

RETAIL FOR LEASE

REMODELED HIGH EXPOSURE RETAIL/OFFICE BUILDING OFF HARD CORNER

349 W D St, Lemoore, CA 93245



AVAILABLE SF:	2,708 SF
LEASE RATE:	\$0.75 SF/Month (MG)
LOT SIZE:	0.07 Acres
RENOVATED:	2020
ZONING:	Commercial
APN:	020-091-002
TRAFFIC COUNTS:	±14,301 Cars Per Day
MARKET:	Downtown Lemoore
SUB MARKET:	Downtown Retail West
CROSS STREETS:	Fox Street
SELLER CARRY:	Yes, Available

PROPERTY FEATURES

- Located In a Densely Populated Trade Area
- Easy Access From 2 Entrances/Exits
- Very Walk-able Location
- Great Exposure Blocks Within Downtown Lemoore
- Busy West Retail Growth Corridor
- ±34,388 Residents Within 3-Mile Radius
- ±14,301 Cars Per Day @ Corner Location
- Close Proximity to Major Traffic Generators & Fwy Ramps
- Great Access & Visibility w/ Unmatched Level of Consumer Traffic
- ±1,560 SF Available Surrounded w/ Quality Tenants
- Ample Private Parking w/ Multiple Access Points
- Great Access & Visibility w/ Unmatched Level of Consumer Traffic
- Densely Populated Trade Area

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PROPERTY OVERVIEW

Fully remodeled high exposure $\pm 2,708$ SF freestanding office/retail building off the corner. Flexible building full of craftsmanship with (3) separate front rooms, 2 offices, rear storage area, and (1) rear restroom (can be expanded to 2). Front room is 45' x 23', east is 43' x 11', west is 46' x 12', and rear is 27' x 24'. Vehicle access with parking in the front and rear in a very walk-able area (dense downtown location). This property is located in downtown Lemoore in front of the "Main and Main" where events and the Christmas Tree is located annually. Delivered with move-in ready interior with fresh paint, hard surface wood flooring (fresh re-stain), ample new electric outlets, all LED can lights, modern baseboards, fresh exterior paint, new roof coating, serviced HVAC's (newer), and a lit front sign. The visibility offers a tremendous draw of traffic from the neighboring retailers and neighborhoods on top of the $\pm 14,301$ cars per day.

LOCATION OVERVIEW

Visible location off the "Main and Main" of Downtown: Fox and "D" Street's. Located just north of CA-99 off the southeast corner of West "D" and Fox Streets. Nearby retailers include Wells Fargo Bank, Lemoore Stadium Cinemas, PG&E, True Value, Dominos, Pereira's Jewlery, Animal House Pet Shop, Lemoore Fire Department, Valero, Reyna's. All American Pool Company, Veterans Memorial Building & more.



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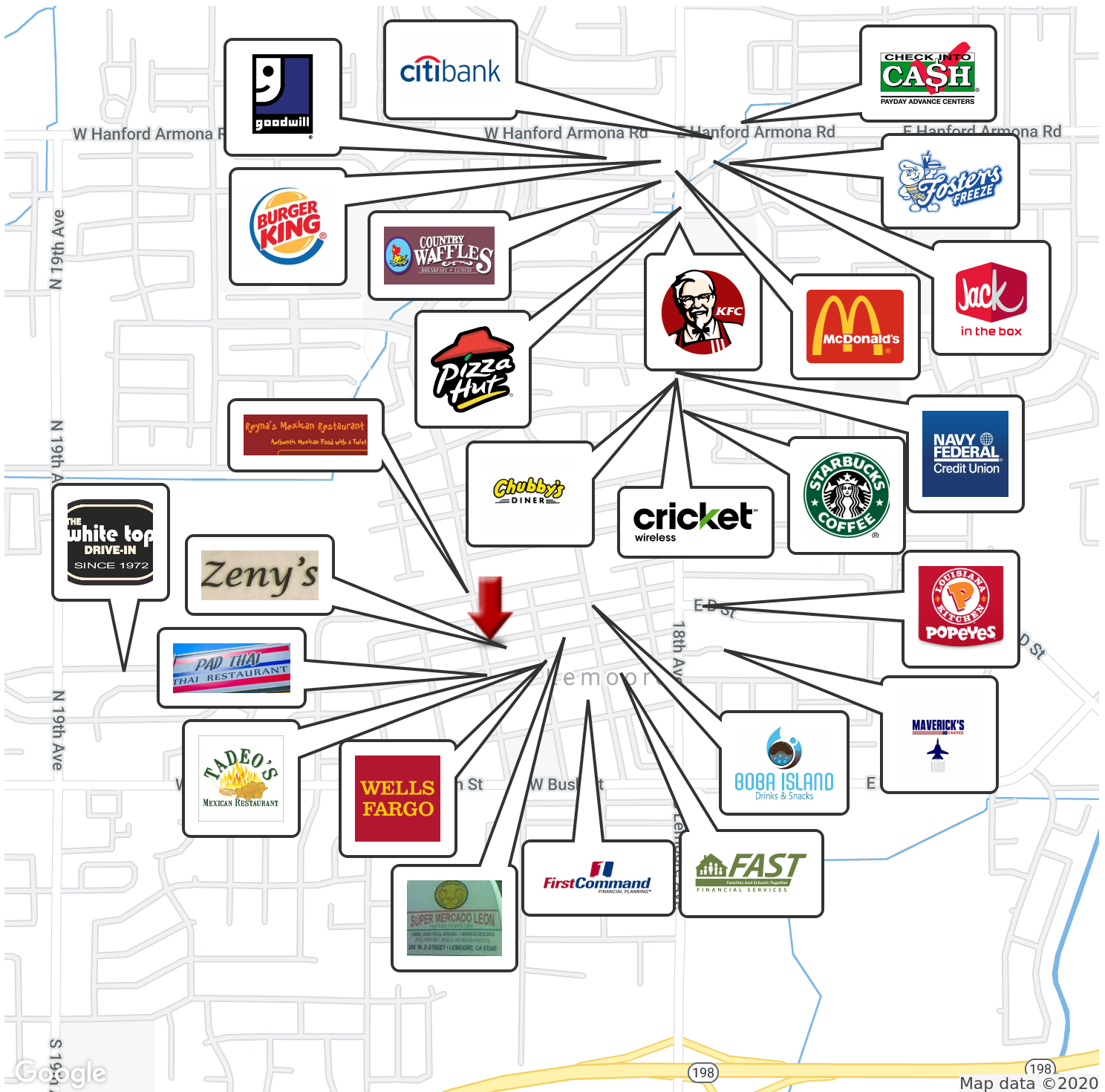
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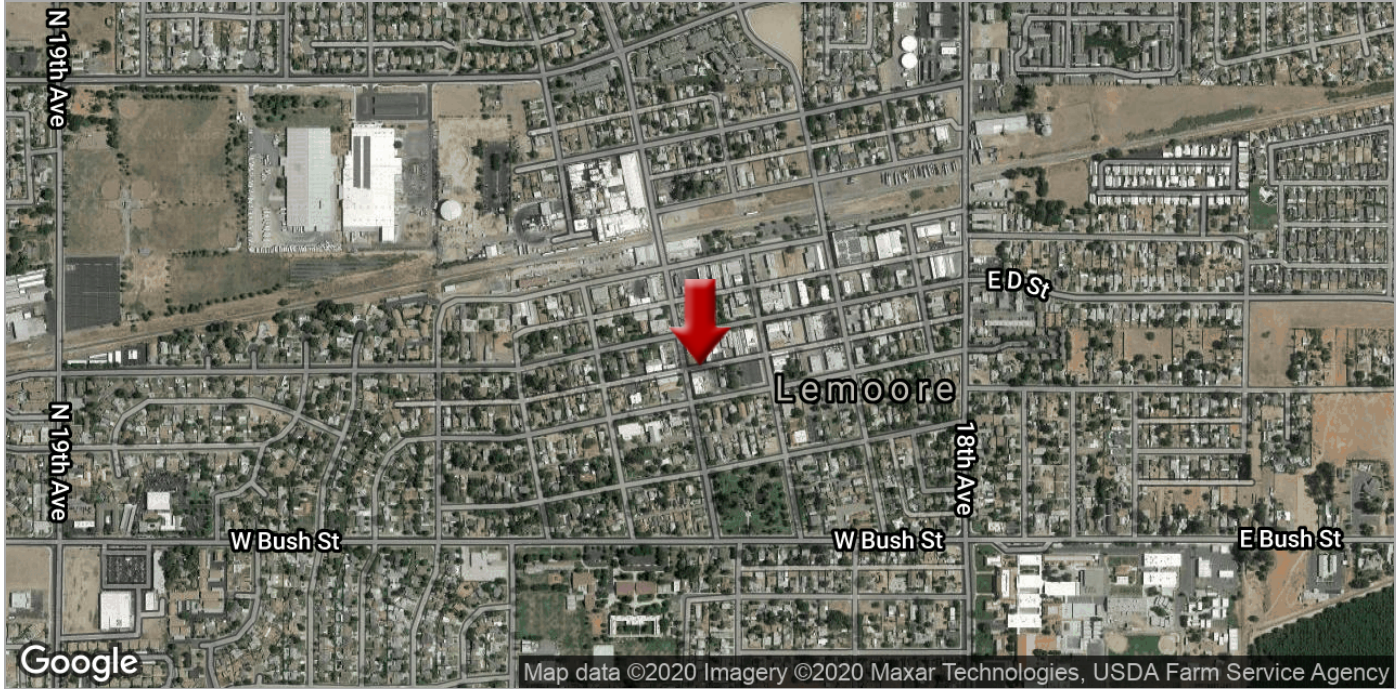
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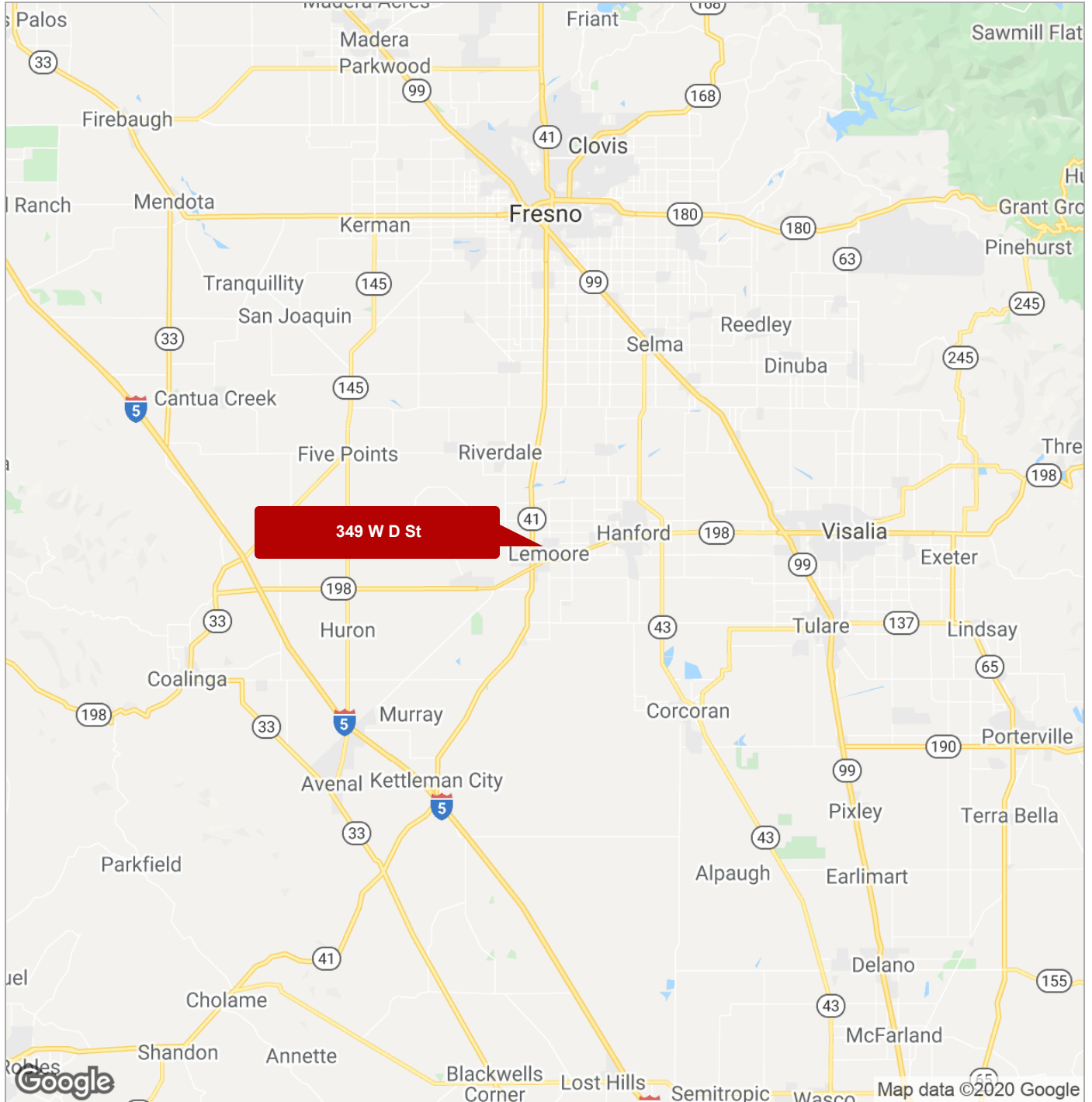
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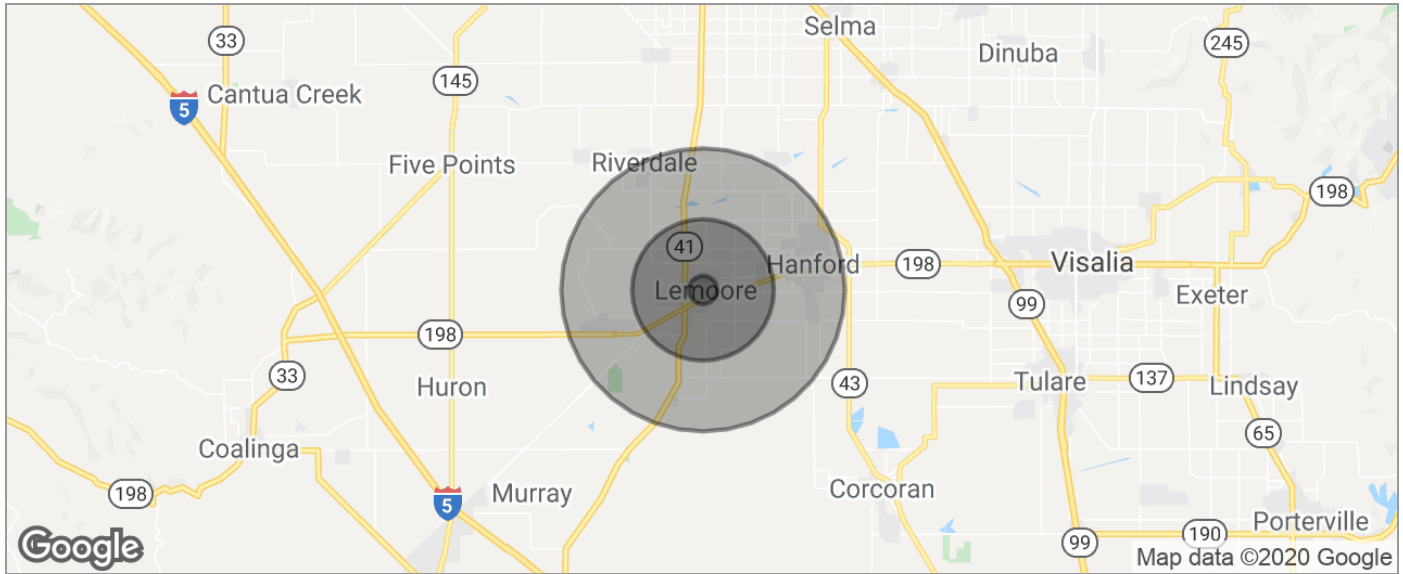
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POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	929	16,356	69,382
MEDIAN AGE	35.5	34.4	31.5
MEDIAN AGE (MALE)	35.1	34.5	31.5
MEDIAN AGE (FEMALE)	34.2	32.8	31.1
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	312	5,351	20,985
# OF PERSONS PER HH	3.0	3.1	3.3
AVERAGE HH INCOME	\$69,430	\$67,622	\$64,719
AVERAGE HOUSE VALUE		\$179,176	\$204,484
RACE	1 MILE	5 MILES	10 MILES
% WHITE	71.7%	73.2%	73.8%
% BLACK	10.1%	8.9%	7.7%
% ASIAN	2.7%	2.9%	4.5%
% HAWAIIAN	0.0%	0.0%	0.1%
% INDIAN	0.6%	0.6%	0.7%
% OTHER	11.8%	11.9%	10.7%
ETHNICITY	1 MILE	5 MILES	10 MILES
% HISPANIC	37.8%	38.8%	43.3%

* Demographic data derived from 2010 US Census

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