

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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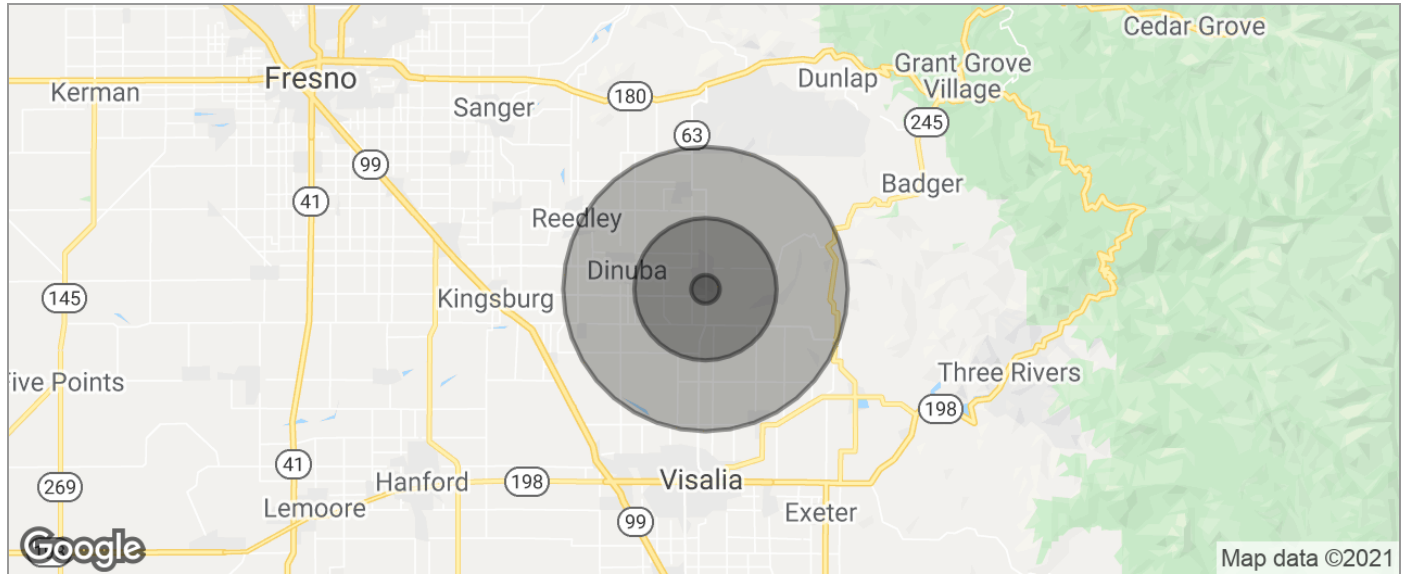
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POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	2,445	22,906	77,884
MEDIAN AGE	25.2	25.8	26.8
MEDIAN AGE (MALE)	24.2	25.2	26.9
MEDIAN AGE (FEMALE)	25.9	26.1	26.9
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	535	5,203	19,227
# OF 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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