

±3,000 SF Retail Building Off Park Blvd in Orange Cove, CA



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
- Architectural Plans to Add Restroom Included in Sale
- 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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Central CA Commercial

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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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Retail For Sale | 636 Park Blvd Orange Cove, CA 93646



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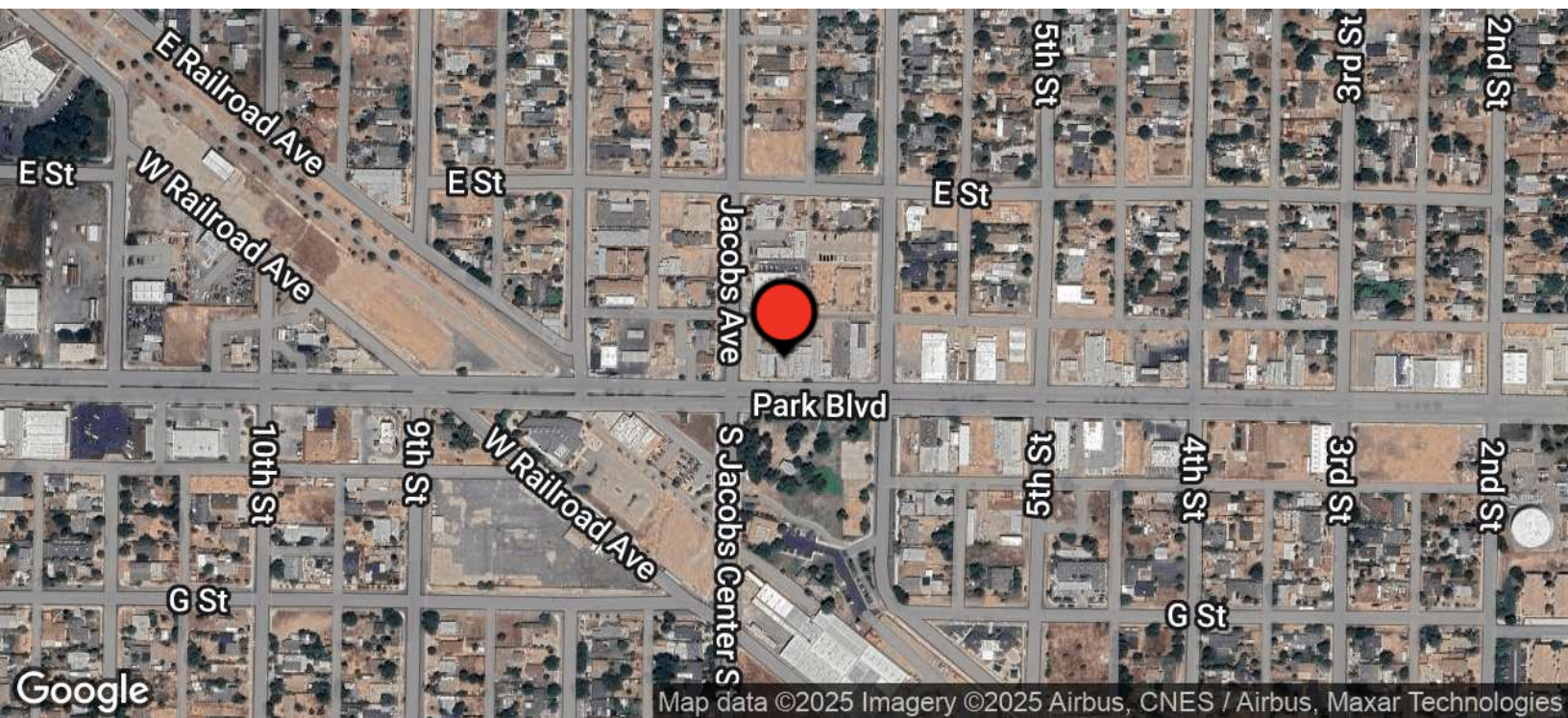
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**CENTRAL CA
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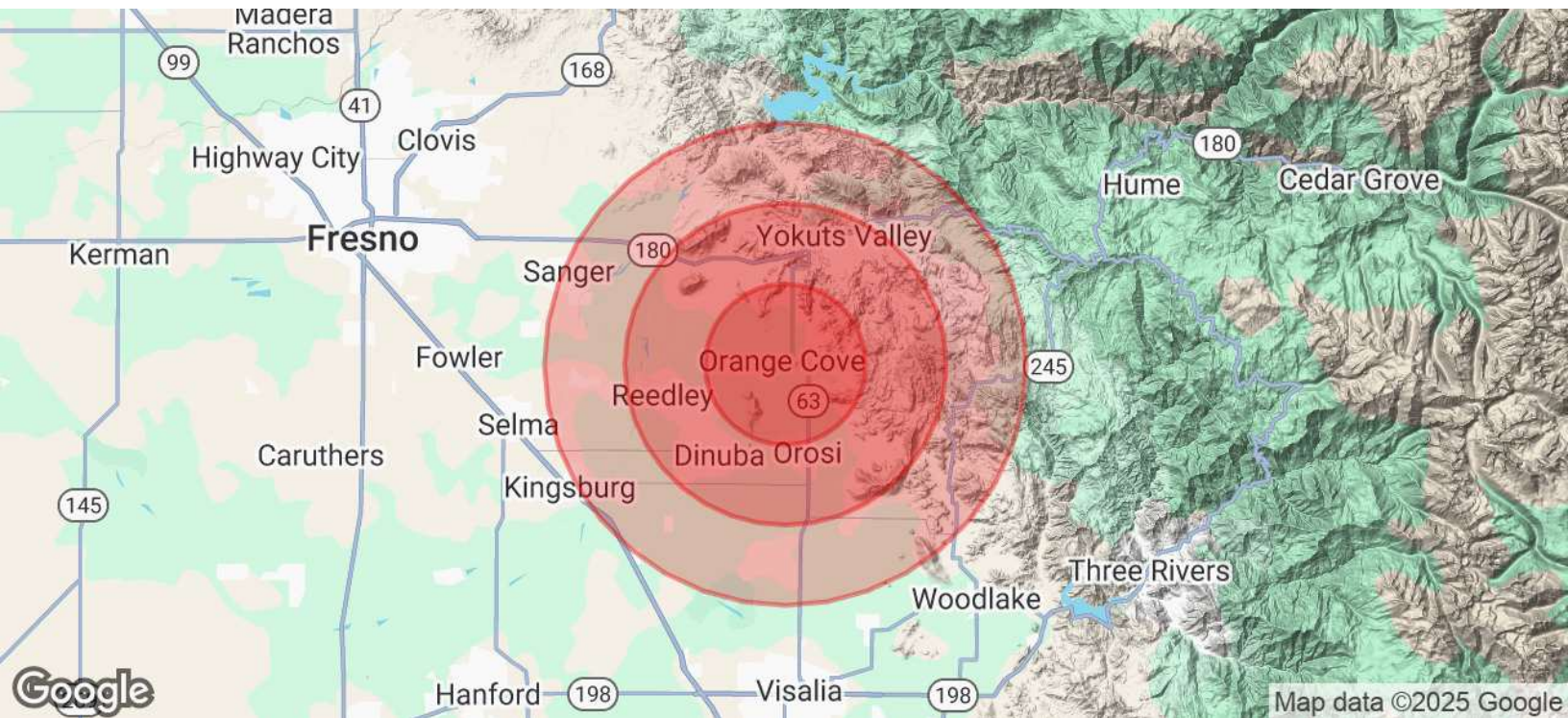
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POPULATION	5 MILES	10 MILES	15 MILES
Total Population	12,972	88,526	145,051
Average Age	33	35	35
Average Age (Male)	33	34	35
Average Age (Female)	34	36	36

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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