

Nice Downtown Retail/ Office Space For Lease

12775 Avenue 416, Orosi, CA



COMMERCIALSM



Prime Retail / Office Space in Orosi, CA

- +/- 2,800 Square Feet with Additional 1,120 Mezzanine Floor
- Great Signage / Frontage on El Monte Avenue (aka Avenue 416)
- Prime Location in a High Traffic Area Connecting Dinuba and Cutler
- Open Area, (2) Entrances/Exits, Rear Restroom, & Rear Access
- Excellent Downtown Presence Surrounded with Quality Tenants
- Flexible Zoning ~ Suitable for Many Uses

FOR MORE INFORMATION PLEASE CONTACT:

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This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

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Property Information:

Available SF:	2,800 Square Feet		
	*Additional 1,120 Square Feet Mezzanine Floor included		
Lease Rate:	\$0.42 per Square Foot (\$1200 per month)		
Lease Type:	Modified Gross		
Zoning:	C-2: General Commercial		
Traffic Counts:	+/- 11,147 cars per day		
Demographics:	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
Population:	10,467	19,440	24,658
Avg HH Income:	\$39,607	\$41,151	\$44,497
Households:	2,409	4,505	5,844
Work Population:	1,065	3,301	3,866
Utilities:	Tenant pays utilities, janitorial, data and telecommunications		
Comments:	Unique Lease opportunity for a tenant that needs a well located retail/office space with a presence in Downtown Orosi. Space offers 2,800 Square Feet of showroom space with an additional 1,120 Square feet of Mezzanine. Space has a large open show room area, restroom in rear, two entrances/exits, and back alley loading access. Great Location off main signalized intersection.		
Location:	Located on Orosi's Major East/West thoroughfare between the Cities of Dinuba and Cutler. The property is well located off the Southwest quadrant of El Monte Way (Avenue 416) and Road 128 (CA-63) between Roads 124 and 130. Densely populated location at a highly trafficked intersection off the main corridors in Orosi, CA.		

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Ariel View:



Location Map:



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Allowed Uses:

Antique and art store
Arcades, including video
Automated car wash
Automobile supply stores
Automobile storage garage
(including repair and servicing)
Automotive sales, lease and rental,
provided
Bakery goods store
Bath House, public
Batting cage if completely enclosed
Bicycle shops
Billiard or Pool hall
Bird store or pet shop
Blueprinting and Photostatting shops
Business and professional schools
Card room
Catering Shops
Ceramic shops
Clothing and costume rental
Conservatory of Music
Department store
Electric appliance stores and repairs
Electric distributing substation
Fast food restaurant**
Frozen food locker plants

Funeral parlor or mortuary
Furniture store
Furniture warehouses for storing
personal household goods
Gift, novelty or souvenir
Glass shop, retail
Hobby and art supply store
Household appliance stores
Ice storage house
Interior decorating store
Leather goods and luggage stores
Locksmiths
Massage or physiotherapy establishment
Medical laboratory
Medical and orthopedic appliance stores
Motels
Music or vocal instruction
Music store
Newsstand
Newspaper plant
New tire sales and service
Nursery, flower or plants and garden supply stores
Offices
Opticians and optometrists shops
Paint and wallpaper stores
Pet shops

Photographic supply stores
Picture framing shops
Plumbing fixtures for retail sales
Printing, lithography, engraving
Private club, fraternity, sorority and lodge whose chief activity is a service customarily carried on as a business
Radio and television stores*
Retail office equipment sales
Satellite antenna sales*
Scientific instrument stores
Secondhand stores, pawn shops and thrift shops
Soda fountains
Stamp and coin stores
Studios (except motion picture)
Super service station
Taxidermist
Telegraph offices
Telephone exchange
Tinsmith
Tire sales
Tobacco and cigar stores
Toy store
Travel agencies
Variety store
Watch and clock repair shop
Wedding chapels
AND MORE!

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