

±3,000 SF Retail Building Off Park Blvd in Orange Cove, CA
Retail For Sale | 636 Park Blvd Orange Cove, CA 93646



Sale Price

\$200,000

OFFERING SUMMARY

Building Size:	3,000 SF
Available SF:	3,000 SF
Lot Size:	6,441 SF
Price / SF:	\$66.67
Year Built:	1946
Zoning:	C3: Central Business & Shopping
Market:	Fresno
Submarket:	E Outlying Fresno Cnty
Cross Streets:	Park Blvd & Center St
APN:	375-182-10

PROPERTY HIGHLIGHTS

- Owner User Opportunity: (1) Large Space Totaling ±3,000 SF
- New Interior & Exterior LED Lighting, & Functional Floorplan
- Well-Known Freestanding Building w/ Park Blvd Exposure
- Owner User Opportunity w/ Great Potential
- Rear Private Lit Parking Lot + Street Parking | Great Visibility
- Convenient Location Between Park Blvd and CA-63
- Concrete Wall Construction | Economical Space
- Easy Access from Surrounding Major Corridors
- Requires Little Management or Maintenance
- Surrounded with Ample Parking and Quality Tenants
- Close Proximity to Orange Cove Police & Fire Station

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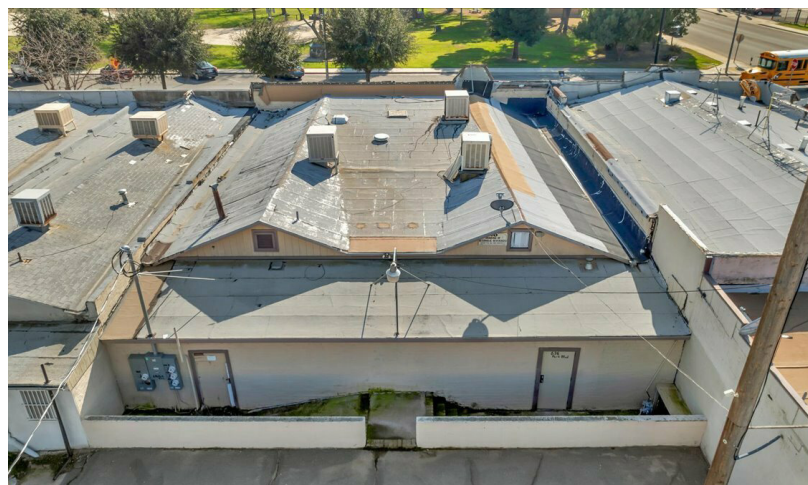
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PROPERTY DESCRIPTION

±3,000 SF freestanding flexible use commercial building off Park Blvd in Orange Cove, CA. Located along the city's primary throughfare, which sees daily traffic counts of approximately ±1,180 cars per day. The interior features open retail space and comes with architectural plans for restroom installation. The exterior offers a rear private parking lot with alley access, excellent existing signage, great visibility, & easy access to CA-63 ramps.

LOCATION DESCRIPTION

Subject property is located on Orange Coves main retail corridor, Park Boulevard bringing great visibility & easy access to the towns center. Park Blvd in Orange Cove is a key road that runs through the heart of the town, offering direct access to both local businesses and residential areas. It's a central location that attracts both locals and visitors, with a mix of shops, restaurants, and essential services along the way. Orange Cove, California, is a small town located in the central part of the state, nestled in the San Joaquin Valley just 30 minutes from Kings Canyon & Sequoia National Parks. It's known for its agriculture, with plenty of orange groves and other crops surrounding the area. The town has a peaceful, rural vibe, featuring a blend of farms, homes, and small businesses that cater to world travelers, making it an ideal spot to refuel, grab a bite, and enjoy a drink. The nearby foothills offer some scenic views, and it's a short drive from larger cities like Fresno.



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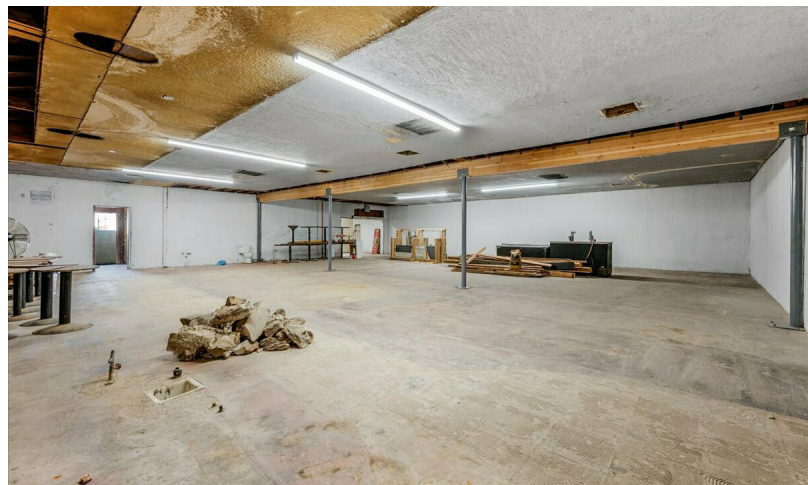
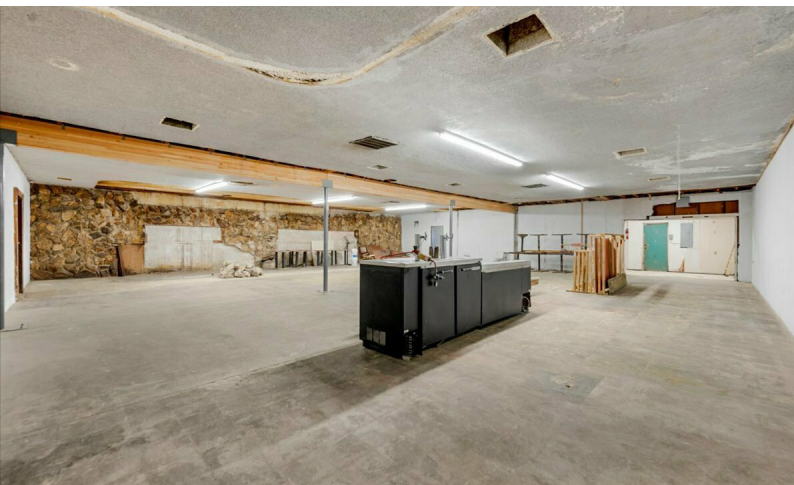
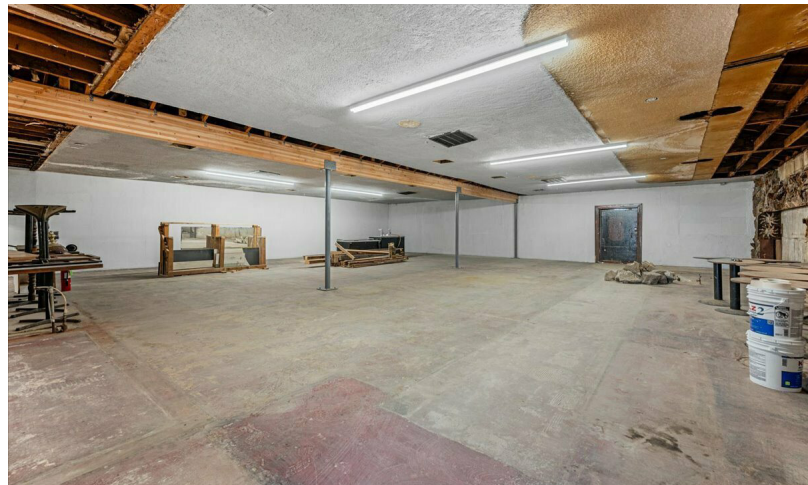
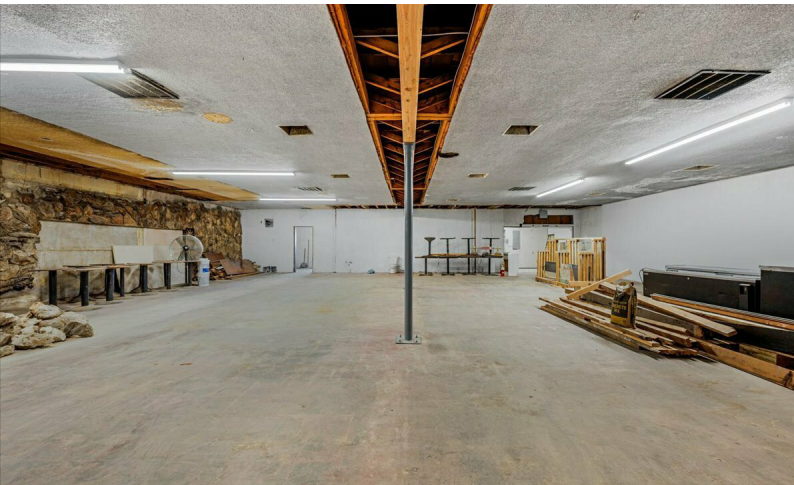
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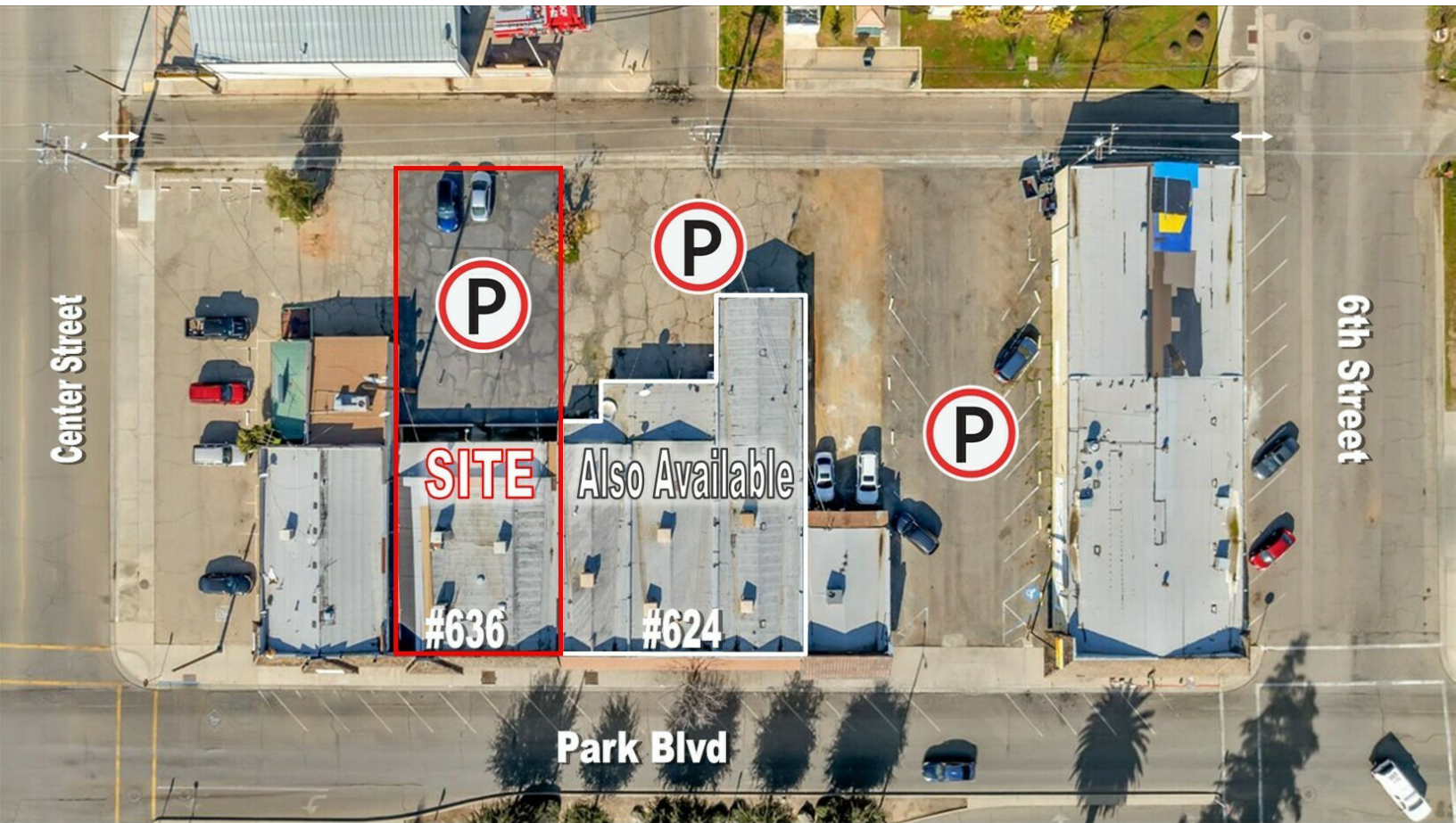
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A Restroom Reconstruction

636 Park Blvd Orange Cove

636 Park Blvd

Orange Cove, CA 93646

Deferred Submittal

Special Inspections

Project Team

OWNER
Lars Ennis
Orange Cove, CA 93646
(959) 551-0729
Email: lars@larsennis.com

ARCHITECT
BACEDMIN'S DESIGN & BUILD
2730 East Park Ave
Tulare, CA 93275
(559) 321-1588
Contact: Lisa Bacedmin, Architect
Email: lbacedmin@gmail.com

Utilities

WATER
City of Orange Cove Public Works
1805 Monson
Orange Cove, CA 93646
(559) 526-4466

SEWER
City of Orange Cove Public Works
1805 Monson
Orange Cove, CA 93646
(559) 526-4466

GAS
Southern California Gas
(800) 427-2220

TELEPHONE
Spectrum
375 N. Main Street
Porterville, CA 93257
(559) 874-2389

Legal Description

APN: 096-121-031

Vicinity Map



General Notes

- NOTHING IN THESE DRAWINGS AND/OR THE SPECIFICATIONS SHALL BE CONSTRUED TO PREVENT AN INSTALLATION THAT COULD BE IN VIOLATION OF THE APPLICABLE CODES, REGULATIONS, ORDINANCES AND STANDARDS HAVING JURISDICTION. IF THERE ARE ANY QUESTIONS OR CONFLICTS CONCERNING COMPLIANCE WITH SUCH CODES, ORDINANCES OR STANDARDS, THE CONTRACTOR IS RESPONSIBLE FOR NOTIFYING THE ARCHITECT BEFORE PROCEEDING WITH THE WORK IN QUESTION.
- CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL CONTRACT DOCUMENTS, RULES, CONDITIONS AND ORDINANCES FOR ACCURACY AND CONFIRMING THAT THE WORK IS BUILDABLE AS SHOWN AND MEETS ALL APPLICABLE CODES BEFORE PROCEEDING WITH CONSTRUCTION. IF THERE ARE ANY QUESTIONS REGARDING THESE OR OTHER CLARIFICATION ISSUES, THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING CLARIFICATION FROM THE ARCHITECT BEFORE PROCEEDING WITH THE WORK IN QUESTION.
- WRITTEN ORDINANCES OR THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS OF THE JOB AND THE OWNER SHALL BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS.
- THE CONTRACTOR SHALL CERTIFY THE SIZE AND LOCATION OF ALL REQUIRED OPENINGS FOR STRUCTURAL, MECHANICAL, ELECTRICAL AND PLUMBING WORK AND EQUIPMENT INSTALLATIONS INVOLVED.
- THE GENERAL CONTRACTOR AND EACH SUBCONTRACTOR SHALL BE RESPONSIBLE FOR CHECKING EXISTING CONDITIONS AT THE JOB BEFORE SUBMITTING PROPOSALS. SUBMITTAL OF PROPOSALS SHALL BE TOLERANT SUBJECTS THAT SUCH INSPECTIONS HAVE BEEN MADE. CLAIMS FOR EXTRA COMPENSATION FOR WORK THAT COULD HAVE BEEN FORESEEN BY SUCH INSPECTION, WHETHER SHOWN ON CONTRACT DOCUMENTS OR NOT, SHALL NOT BE ACCEPTED OR PAID.
- ALL MATERIALS FURNISHED UNDER THIS CONTRACT SHALL BE NEW UNLESS OTHERWISE NOTED. ALL WORK SHALL BE GUARANTEED AGAINST DEFECTIVE MATERIALS OR WORKMANSHIP FOR A PERIOD OF ONE (1) YEAR AFTER THE DATE OF SUBSTANTIAL COMPLETION OR ACCEPTANCE OF THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE TO DO SO. ALL WORK THAT MAY DEVELOP DEFECTS IN MATERIALS AND WORKMANSHIP WITHIN A PERIOD OF ONE (1) YEAR.
- ALL EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S PUBLISHED RECOMMENDATIONS FOR SERVICE INTENDED AS INTERPRETED BY THE ENGINEER. THE INSTALLATION OF ALL EQUIPMENT SHALL BE MADE BY EXPERIENCED PERSONNEL IN A NEAT WORKMANLIKE MANNER. ALL MATERIALS, TOOLS, CODES AND SERVICES NECESSARY TO COMPLETELY INSTALL ALL MECHANICAL, ELECTRICAL AND PLUMBING WORK SHALL BE PROVIDED BY THE CONTRACTOR.
- INSTALL NECESSARY CLOSINGS, BARRIERS, FENCINGS, HANDS AND OTHER SUPPORT FOR EXPOSED EQUIPMENT, SHIELDING AND CASEWORK. EVEN IF SAID ITEMS ARE NOT SPECIFICALLY INDICATED OR NOTED ON THE PLANS.
- IF THE INTENT AND MEANING OF THE CONTRACT DOCUMENTS THAT THE CONTRACTOR SHALL PROVIDE A MECHANICAL, ELECTRICAL AND PLUMBING INSTALLATION THAT IS COMPLETE, ALL FINISHES AND APPURTENANCES NECESSARY, REASONABLE INCIDENTAL OR OTHERWISE PROVIDED, EVEN THOUGH EACH AND EVERY ITEM IS NOT SPECIFICALLY CALLED OUT OR SHOWN IN THE CONTRACT DOCUMENTS SHALL BE PROVIDED.
- CHANGES TO THE APPROVED DRAWINGS AND SPECIFICATIONS SHALL BE MADE BY ADDENDUM OR A CHANGE ORDER APPROVED BY THE ARCHITECT.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE BARRIERS, PROTECTIVE COVERINGS AND WARNING SIGNS ETC., TO PREVENT ANY HAZARD TO WORKERS, EMPLOYEES AND/OR THE GENERAL PUBLIC.
- THE CONTRACTOR SHALL PROVIDE WORKING PLATES AS REQUIRED BEHIND ALL WALL MOUNTED ITEMS SUCH AS HANDRAILS, GRAB BARS, TOILET PARTITIONS, LIGHT FIXTURES, COINMATS, ETC.
- THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IF DETAILS ARE CONSIDERED A MODIFICATION, CHANGE, NOT APPROVED, OR NOT AN ORDINARY TRADE PRACTICE. IF WORK IS PERFORMED, IT WILL BE ASSUMED THAT THERE ARE NO OBJECTIONS TO THE DETAIL. DETAILS ARE NEEDED TO SHOW END RESULTS OF DESIGN. MAJOR MODIFICATIONS MAY BE REQUIRED TO MEET JOB CONDITIONS AND CURRENT TRADE PRACTICES AND SHALL BE INCLUDED AS PART OF THIS PROJECT.
- THE CONTRACTOR SHALL INSTALL ALL WALL AND FLOOR ACCESS PANELS AS REQUIRED FOR ACCESS TO CONCEALED MECHANICAL, ELECTRICAL, PLUMBING, FIRE DAMPERS, ETC. AND TO ALL SPACES AND AREAS SHOWN ON PLANS TO HAVE A HAND-LED, SELF-CLOSING, INSIDE ACCESS PANELS ARE REQUIRED TO BE PLACED WITHIN A FIRE RATED ASSEMBLY OR NEW ASSEMBLY. THE CONTRACTOR SHALL PROVIDE A FIRE RATED ACCESS PANELS WITH THE FIRE RATING OF THE ASSEMBLY, AND WHICH CONFORMS TO THE RATED ASSEMBLY AS SHOWN BY THE BUILDING DATA FOR THIS PROJECT AND SHALL BEAR ALL LABEL AND/OR LABELS, TESTING APPROVAL.
- ALL VALUES, CONDITIONS AND TERMINATIONS SHALL BE POSTPONED FOR SAFE, DIRECT AND EASY ACCESS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING UP AND REMOVING FROM THE JOB SITE ALL TRASH AND DEBRIS IMMEDIATELY UPON COMPLETION OF EACH DAY'S WORK.
- THE CONTRACTOR SHALL SUBMIT FOR THE ARCHITECT'S AND THE OWNER'S APPROVAL, ALL MATERIALS OR EQUIPMENT WHICH IT CONSIDERS TYPICAL TO THAT WHICH IS REQUIRED PRIOR TO ORDERING SUCH MATERIALS.
- REBETS SHOWN OR NOTED A.F.F. (AS SHOWN FROM ABOVE) ARE TO BE MEASURED FROM TOP OF FINISHED FLOORING MATERIAL. EXCEPT IN AREAS THAT RECEIVE CARPET OR RESILIENT FLOORING, HEIGHTS ARE TO BE MEASURED FROM TOP OF FINISHED FLOORING MATERIAL.
- THE EMBEDED OR PASSAGE OF PIPING, ELECTRICAL CONDUIT, DUCTWORK AND OTHER MATERIALS THAT WOULD REDUCE THE STRENGTH OF MASONRY OR CONCRETE WALLS OR FOOTINGS OR FRAMING IS NOT PERMITTED UNLESS THE WORK IS DONE IN ACCORDANCE WITH THE STANDARD DETAILS SHOWN ON THE STRUCTURAL DRAWINGS.
- WORK MUST BE APPROVED BY THE PROJECT INSPECTOR PRIOR TO CLOSING IN OR CASTING REPAIR TO THE STANDARD STRUCTURAL DETAILS AND SPECIFICATIONS FOR THE RELATIONSHIP OF UNDERGROUND CONDUIT AND PIPING TO FOUNDATIONS, OPERATING PIPING IN FRAMED WALLS AND OTHER SPECIAL CONDITIONS DESIGNED FOR THIS PROJECT.

Code Analysis

APPLICABLE CODES

2022 CALIFORNIA BUILDING CODE (CBC)
2022 CALIFORNIA MECHANICAL CODE (CMC)
2022 CALIFORNIA PLUMBING CODE (CPC)
2022 CALIFORNIA ELECTRICAL CODE (CEC)
2022 CALIFORNIA FIRE CODE (FC)
2022 CALIFORNIA ENERGY CODE (CEC)
2022 CALIFORNIA GREEN BUILDING CODE (CGBC)
2022 ADA STANDARDS FOR ACCESSIBLE DESIGN

ALL WORK SHALL CONFORM TO THE ABOVE CODES AS WELL AS THE CITY OF ORANGE COVE ZONING ORDINANCE AND ANY OTHER REGULATORY AGENCIES THAT HAVE AUTHORITY AND JURISDICTION OVER ANY PORTION OF THIS WORK.

USE & OCCUPANCY

A-2 / B

Future Tenant Space

FIRE RESISTANCE RATING

2022 CBC TABLE 601
STRUCTURAL FRAME
BEARING WALLS EXTERIOR
BEARING WALLS INTERIOR
NON-BEARING WALLS EXTERIOR
A-2 / B-1 OCCUPANCY GROUP A-2 / B
NON-BEARING WALLS INTERIOR
FLOOR CONSTRUCTION
ROOF CONSTRUCTION

0 HR
2 HR
2 HR
1 HR
0 HR
0 HR

ALLOWABLE HEIGHT & BUILDING AREA

2022 CBC TABLE 504.3.1, 504.4 & 504.5
TYPE OF CONSTRUCTION
B-2 (HORIZONTAL EXTERIOR)
ALLOWABLE HEIGHT
(2022 CBC TABLE 504.3.1, 504.4)
GROUP A-2 / B, TYPE B-2
PROPOSED HEIGHT
GROUP A-2 / B, TYPE B-2
ALLOWABLE FLOOR AREA
(2022 CBC TABLE 504.3.1, 504.4)
GROUP A-2 / B, TYPE B-2
PROPOSED BUILDING AREA
5,000 SF
5,000 SF FLOOR
5,000 SF FLOOR

50'0" / 2 STORIES
20'0" / 1 STORY
5,000 SF FLOOR
5,000 SF FLOOR

Symbols

- ROOM NAME
- ROOM NAME DESIGNATION
- ROOM NUMBER
- SECTION
- BUILDING SECTION SYMBOL
- SHEET NO.
- DETAIL
- DETAIL SYMBOL
- SHEET NO.
- ELEVATION
- ELEVATION SYMBOL
- RESOURCES
- INTERIOR ELEVATION SYMBOL
- SHEET NO.
- DOOR SYMBOL
(Refer To Door Schedule)
PROVIDE FRAME (INDICATE
Refer To Floor Plan)
- WINDOW SYMBOL
(Refer To Window Schedule)
- NETWORK SYMBOL
SPECIFIED TYPICAL
- BUILDING GRID LINE
- NORTH ARROW
- ELEVATION MARKER
- REVISION MARK

Project Description

PROPOSED RESTROOM REMODEL, AS AN EXISTING VACANT TENANT SPACE. SCOPE OF WORK TO INCLUDE RESTROOM REMODEL, OWNER IS RESPONSIBLE FOR OBTAINING NECESSARY PERMITS. EXISTING BUILDINGS OF TYPE VB CONSTRUCTION (HORIZONTAL EXTERIOR).

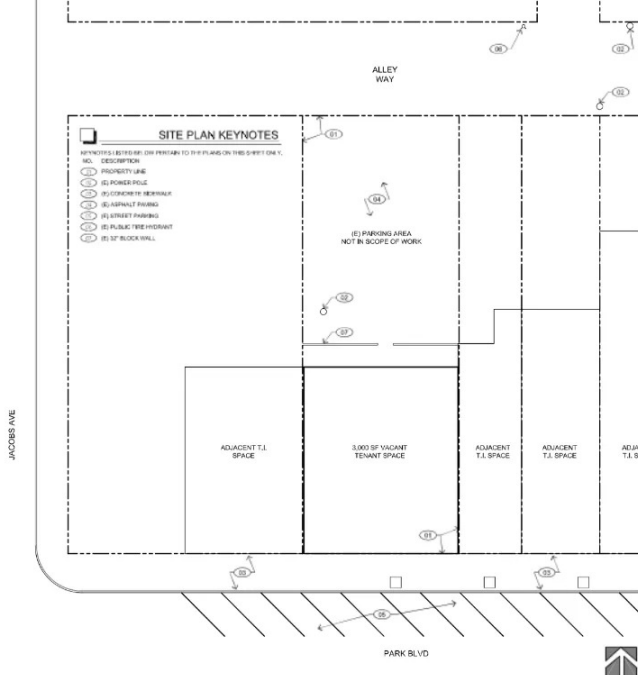
Site Summary

APN: 096-121-031
ADDRESS: 636 Park Blvd
Orange Cove, CA 93646
TAX ID: 096-121-031-000
VACANT BUILDING

LOT AREA:
EXISTING USE:
ZONING: C-3 Central Business and Shopping

Site Plan

SCALE: 1/16" = 1'-0"



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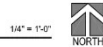
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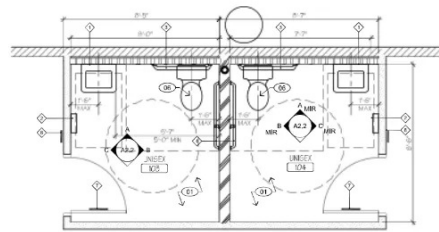
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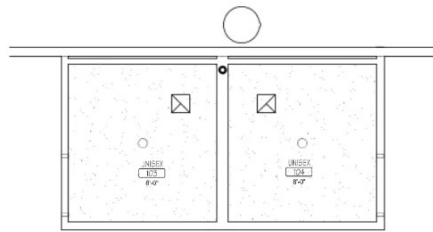
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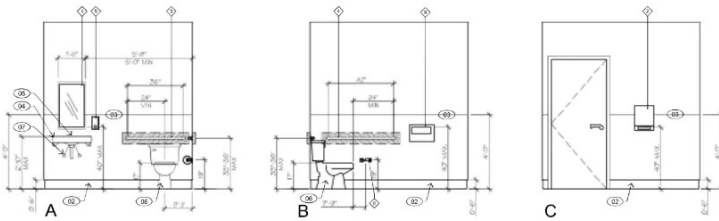
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1 ENLARGED FLOOR PLAN 3/8" = 1'-0"



2 ENLARGED RCP 3/8" = 1'-0"



3 RR ELEVATIONS 3/8" = 1'-0"

SYMBOL LEGEND

- ELEVATION KEYNOTES LISTED ON THIS SHEET
- SCHEDULE KEYNOTES LISTED ON THIS SHEET

KEYNOTES

- FURNISHES**
 - (1) SEALED CONCRETE
 - (2) CORE BASE WITH 1/2" WALL TILE
 - (3) FRP UP TO 48" A.F.F. WITH FINISH ABOVE
- PLUMBING**
 - (4) WALL MOUNT VANTY
 - (5) LEVER HANDLE FAUCET (MOUNT 17" MAX FROM FRONT OF COUNTER)
 - (6) FLOOR MOUNT TANK WATER CLOSET
 - (7) INSULATE HOT WATER SUPPLY & DRAIN LINES
 - (8) TANKED WATER HEATER TO REMAIN

GENERAL INTERIOR NOTES

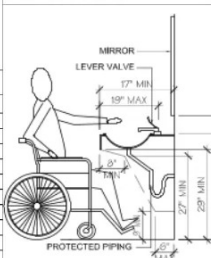
- MANUFACTURERS TO BE ASH OR BOBROCK (OR OTHER APPROVED)
- PROVIDE SOLID BLOCKING FOR SHELVING AND WALL-MOUNTED ACCESSORIES AND SHALL BE PROVIDED BY THE FRAMING CONTRACTOR.
- ASSEMBLE ALL MODULES AND ANY EDGE CONDITION TO INSURE A FLUSH, TIGHT FIT.
- COORDINATE POWER FOR ALL EQUIPMENT.
- ALL FIXTURES AND ACCESSORIES SHALL BE INSTALLED IN COMPLIANCE WITH ADA ACCESSIBILITY GUIDELINES FOR BUILDINGS AND FACILITIES.
- INSTALL ALL EQUIPMENT AND ACCESSORIES PER MANUFACTURER'S RECOMMENDATION.
- PROVIDE EMERGENCY LIGHTING & SMOKE DETECTION IN PUBLIC AREAS AND ALL OTHER AREAS WHERE STAFF WILL PERFORM A DUTY AND AS REQUIRED BY LOCAL CODE.
- GRAB BARS MUST BE SECURED TO SOLID BLOCKING INSIDE THE WALL AND MUST RESIST 250 LB. PULL-OUT FORCE.
- GRAB BARS SHALL BE 1 1/2" IN DIAMETER WITH 1 1/2" CLEARANCE BETWEEN ADJACENT WALLS OR PARTITIONS.
- GRAB BARS SHALL NOT ROTATE WITHIN THEIR FITTINGS.
- TOILET FIXTURES AND ACCESSORIES SHALL BE INSTALLED IN COMPLIANCE WITH ADA ACCESSIBILITY GUIDELINES FOR BUILDINGS AND FACILITIES.
- FLOOR SLOPING TO DRAINS IN ALL RESTROOMS SHALL NOT HAVE A SLOPE STEEPER THAN 1:48.
- FLUSH CONTROLS SHALL BE HAND OPERATED OR AUTOMATIC; FLUSH CONTROLS SHALL BE LOCATED ON THE OPEN SIDE OF THE WATER CLOSET.
- PARTITION DOOR HARDWARE AT ACCESSIBLE STALLS SHALL NOT REQUIRE TIGHT GRIPPING, PULLING OR TWISTING OF THE HANDLE AND SHALL BE PROVIDED ON BOTH SIDES OF THE STALL DOOR.
- THE REINFORCED PARTITION AND AT LEAST ONE REINFORCED PARTITION SHALL PROVIDE A TIE CLEARANCE OF 6" MIN. ABOVE THE FINISH FLOOR AND IF DEEP MIN. BEYOND THE COMPARTMENT SIDE FACE OF THE PARTITION.

A. ACC. REQUIREMENTS

- 1. PROVIDE A MINIMUM OF 48" x 48" x 48" ADA COMPLIANT TOILET STALLS AND CLOSETS. PROVIDE A MINIMUM OF 48" x 48" x 48" ADA COMPLIANT TOILET STALLS AND CLOSETS. PROVIDE A MINIMUM OF 48" x 48" x 48" ADA COMPLIANT TOILET STALLS AND CLOSETS.
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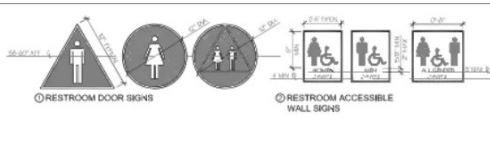


B. KNEE CLEARANCE



SIGNAGE

- NOTES:
 - ALL SIGNS TO BE 14" THICK.
 - CHARACTERS AND BACKGROUND SHALL HAVE A NON-GLARE FINISH. CHARACTERS SHALL CONTRAST WITH THEIR BACKGROUND.
 - UNIDIRECTIONAL SIGNS TO HAVE CONTRASTING COLORS AT GEOMETRIC SHAPES.
 - DOOR SIGNS SHALL BE CENTERED ON THE DOOR WITH A HEIGHT OF 48" MIN.
 - WALL SIGNS SHALL BE INSTALLED ON THE WALL ADJ. TO THE LATCH SIDE OF THE DOOR.
 - WALL SIGNS SHALL BE INSTALLED PER CBC 11B-701.4.
 - RESTROOM & ACCESSIBLE SIGNS SHALL COMPLY WITH CBC 11B-701.
 - RESTROOM & ACCESSIBLE SIGNS SHALL BE PER 2014 CALIFORNIA BUILDING CODE.
 - ALL SIGNS TO BE GRADE 2 AND PER CALIFORNIA BRAILLE STANDARDS.
 - INTERNATIONAL SYMBOL OF ACCESSIBILITY SHALL CONSIST OF A WHITE FIGURE ON A BLUE (IF 100MM) BACKGROUND.



TOILET ROOM SCHEDULE

QTY	ITEM	MANUFACTURER & MODEL NO.	REMARKS
2	MIRROR (Vandal Resistant, Anti-Graffiti)	ASI - 0005-1830	18" x 30" ANGLE FRAME
2	PAPER TOWEL DISPENSER	BOBROCK B-262	
2	HORIZONTAL 30" GRAB BAR	ASH - 3701-36	30" SNAP FLANGE SMOOTH GRAB BAR
2	HORIZONTAL 42" GRAB BAR	ASH - 3701-42	42" SNAP FLANGE SMOOTH GRAB BAR
2	HORIZONTAL SOAP DISPENSER	BOBROCK 2112	SURFACE MOUNTED
2	TOILET TISSUE DISPENSER	BOBROCK 2888	SURFACE MOUNTED DOUBLE ROLL
2	RESTROOM DOOR SIGN - ALL GENDER	-	SEE DETAIL F1, MOUNTING HEIGHT @ 40" AFF
2	HANDICAP ACCESSIBLE TOILET SIGN - ALL GENDER	-	SEE DETAIL F2, MOUNTING HEIGHT @ 40" AFF (8" EMPLOYEE BR)
2	TOILET SEAT COVER DISPENSER	BOBROCK 4221	

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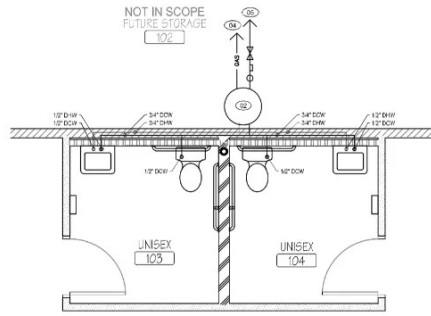
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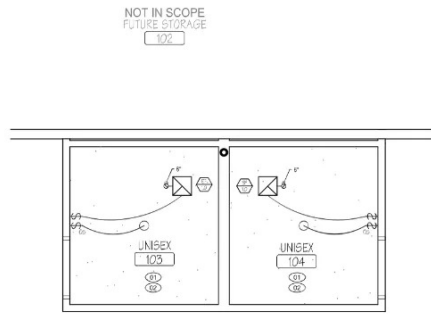
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2 PLUMBING WATER & GAS

[illegible][illegible]

4 ELEC LIGHTING PLAN

[illegible]

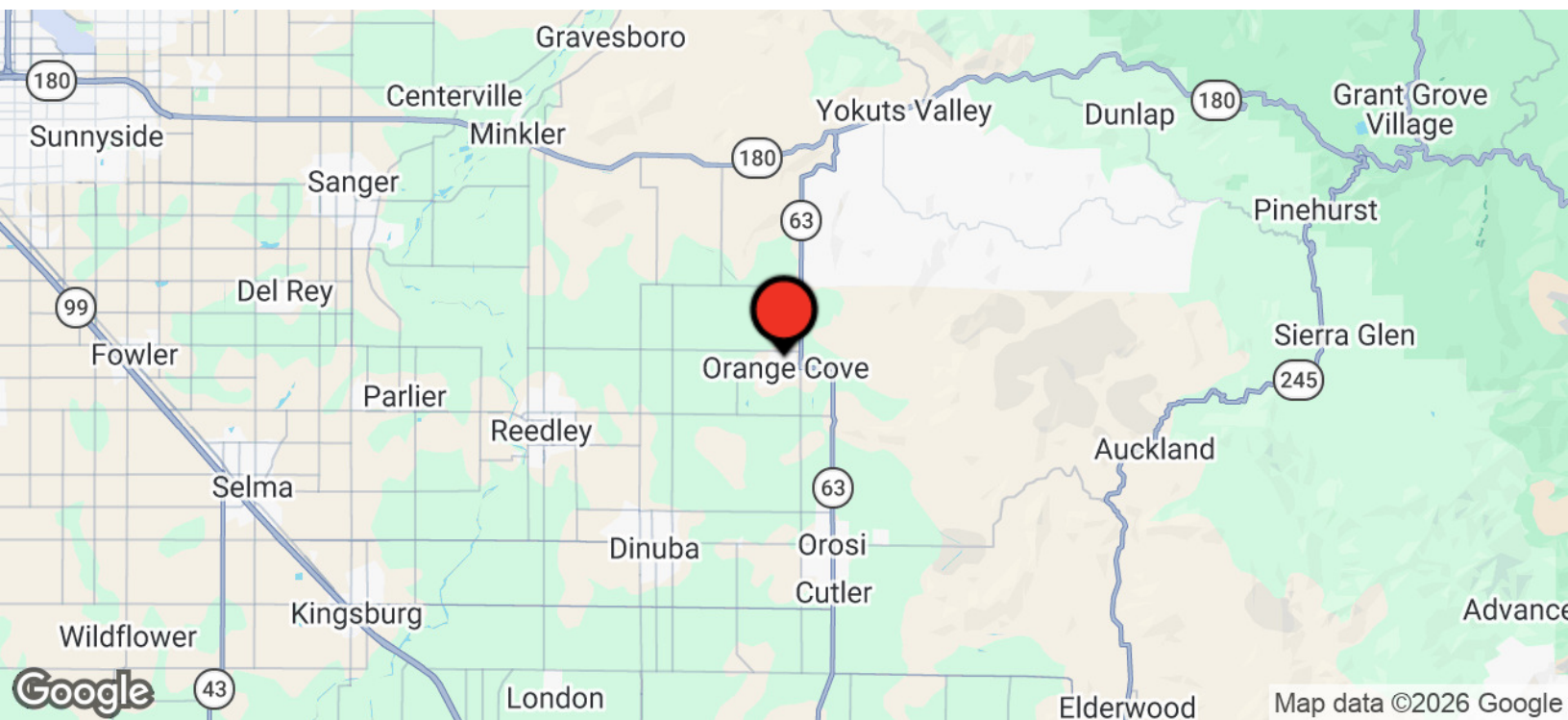
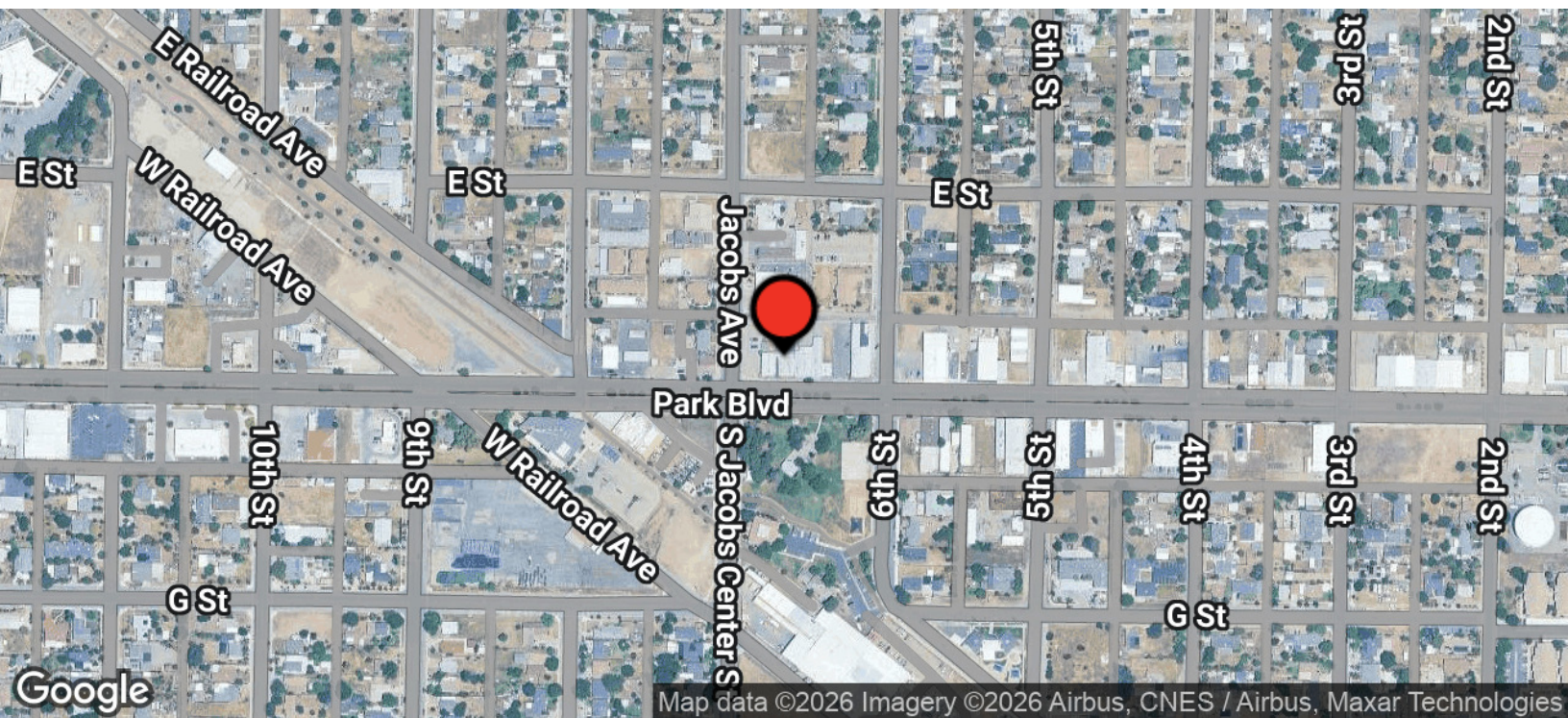
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±3,000 SF Retail Building Off Park Blvd in Orange Cove, CA
Retail For Sale | 636 Park Blvd Orange Cove, CA 93646



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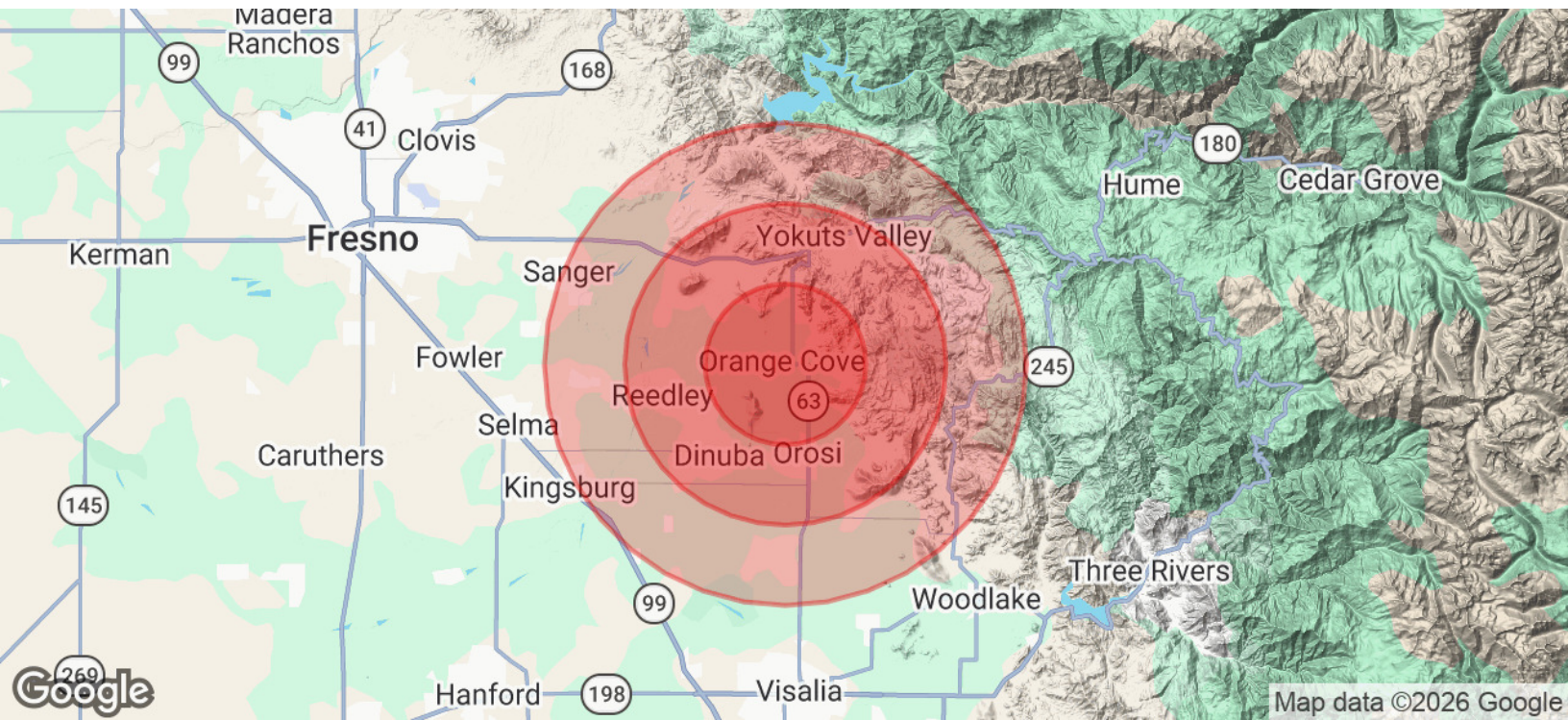
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POPULATION	5 MILES	10 MILES	15 MILES
Total Population	12,972	88,526	145,051
Average Age	33	35	35
Average Age (Male)	33	34	35
Average Age (Female)	34	36	36

HOUSEHOLDS & INCOME	5 MILES	10 MILES	15 MILES
Total Households	3,390	24,404	41,061
# of Persons per HH	3.8	3.6	3.5
Average HH Income	\$60,207	\$77,780	\$80,284
Average House Value	\$395,786	\$364,777	\$386,405

ETHNICITY (%)	5 MILES	10 MILES	15 MILES
Hispanic	90.9%	84.6%	80.8%

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