

# AVAILABLE FOR SALE

Retail/Office



## HIGHLIGHTS

- Size: 4,411± SF
- Land: 9,583± SF
- APN: 368-183-15
- Zoning: CC - Central Commercial
- Uses: office, retail, restaurant, medical, market, day spa, cleaners, drug store.
- Price: \$350,000 (\$79 per SF)



For Additional Information  
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**1205 11th Street - Reedley, California**

**Newmark Grubb**  
Pearson Commercial

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Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.

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## COMMENTS:

Spacious two story attractive wood and river rock building on a busy corner lot in Reedley. Roof is concrete tiles for long life and onsite parking for customers and clients. Large open floor plan on bottom floor with rest rooms and back storage area. The building also has a side yard for outdoor storage and delivery of products. Upstairs is a loft and has an additional two office spaces, conference room with sink and another room with rest room and shower. The landscape is mature pine trees and at the corner is a marquee sign for good visibility and marketing of a business. Formerly a bakery and currently a medical supply business that will vacate with sale of the property.

## SAMPLE FINANCING FOR ON OWNER OCCUPIED:

Estimate	
Price	\$350,000
Down	\$70,000 (20%)
Loan	\$280,000 (5.25% amortized 30 year all due in 10 years)
Payment	\$1,547 per month

## DEMOGRAPHICS:

	<u>1 MILE</u>	<u>5 MILE</u>	<u>10 MILE</u>
Population			
2015 estimate	19,466	48,619	156,901
2020 projection	20,129	50,628	166,364
Income			
2015 average	\$56,299	\$56,834	\$55,613

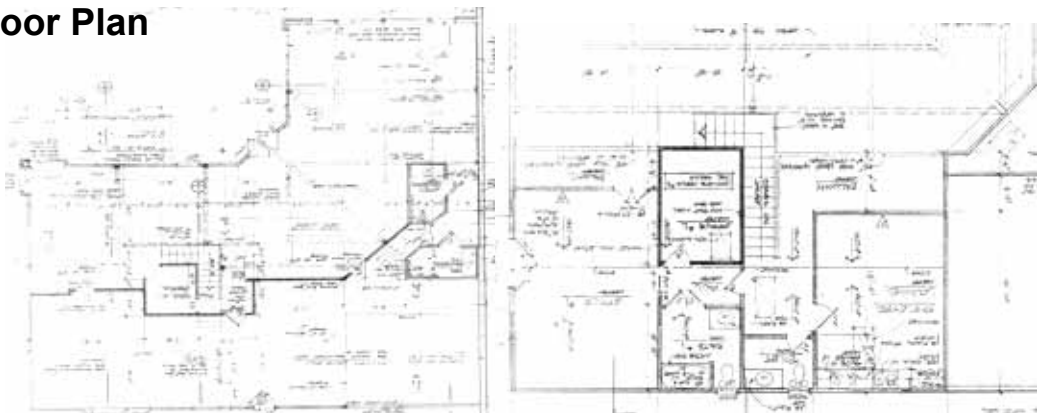
(Source: Pitney Bowe Software, Inc.)

## REEDLEY:

Reedley is growing community of 26,000± residents centrally located east of Highway 99 next to The Kings River with many recreational activities available; boating, skiing, swimming, fishing, and taking advantage of Reedley Beach. There are 8 parks and beaches with a 2 year junior college, Reedley College serving the surrounding communities. Kings Canyon is a 45± minute drive from Reedley and the Pacific Ocean and Paso Robles wine country 2± hour drive. Other surrounding cities to draw business from are Parlier, Dinuba, Orosi, and Orange Cove.



## Floor Plan



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