

RETAIL FOR SALE

FULLY OPERATIONAL FREESTANDING SALON/RETAIL/OFFICE BUILDING

325 E Shields Ave, Fresno, CA 93704



OFFERING SUMMARY

SALE PRICE:	\$635,000
PRICE / SF:	\$76.21
BUILDING SIZE:	8,332 SF
AVAILABLE SF:	4,410 SF
LOT SIZE:	0.368 Acres
ZONING:	O - Office
APN:	435-303-34
SBA DOWN PAYMENT:	\$63,000 (10%)

PROPERTY HIGHLIGHTS

- Price Reduced | Available Immediately | Move-in Ready
- ±4,410 SF Established and Well-Known Salon in the Heart of Fresno
- Fully Remodeled Keeping the 1960's Charm
- Chairs Rent for \$100-\$125 Per Week!
- 49' x 90' Salon Space | Will Be Delivered Move-in Ready
- 17 Hair Stylists Chairs | 10 Lounge Dryers | 4 Chair Color Room
- 2 Pedicure Stations | 8 Hair Dryer Stations | 2 Esthetician Rooms
- Facial Station, Break/Supply Room, Children's Play Area & Private Restrooms
- Convenient Location Between CA-99 and CA-41

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PROPERTY OVERVIEW

±8,332 SF freestanding efficient salon/office/retail building located in Central Fresno offering an excellent SBA owner/user opportunity. One Freestanding building offering (2) separately metered suites. #325 is leased for 5-years to an existing wholesale beauty supply distribution service dba "A M Beauty Supply" totaling 3,922 SF of full HVAC space with a front showroom, 2 offices, and a large rear storage area. #335 is vacant offering ±4,410 SF with direct parking/signage and functions perfectly as a full-scale salon, but would work as another type of commercial or professional building as well. Much of this 1965 Salon is original and you'll be blown away by the character! #335 has 17 Hairstylist Chairs, 8 Hair Drying Stations, 10 Lounge Dryers, 4 Chair Color Room, 2 Esthetician Rooms, 2 Pedicure Stations, Facial Station, Break/Supply Room, Children's Play Area and 2 Restrooms. Value-add investor or owner-user opportunity with easy-to-rent spaces within an under-built market offering a strong need for these type of spaces. All units have high speed Internet, secure entrances, various access points from Shields & Palm Avenues, and abundant parking. There are 20 parking spaces (2 ADA), (2) striped alley spaces, and (2) covered spaces on the side of the building providing ample parking. Building is against Shields, which provides excellent visibility, and LED parking lights. Convenient location, visibility, and access. This property functions perfectly as a full-scale salon, but would work as another type of commercial or professional building as well.

LOCATION OVERVIEW

Attractive Salon/Retail/Office building located on the North East corner of Palm and Shields Ave, North of E Shields Ave, East of Hwy 99, South of E Andrews Ave, and West of Hwy 41 in Fresno, California. Location provides easy access to Highway 41 & 99 and to several nearby retail amenities, including the thriving Tower District and Fresno High Area.

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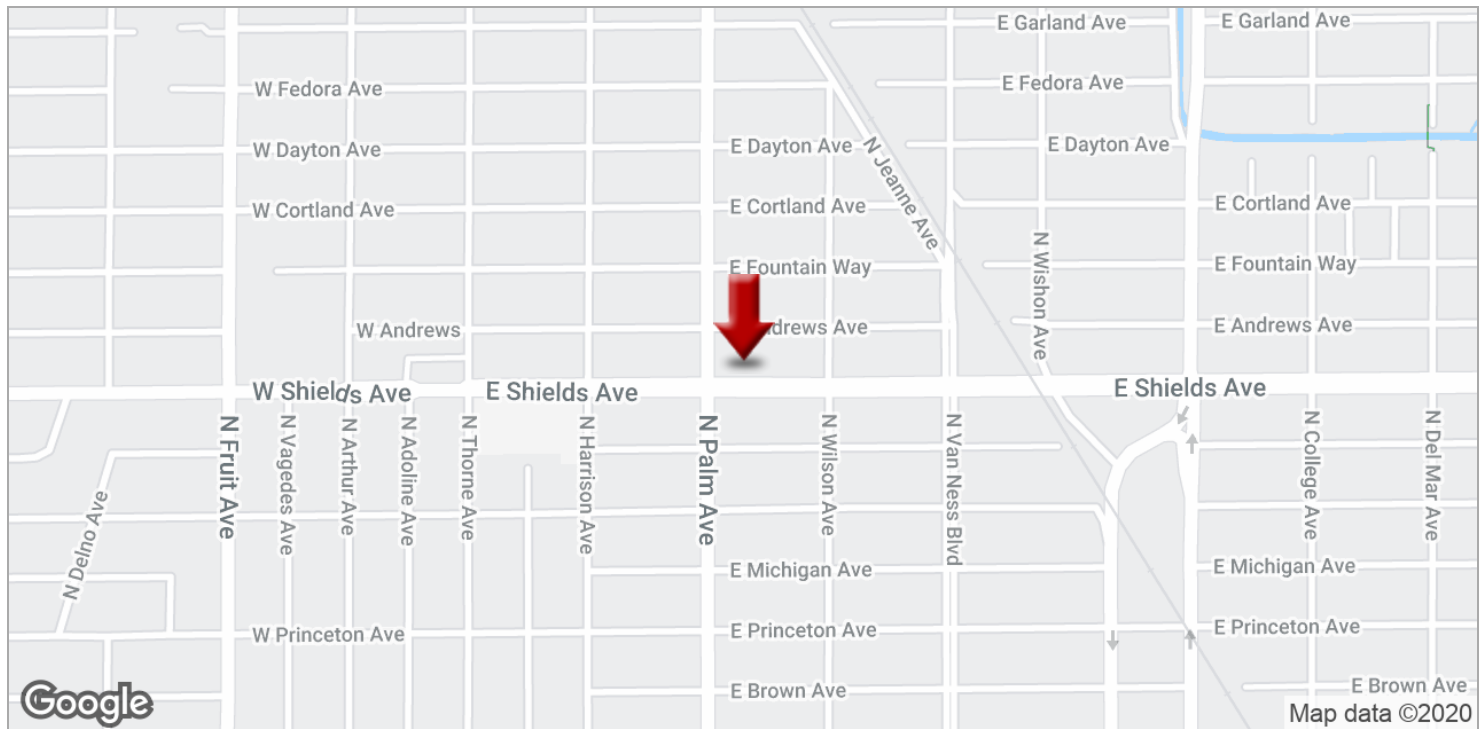
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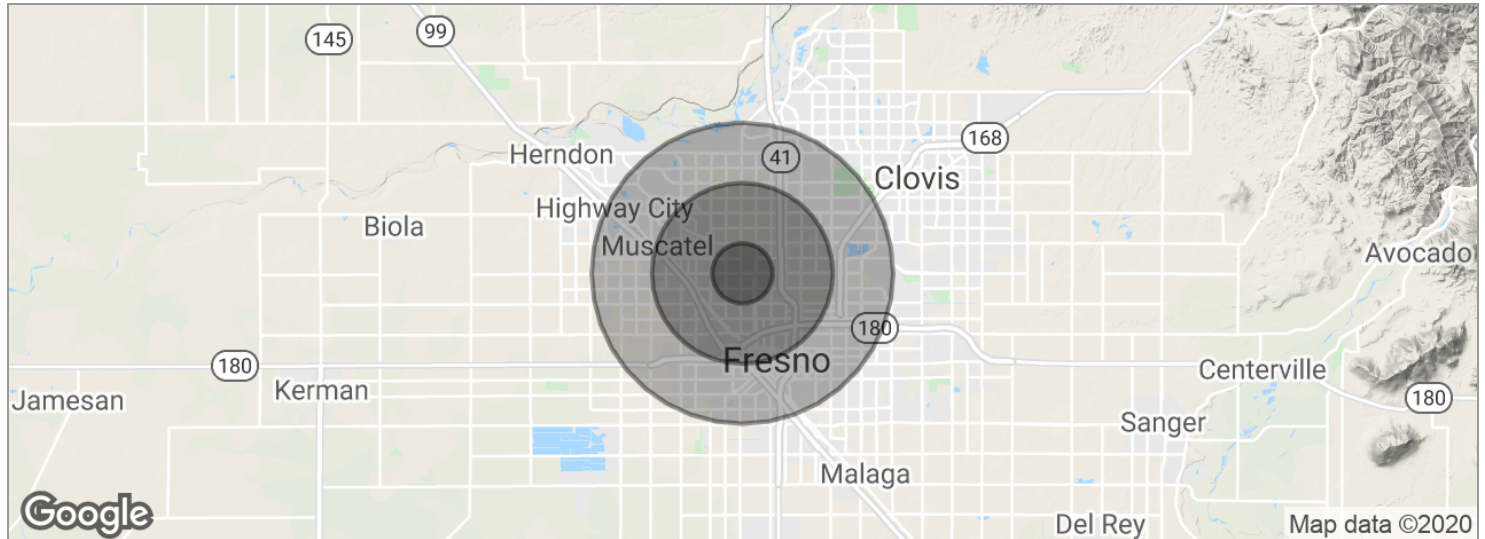
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	12,945	63,447	71,415
Median age	32.2	29.6	29.7
Median age (male)	30.2	28.7	28.8
Median age (Female)	33.7	30.4	30.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	4,215	19,000	21,428
# of persons per HH	3.1	3.3	3.3
Average HH income	\$53,050	\$54,472	\$55,722
Average house value	\$256,887	\$250,878	\$252,258
ETHNICITY (%)	1 MILE	3 MILES	5 MILES
Hispanic	52.4%	56.7%	55.1%
RACE (%)	1 MILE	3 MILES	5 MILES
White	81.6%	78.5%	78.6%
Black	4.7%	4.5%	4.3%
Asian	1.9%	2.3%	2.5%
Hawaiian	0.0%	0.0%	0.1%
American Indian	0.8%	0.9%	0.8%
Other	8.3%	10.8%	10.6%

* Demographic data derived from 2010 US Census

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