

RETAIL FOR SALE

FORMER BAKERY FOR SALE - EQUIPMENT INCLUDED, CUTLER, CA

40442 Orosi Drive, Cutler , CA 93615



| | |
|-----------------------|-------------------------|
| SALE PRICE: | \$279,000 |
| LOT SIZE: | ±7,033 SF |
| BUILDING SIZE: | ±2,250 SF |
| ZONING: | C-2 |
| EQUIPMENT: | Yes; Included |
| MARKET: | Cutler Retail |
| SUB MARKET: | Cutler-Orosi Commercial |
| CROSS STREETS: | 1st Drive |

PROPERTY FEATURES

- Former Bakery For Sale
- Located in Cutler, California
- ±2,250 SF
- Includes All Former Equipment
- Includes Two Storage Sheds
- Financing Option Available

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We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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PROPERTY OVERVIEW

Former Bakery for sale in Cutler, California. Building is \pm 2,250 SF and includes all former equipment. Sale includes two storage sheds that sit east of building. Financing options available.

LOCATION OVERVIEW

Property is located north of Railroad Drive, east of Orosi Drive, south of 1st drive and west of HWY 63.



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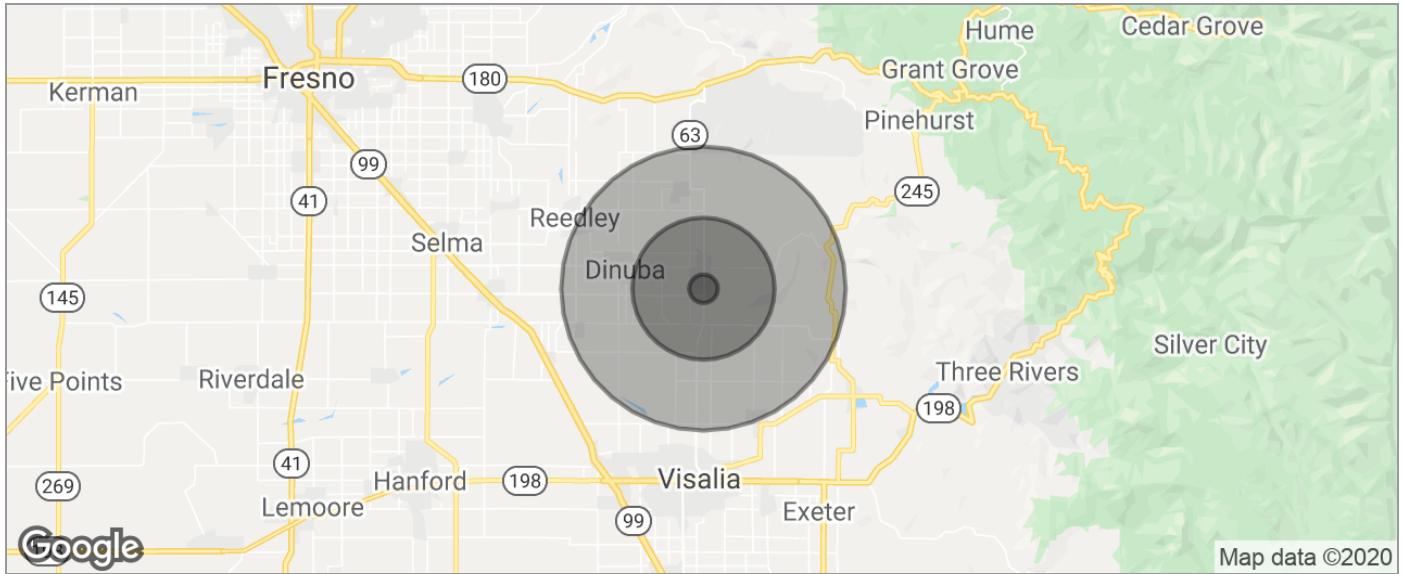
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| POPULATION | 1 MILE | 5 MILES | 10 MILES |
|---------------------|-----------|-----------|-----------|
| TOTAL POPULATION | 2,445 | 22,906 | 77,884 |
| MEDIAN AGE | 25.2 | 25.8 | 26.8 |
| MEDIAN AGE (MALE) | 24.2 | 25.2 | 26.9 |
| MEDIAN AGE (FEMALE) | 25.9 | 26.1 | 26.9 |
| HOUSEHOLDS & INCOME | 1 MILE | 5 MILES | 10 MILES |
| TOTAL HOUSEHOLDS | 535 | 5,203 | 19,227 |
| # OF PERSONS PER HH | 4.6 | 4.4 | 4.1 |
| AVERAGE HH INCOME | \$41,250 | \$46,913 | \$49,152 |
| AVERAGE HOUSE VALUE | \$180,936 | \$217,791 | \$236,017 |
| RACE | 1 MILE | 5 MILES | 10 MILES |
| % WHITE | 65.0% | 68.4% | 70.9% |
| % BLACK | 0.7% | 0.6% | 0.4% |
| % ASIAN | 7.5% | 6.0% | 2.9% |
| % HAWAIIAN | 0.1% | 0.2% | 0.1% |
| % INDIAN | 0.7% | 0.7% | 0.5% |
| % OTHER | 24.4% | 22.2% | 22.6% |
| ETHNICITY | 1 MILE | 5 MILES | 10 MILES |
| % HISPANIC | 88.9% | 84.2% | 82.8% |

* Demographic data derived from 2010 US Census

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