

RETAIL FOR SALE

±7,769 SF FREESTANDING EVENT BUILDING IN FRESNO, CA

2814 N Maroa Ave, Fresno, CA 93704



SALE PRICE:	\$979,500
LOT SIZE:	0.93 Acres
BUILDING SIZE:	7,769 SF
YEAR BUILT:	1960
RENOVATED:	2021
ZONING:	CG
APN'S:	443-173-25, -26
MARKET:	Tower District
PARKING SPACES:	30 Stalls
CROSS STREETS:	Shields Ave/Maroa Ave

PROPERTY FEATURES

- ±7,769 SF Freestanding Building On ±0.93 Acres
- Successful Wedding/Entertainment and Event Business
- Fully Remodeled for Wedding and Events
- Established Event Business with Solid Ratings on Social Media Outlets
- All Equipment, Existing Business, and Accounts Included
- Event Hall Offering Great Frontage & Visibility
- Year-Round Venue w/ Healthy Cash Flow
- Recently Remodel in 2021 - Move In Ready Condition
- Close Proximity to Major Traffic Generators & FWY Ramps
- Fully Fenced and Paved Lot W/ Ample Parking
- Great Access & Visibility w/ Easy Access To Central Fresno
- Convenient Location Off Freeway CA-41 and Blackstone

KW COMMERCIAL
559.302.8698

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

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



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PROPERTY OVERVIEW

High exposure ±7,769 SF freestanding event hall situated on 2 APN's offering ample paved parking on ±0.93 acres in Central Fresno. The property offers an open layout consisting of a large sitting area, dance floor, private band room, bride's room, bar area, large kitchen/serving area, and a outdoor patio. Ideal for weddings, business meetings, social gatherings, bridal showers, and birthday parties. The property has recently been renovated updating all electrical, (4) newer 5 ton HVAC units, remodeled ADA compliant restrooms and wrought iron perimeter fencing that secures the property and private parking lot. Located one block West of HWY-41 and Shields Ave on/off ramps and the HWY-168 and HWY-180 interchange. The visibility offers a tremendous draw of traffic from the neighboring schools and neighborhoods. The property provides opportunity with easy access to Freeway CA-41 and the Blackstone Corridor, while being located nearby several retail amenities (shopping and restaurants). Excellent via a 10% down SBA loan or Investment.

Name recognition built-in Banquet Hall business has been the constant core – Satisfying the general public as well as benefiting from generated traffic from corporate events. Further, the Venue business, which hosts up to 300 people per event year-round. Beautiful indoor and outdoor spaces offering many different vignettes to create an event that is distinctive to the customer offering a vast amount of event settings for an array of entertainment experiences including Weddings & Receptions, as well as corporate and family retreat getaways, Baby Showers, Quinceaneras Rehearsal Dinners, Birthday, Anniversary and Retirement Parties, Engagement, Family and Class Reunions, Fundraisers and Music Concerts, Corporate Meetings, High School Prom, Auction, Summer/Day Camp, Memorial or Celebration of Life, Overnight Campout, Movie and Commercial Filming, and more! Centrally located in the fastest growing region in California to proudly serve all of Central California including cities such as Fresno (972,297 metro), Clovis (102,189), Madera (154,998), Visalia (130,753), Tulare (61,170), Hanford (55,840), Lemoore (26,199), Merced (81,743), Sanger (24,270), Selma (23,219), Kingsburg (11,382), and more! The easy-to-use computerized systems allows for streamlined bookings and staff onsite allows for virtually any job. The



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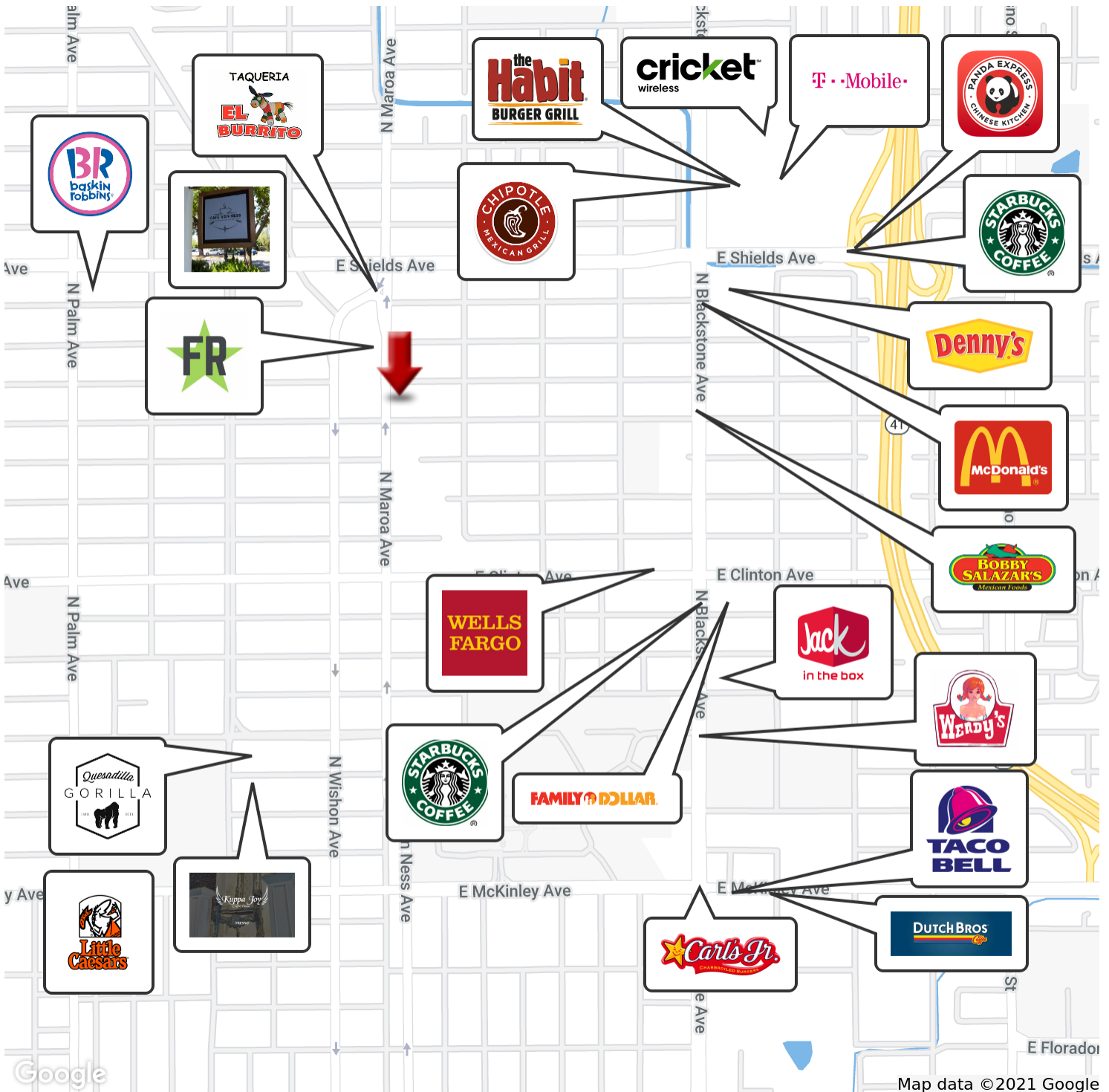
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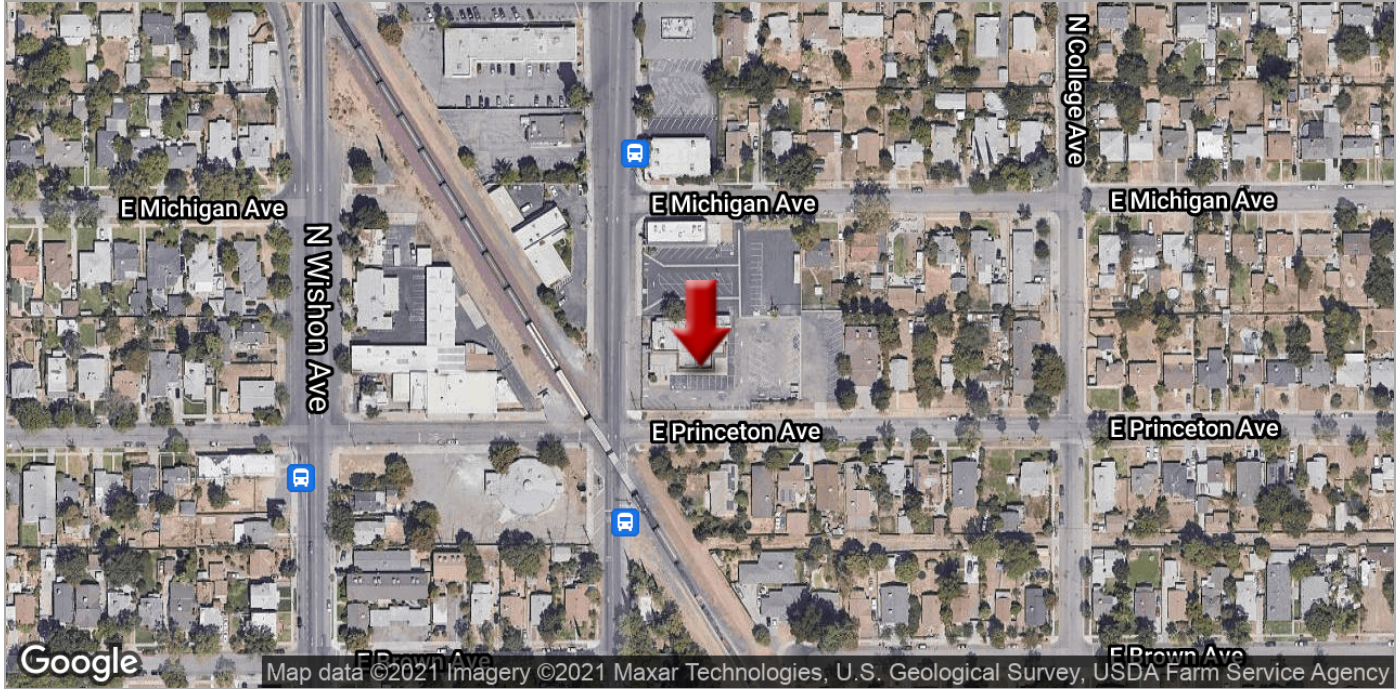
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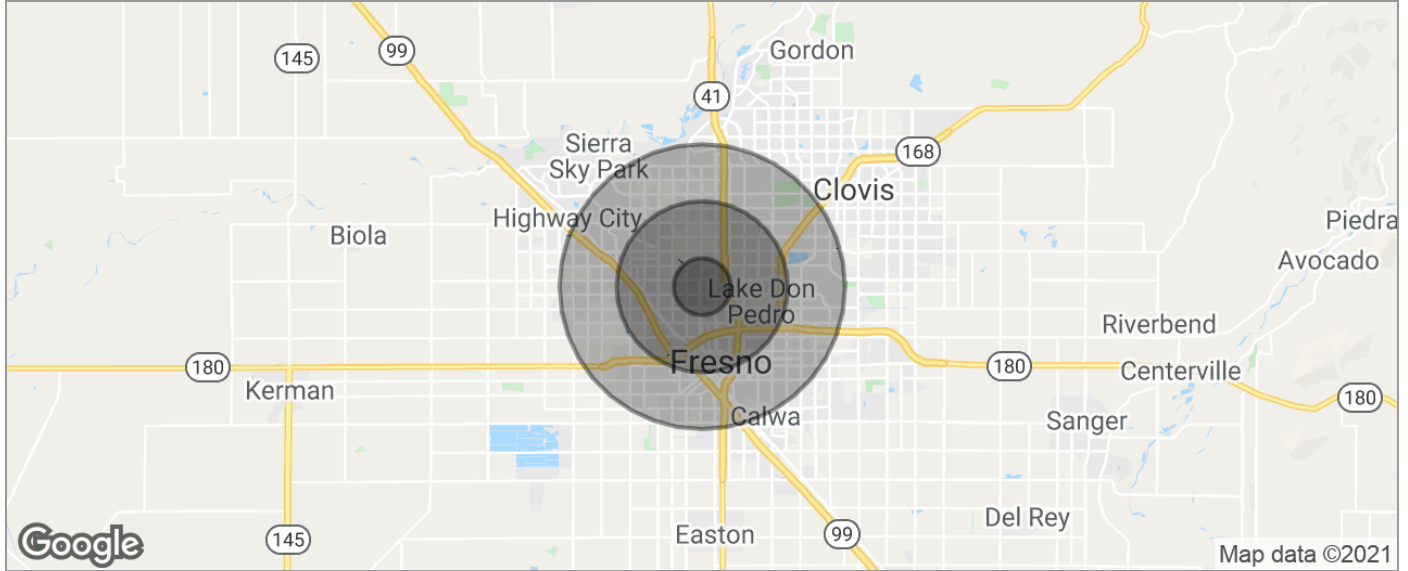
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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	18,396	184,028	394,111
MEDIAN AGE	27.5	28.2	29.0
MEDIAN AGE (MALE)	26.3	27.8	28.0
MEDIAN AGE (FEMALE)	29.2	29.1	30.0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	5,794	55,861	124,332
# OF PERSONS PER HH	3.2	3.3	3.2
AVERAGE HH INCOME	\$35,976	\$41,985	\$44,826
AVERAGE HOUSE VALUE	\$221,412	\$224,172	\$229,874
RACE	1 MILE	3 MILES	5 MILES
% WHITE	41.6%	49.1%	50.5%
% BLACK	5.0%	6.0%	8.1%
% ASIAN	17.3%	11.1%	11.2%
% HAWAIIAN	0.0%	0.0%	0.1%
% INDIAN	1.4%	1.1%	1.1%
% OTHER	32.0%	28.7%	24.8%
ETHNICITY	1 MILE	3 MILES	5 MILES
% HISPANIC	58.4%	59.7%	53.2%

* Demographic data derived from 2010 US Census

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