

27 E BIRCH

27 E BIRCH, FRESNO, CA 93650



PROPERTY DESCRIPTION

We are delighted to present a remarkable investment opportunity: a spacious 4000 square foot warehouse that is now available for sale. This impressive property boasts a Class A tenant who will sign new 5-year NNN (Triple Net) lease, ensuring a stable and consistent income for the prospective buyer. Located in a prime Riverpark area, this warehouse is surrounded by bustling and well-trafficked businesses, making it an ideal investment for those seeking a lucrative and thriving commercial property. Empty lot next door not part of the sale. Business not included.

LOCATION DESCRIPTION

Warehouse is located in popular Riverpark neighborhood. Location is prime due to the surrounding business that makes area ideal for commerce. Easy access is granted off N Blackstone Ave and N Abby St.

OFFERING SUMMARY

| | |
|----------------|-------------|
| Sale Price: | \$1,199,000 |
| Lot Size: | 9,750 SF |
| Building Size: | 4,000 SF |
| NOI: | \$60,000.00 |
| Cap Rate: | 5.0% |

| DEMOGRAPHICS | 1 MILE | 5 MILES | 10 MILES |
|-------------------|----------|----------|----------|
| Total Households | 5,636 | 111,754 | 240,199 |
| Total Population | 14,072 | 290,086 | 694,504 |
| Average HH Income | \$66,493 | \$83,702 | \$77,256 |



RE/MAX SUCCESS - KIRK ATAMIAN

Each office independently owned and operated

KIRK ATAMIAN
 Commercial Specialist
 559.246.0000
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 CalDRE #02127378

501 North E St, Suite H, Madera, CA 93638

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FOR SALE

INDUSTRIAL PROPERTY

LOCATION MAP

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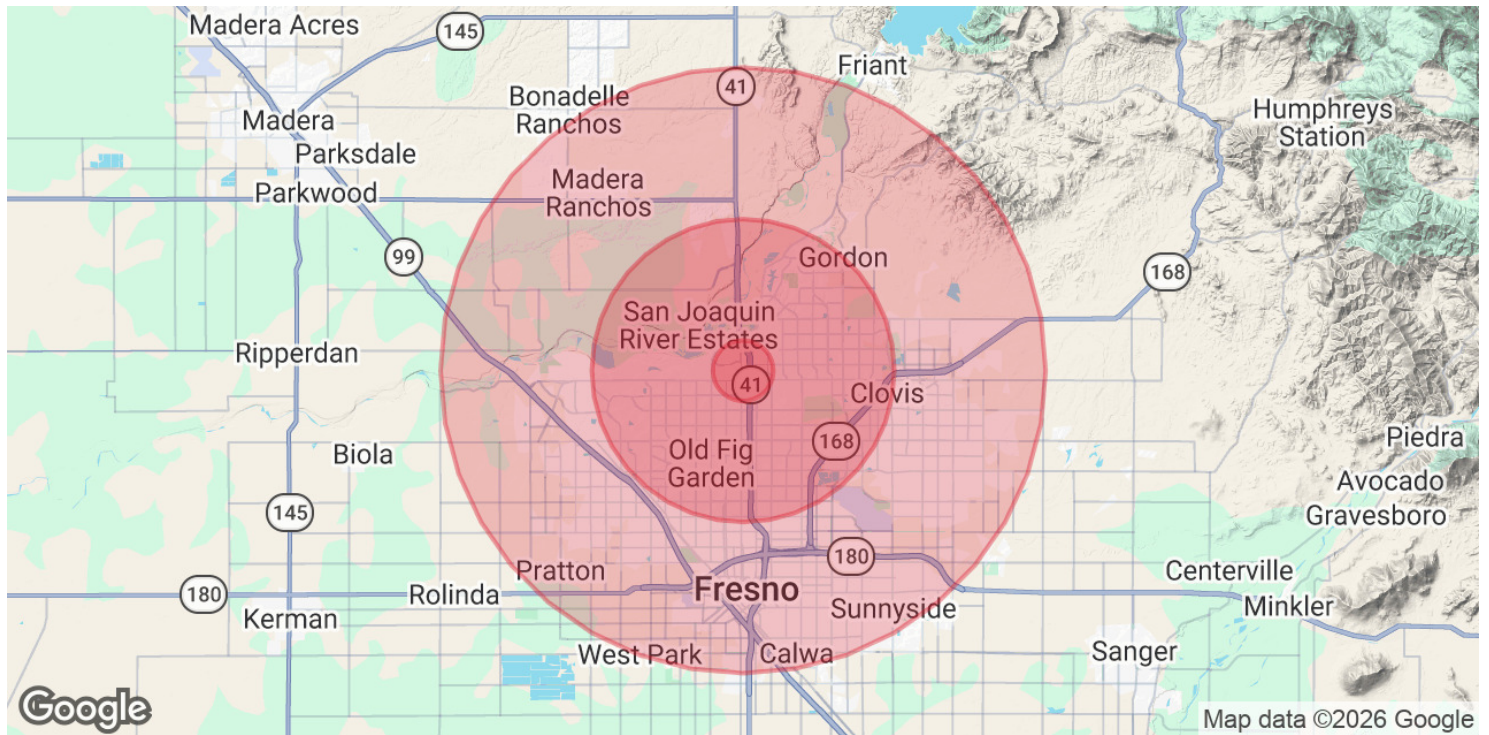
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| POPULATION | 1 MILE | 5 MILES | 10 MILES |
|----------------------|--------|---------|----------|
| Total Population | 14,072 | 290,086 | 694,504 |
| Average Age | 34.0 | 36.4 | 33.9 |
| Average Age (Male) | 33.0 | 35.0 | 32.8 |
| Average Age (Female) | 34.1 | 37.9 | 35.2 |

| HOUSEHOLDS & INCOME | 1 MILE | 5 MILES | 10 MILES |
|---------------------|-----------|-----------|-----------|
| Total Households | 5,636 | 111,754 | 240,199 |
| # of Persons per HH | 2.5 | 2.6 | 2.9 |
| Average HH Income | \$66,493 | \$83,702 | \$77,256 |
| Average House Value | \$186,789 | \$271,358 | \$253,390 |

2020 American Community Survey (ACS)



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