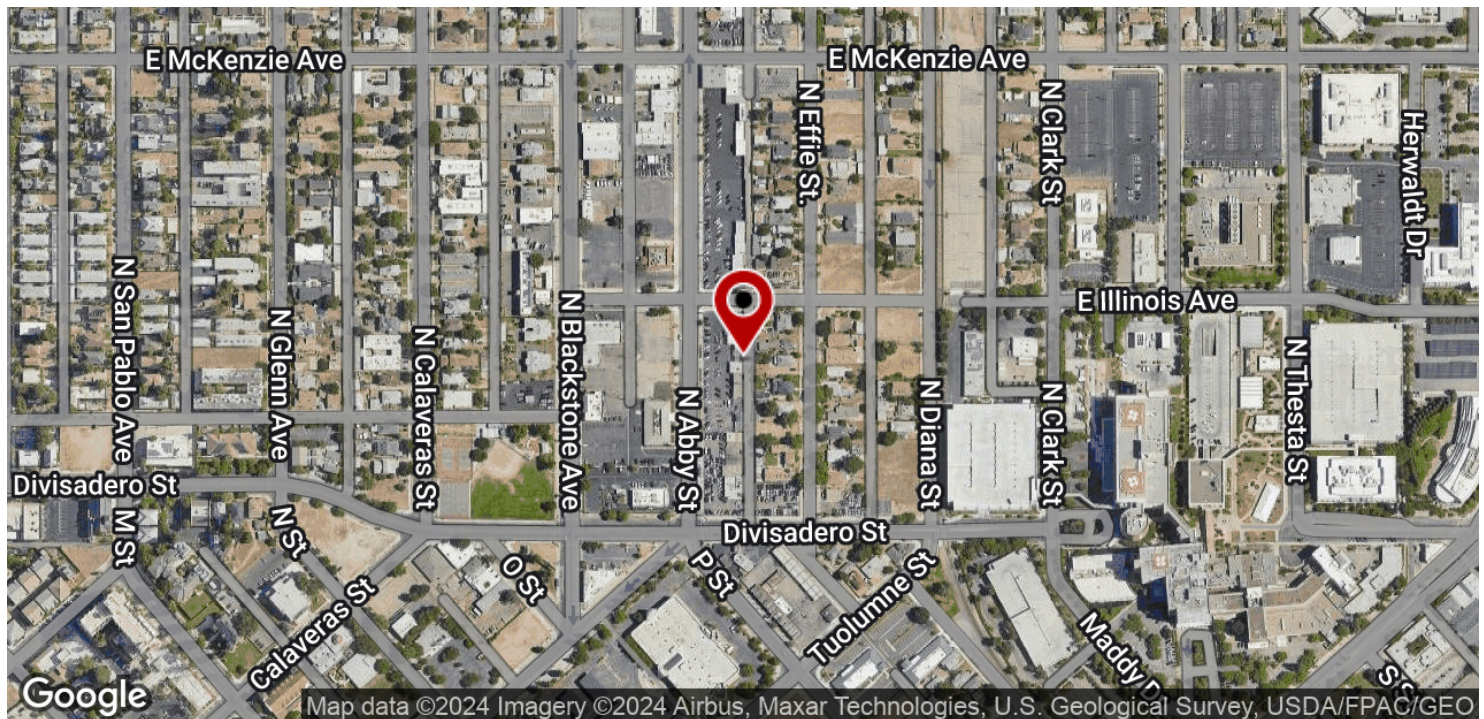
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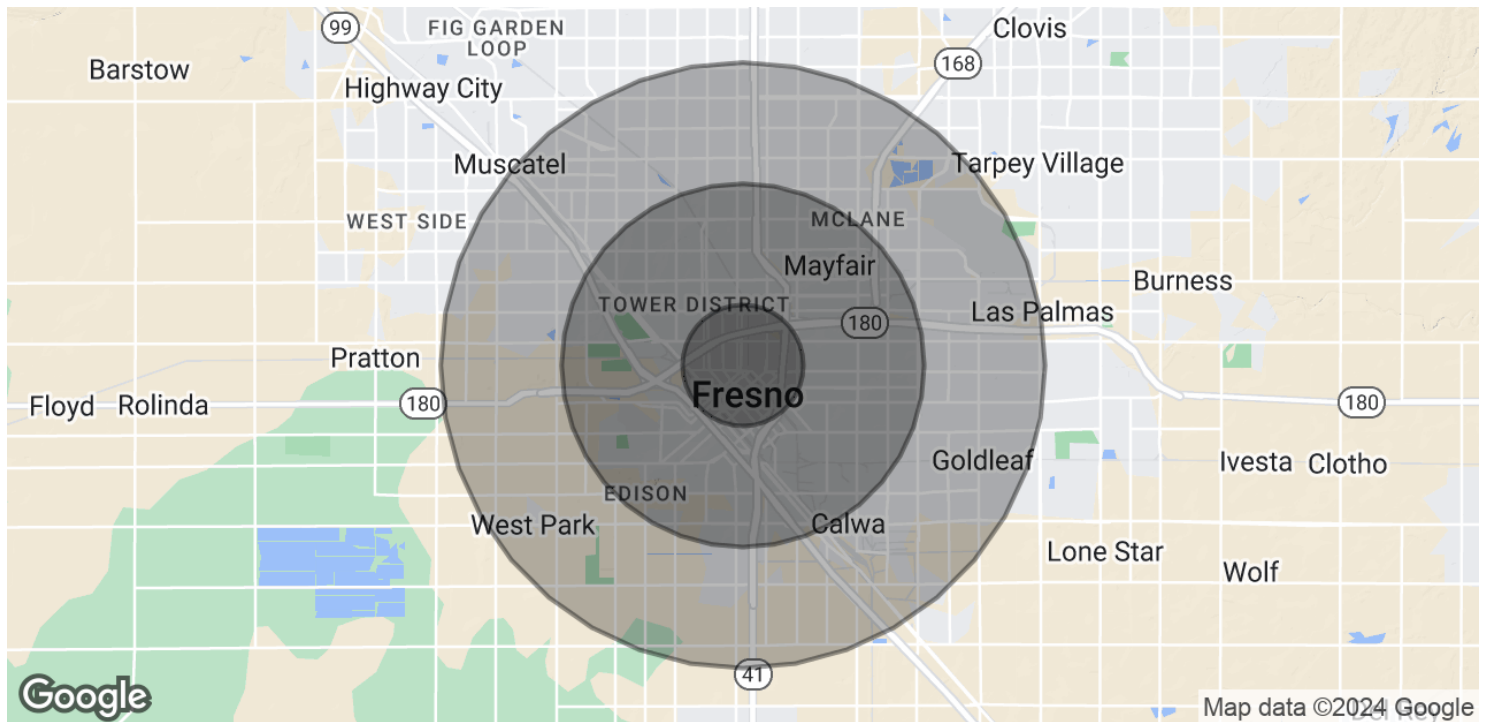
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	20,809	151,796	326,151
Average Age	31.0	30.6	30.8
Average Age (Male)	30.8	30.6	30.3
Average Age (Female)	32.7	31.1	31.8
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	7,507	50,890	109,045
# of Persons per HH	2.8	3.0	3.0
Average HH Income	\$33,179	\$43,571	\$50,527
Average House Value	\$91,617	\$143,508	\$165,476
ETHNICITY (%)	1 MILE	3 MILES	5 MILES
Hispanic	67.7%	67.4%	60.5%

\* Demographic data derived from 2020 ACS - US Census

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