

## RETAIL FOR SALE

GREAT OWNER/USER OR INVESTMENT DEAL IN LATON, CA

21144 S Fowler Ave, Laton, CA 93242



<b>SALE PRICE:</b>	\$157,500
<b>LOT SIZE:</b>	1.25 Acres
<b>BUILDING SIZE:</b>	1,184 SF
<b>ZONING:</b>	Commercial
<b>APN:</b>	057-090-38
<b>MARKET:</b>	Laton Commercial
<b>SUB MARKET:</b>	South Laton
<b>CROSS STREETS:</b>	E Mt Whitney Avenue

### PROPERTY FEATURES

- Located on ±54,450 SF (±1.25 Acres)
- ±1,184 SF Freestanding Buildings | High Exposure
- Former Restaurant/Retail Store
- Ample Private Parking w/ Multiple Access Points
- Great Exposure Blocks From Downtown
- Busiest South Retail Growth Corridor
- Close Proximity to Major Traffic Generators
- Great Access & Visibility w/ High Level of Consumer Traffic
- Highly Populated Trade Area | Huge Parking/Yard Area
- Existing Electrical Upgrades Throughout
- Great SBA Loan Candidate w/ 10% Down!
- Seller-Carry Financing Available

**KW COMMERCIAL**  
559.302.8698



**JARED ENNIS**  
Executive Vice President  
O: 559.302.8698  
C: 559.302.8698  
jared@centralcacommercial.com  
CA DRE #01945284

**KEVIN LAND**  
Executive Managing Director  
O: 559.359.4035  
C: 559.359.4035  
kevin@centralcacommercial.com  
CA DRE #01516541

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.

Each Office Independently Owned and Operated [CentralCaCommercial.com](http://CentralCaCommercial.com)

## RETAIL FOR SALE

### GREAT OWNER/USER OR INVESTMENT DEAL IN LATON, CA

21144 S Fowler Ave, Laton, CA 93242



#### PROPERTY OVERVIEW

Former cafe/restaurant building with many existing restaurant and electrical upgrades throughout and fresh interior/exterior paint. Great owner/user or investment deal offering a 960 SF freestanding building with a rear 14' x 16' mens/womans restroom. Building has an open layout that can be used as office, retail, or restaurant. Property includes ample additional vacant land for expansion, development, or to lease out (formerly rented to recycler). Great SBA candidate and owner financing may be considered.

#### LOCATION OVERVIEW

This property is located just south of the brand new Dollar General, north of the Kings Country Club, and on the west side of the main thoroughfare Fowler Avenue (12 3/4 Avenue).

add text...



**KW COMMERCIAL**  
559.302.8698



**JARED ENNIS**  
Executive Vice President  
O: 559.302.8698  
C: 559.302.8698  
jared@centralcacommercial.com  
CA DRE #01945284

**KEVIN LAND**  
Executive Managing Director  
O: 559.359.4035  
C: 559.359.4035  
kevin@centralcacommercial.com  
CA DRE #01516541

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.

Each Office Independently Owned and Operated [CentralCaCommercial.com](http://CentralCaCommercial.com)

# RETAIL FOR SALE

## GREAT OWNER/USER OR INVESTMENT DEAL IN LATON, CA

21144 S Fowler Ave, Laton, CA 93242



**KW COMMERCIAL**  
559.302.8698

**JARED ENNIS**  
Executive Vice President  
O: 559.302.8698  
C: 559.302.8698  
jared@centralcacommercial.com  
CA DRE #01945284

**KEVIN LAND**  
Executive Managing Director  
O: 559.359.4035  
C: 559.359.4035  
kevin@centralcacommercial.com  
CA DRE #01516541



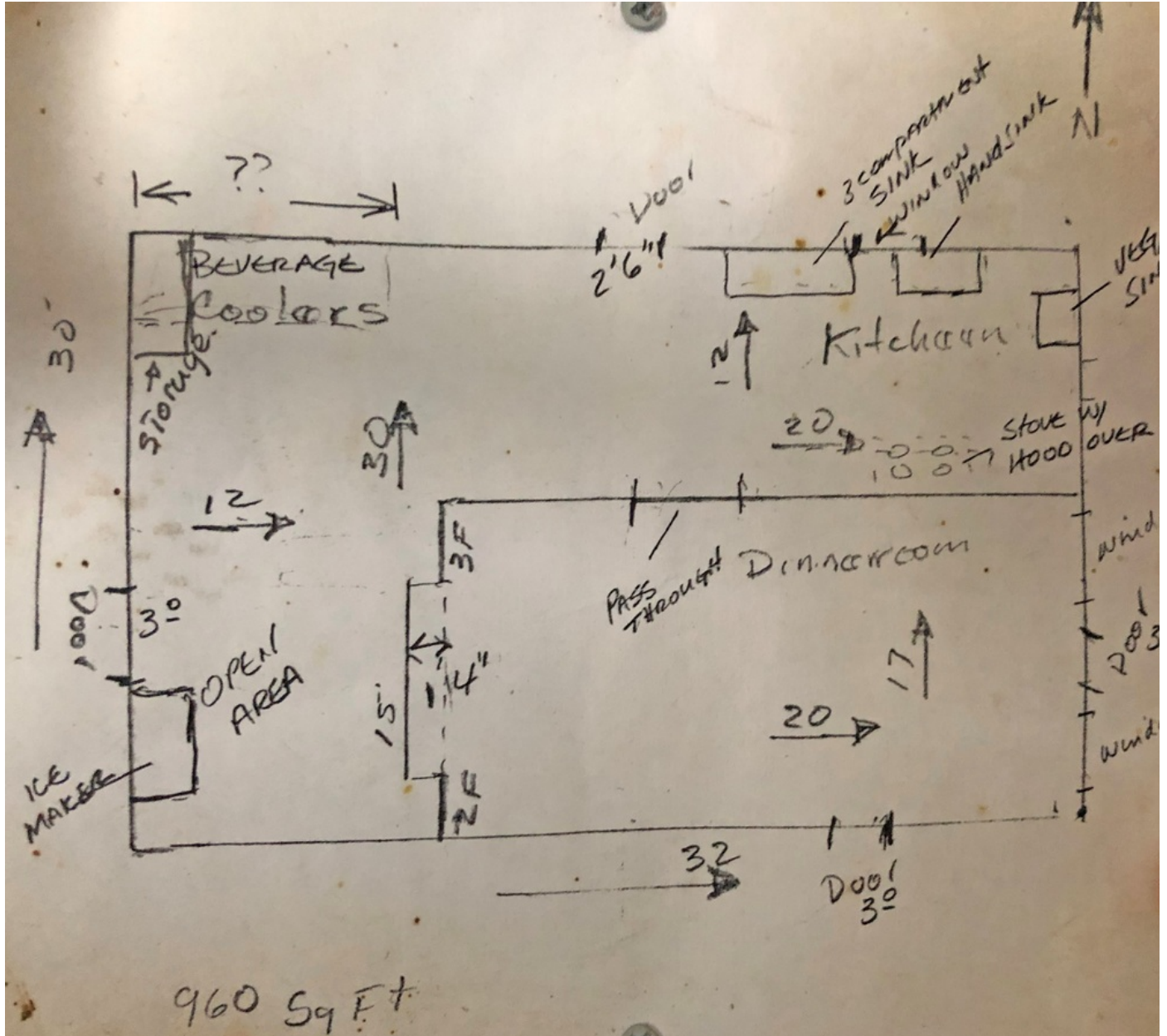
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease 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.

Each Office Independently Owned and Operated [CentralCaCommercial.com](http://CentralCaCommercial.com)

# RETAIL FOR SALE

GREAT OWNER/USER OR INVESTMENT DEAL IN LATON, CA

21144 S Fowler Ave, Laton, CA 93242



**KW COMMERCIAL**  
559.302.8698

**JARED ENNIS**  
Executive Vice President  
O: 559.302.8698  
C: 559.302.8698  
jared@centralcacommercial.com  
CA DRE #01945284

**KEVIN LAND**  
Executive Managing Director  
O: 559.359.4035  
C: 559.359.4035  
kevin@centralcacommercial.com  
CA DRE #01516541



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.

Each Office Independently Owned and Operated [CentralCaCommercial.com](http://CentralCaCommercial.com)

# RETAIL FOR SALE

## GREAT OWNER/USER OR INVESTMENT DEAL IN LATON, CA

21144 S Fowler Ave, Laton, CA 93242



**KW COMMERCIAL**  
559.302.8698

**JARED ENNIS**  
Executive Vice President  
O: 559.302.8698  
C: 559.302.8698  
jared@centralcacommercial.com  
CA DRE #01945284

**KEVIN LAND**  
Executive Managing Director  
O: 559.359.4035  
C: 559.359.4035  
kevin@centralcacommercial.com  
CA DRE #01516541



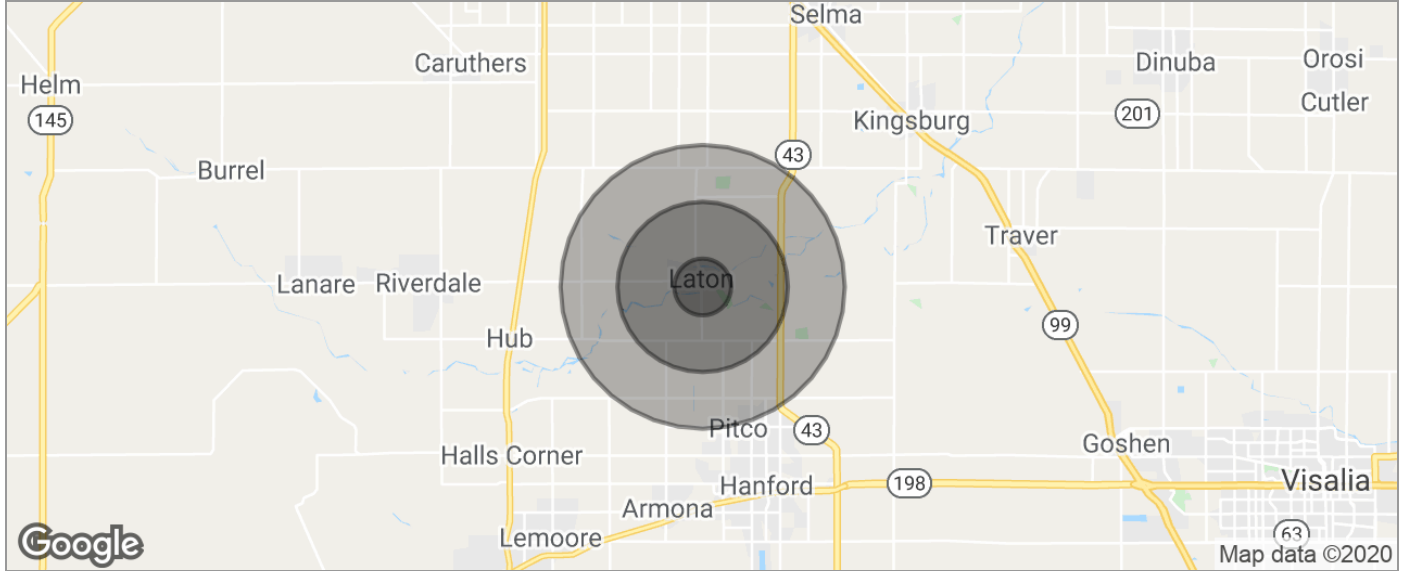
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease 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.

Each Office Independently Owned and Operated [CentralCaCommercial.com](http://CentralCaCommercial.com)

# RETAIL FOR SALE

## GREAT OWNER/USER OR INVESTMENT DEAL IN LATON, CA

21144 S Fowler Ave, Laton, CA 93242



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	13,995	52,238	79,657
MEDIAN AGE	27.5	29.0	29.1
MEDIAN AGE (MALE)	26.2	27.3	27.8
MEDIAN AGE (FEMALE)	29.1	30.8	30.7
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	4,038	15,466	23,371
# OF PERSONS PER HH	3.5	3.4	3.4
AVERAGE HH INCOME	\$38,341	\$45,482	\$51,062
AVERAGE HOUSE VALUE	\$174,468	\$208,495	\$218,167
RACE	1 MILE	3 MILES	5 MILES
% WHITE	64.6%	71.5%	71.5%
% BLACK	1.2%	1.1%	0.8%
% ASIAN	2.4%	2.6%	3.5%
% HAWAIIAN	0.1%	0.1%	0.1%
% INDIAN	2.1%	1.6%	1.6%
% OTHER	26.2%	20.2%	18.9%
ETHNICITY	1 MILE	3 MILES	5 MILES
% HISPANIC	74.2%	64.3%	62.1%

\* Demographic data derived from 2010 US Census

**KW COMMERCIAL**  
559.302.8698

**JARED ENNIS**  
Executive Vice President  
O: 559.302.8698  
C: 559.302.8698  
jared@centralcacommercial.com  
CA DRE #01945284

**KEVIN LAND**  
Executive Managing Director  
O: 559.359.4035  
C: 559.359.4035  
kevin@centralcacommercial.com  
CA DRE #01516541



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.

Each Office Independently Owned and Operated [CentralCaCommercial.com](http://CentralCaCommercial.com)