

# Leased Freestanding Retail Storefront Building + Parking

**FOR SALE**  
820 E Shields Ave,  
Fresno, CA 93704



## **Investment Opportunity: Freestanding Retail Building**

- **Busy & Established Retail Corridor w/  $\pm 51,221$  Cars Per Day**
- **Close Proximity to Major Traffic Generators & Fwy 41 Ramps**
- **Great Access & Visibility w/ Unmatched Level of Consumer Traffic**
- **$\pm 16,280$  SF Total: Thrift Store and Church on Long Term Leases**
- **Near  $\pm 763,021$  SF Manchester Center - Ample Private Parking**
- **Well-known Building ~ 231' Frontage on Shields ~ Seller-Carry**

FOR MORE INFORMATION PLEASE CONTACT:

**Jared Ennis**  
JaredEnnis@kw.com  
559-302-8698

**Kevin Land**  
kevin.land@kw.com  
559-359-4035



This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

# Leased Freestanding Retail Storefront Building + Parking

**FOR SALE**  
820 E Shields Ave,  
Fresno, CA 93704

## Property Information:

<b>Tenant:</b>	<b>Size:</b>	<b>Tenant:</b>	<b>Lease Rate:</b>	<b>Term Expiration:</b>
Suite 816:	±5,000 SF	Church	\$0.40/SF	2018
Suite 820:	±11,280 SF	Thrift Store	\$0.44/SF	2018

**Total Building Size:** ±16,280 SF

**Parcel Size:** ±1.15 Acres (±50,094 SF)

**Cap Rate:** 10.19% (see page 3)

**NOI:** \$76,310 Current

**Sale Price:** \$749,000 (\$46 Per Square Foot)

**APN/Zoning:** 443-080-31 zoned C-5

**Parking Spaces:** ±121 Surface Spaces (Ratio of 7/1,000 SF)

**Traffic Counts:** ±32,784 Cars Per Day on Shields Ave  
±18,437 Cars Per Day on Maroa Ave  
±51,221 Cars Per Day

**Year Renovated:** 2010

**Frontage:** 231' on Shields Ave (with 1 curb cut)

**Comments:** 100% Leased Freestanding ±16,280 SF Retail building in a highly traveled area with two quality tenants. Features a functional floor plan that each tenant has made substantial tenant improvements to. Thrift store owner is a local chain with great experience. Great visibility, convenient parking & easy access to Highway 41 on/off ramps. Sale does NOT include business - they are wonderful tenants that will secure your investment.

**Location:** Property well is located off the southeast corner of Shields and Maroa Avenues just west of Freeways 168, 41, and 180, east of CA-99, & north of McKinnley Avenue in the heart of Fresno, CA.

FOR MORE INFORMATION PLEASE CONTACT:

**Jared Ennis**  
JaredEnnis@kw.com  
559-302-8698

**Kevin Land**  
kevin.land@kw.com  
559-359-4035



This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

# Leased Freestanding Retail Storefront Building + Parking

**FOR SALE**  
820 E Shields Ave,  
Fresno, CA 93704

Income and Expenses				
Income	Suite Sq. Ft.	Per Sq. Ft.	Amount/Month	Amount/Year
Master Builder Church	5,000	\$ 0.42	\$ 2,100	\$ 25,200
Thrift Center Store	11,280	\$ 0.44	\$ 5,000	\$ 60,000
Scheduled Gross Annual Income			\$ 7,100	\$ 85,200
Less: Expenses	Amount/Month		Amount/Year	
Property Taxes (after purchase)	\$ 624.17		\$ 7,490.00	
Property Insurance	\$ 116.67		\$ 1,400.00	
Total Expenses	\$ 740.84		\$ 8,890.00	
Income	\$ 7,100.00		\$ 85,200.00	
Expenses	\$ 740.84		\$ 8,890.00	
Net Operating Income	\$ 6,359.16		\$ 76,310.00	
Effective Capitalization Rate:			10.19%	
Seller-Carry SnapShot:				
Purchase Price:			\$ 749,000.00	
Down Payment:	20%		\$ 149,800.00	
Loan Amount:	80%		\$ 599,200.00	
Amortization Period:			20 Years	
Interest Rate:			6.75%	
Monthly Debt Service Payment:			\$ 4,556.10	
Monthly Income After Debt Service:			\$ 1,803.06	

FOR MORE INFORMATION PLEASE CONTACT:

Jared Ennis  
JaredEnnis@kw.com  
559-302-8698

Kevin Land  
kevin.land@kw.com  
559-359-4035



This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.



# Leased Freestanding Retail Storefront Building + Parking

**FOR SALE**  
820 E Shields Ave,  
Fresno, CA 93704

**Thrift Center**



**Parking Area**



**Front of Building**



**Rear of Building (Truck Dock)**



FOR MORE INFORMATION PLEASE CONTACT:

**Jared Ennis**  
JaredEnnis@kw.com  
559-302-8698

**Kevin Land**  
kevin.land@kw.com  
559-359-4035



This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.



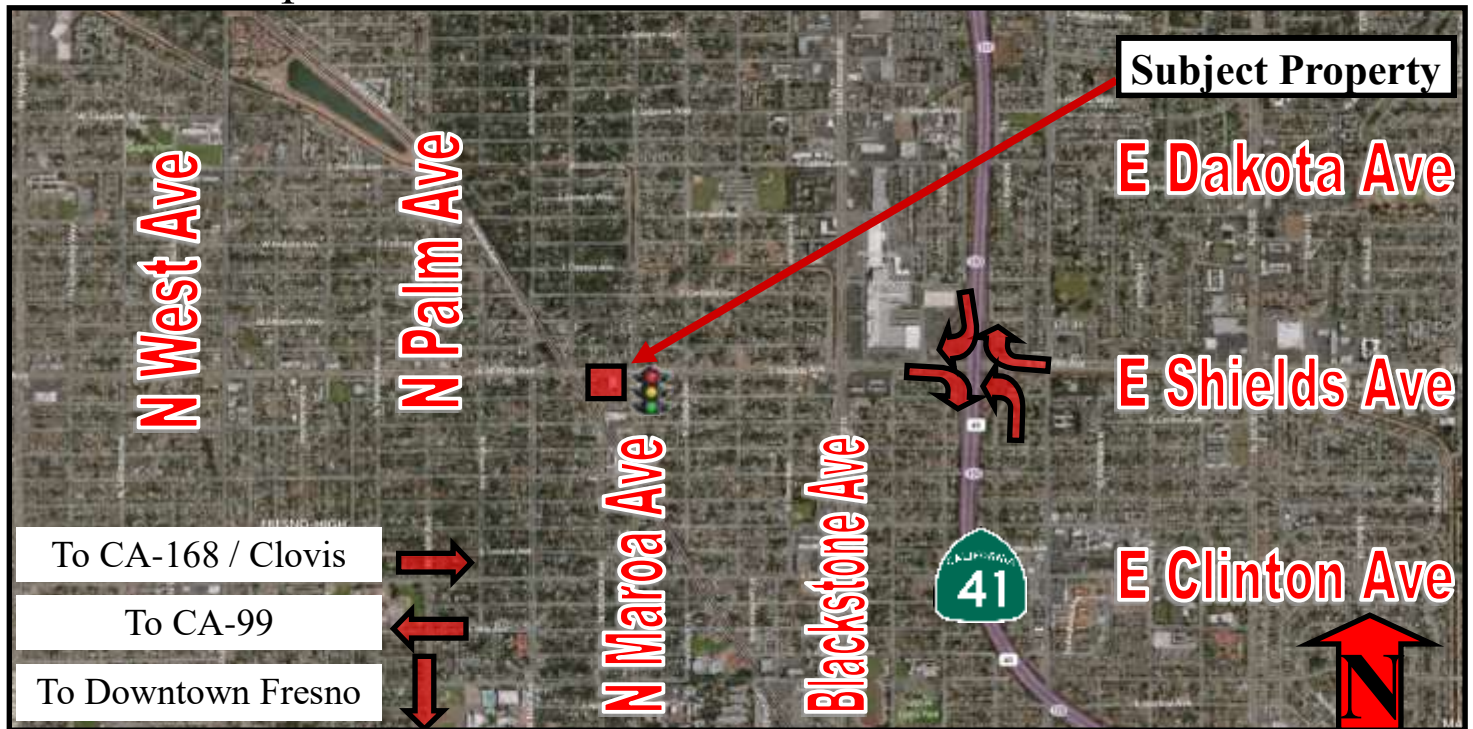
# Leased Freestanding Retail Storefront Building + Parking

**FOR SALE**  
820 E Shields Ave,  
Fresno, CA 93704

Aerial View:



Location Map:



FOR MORE INFORMATION PLEASE CONTACT:

Jared Ennis  
JaredEnnis@kw.com  
559-302-8698

Kevin Land  
kevin.land@kw.com  
559-359-4035



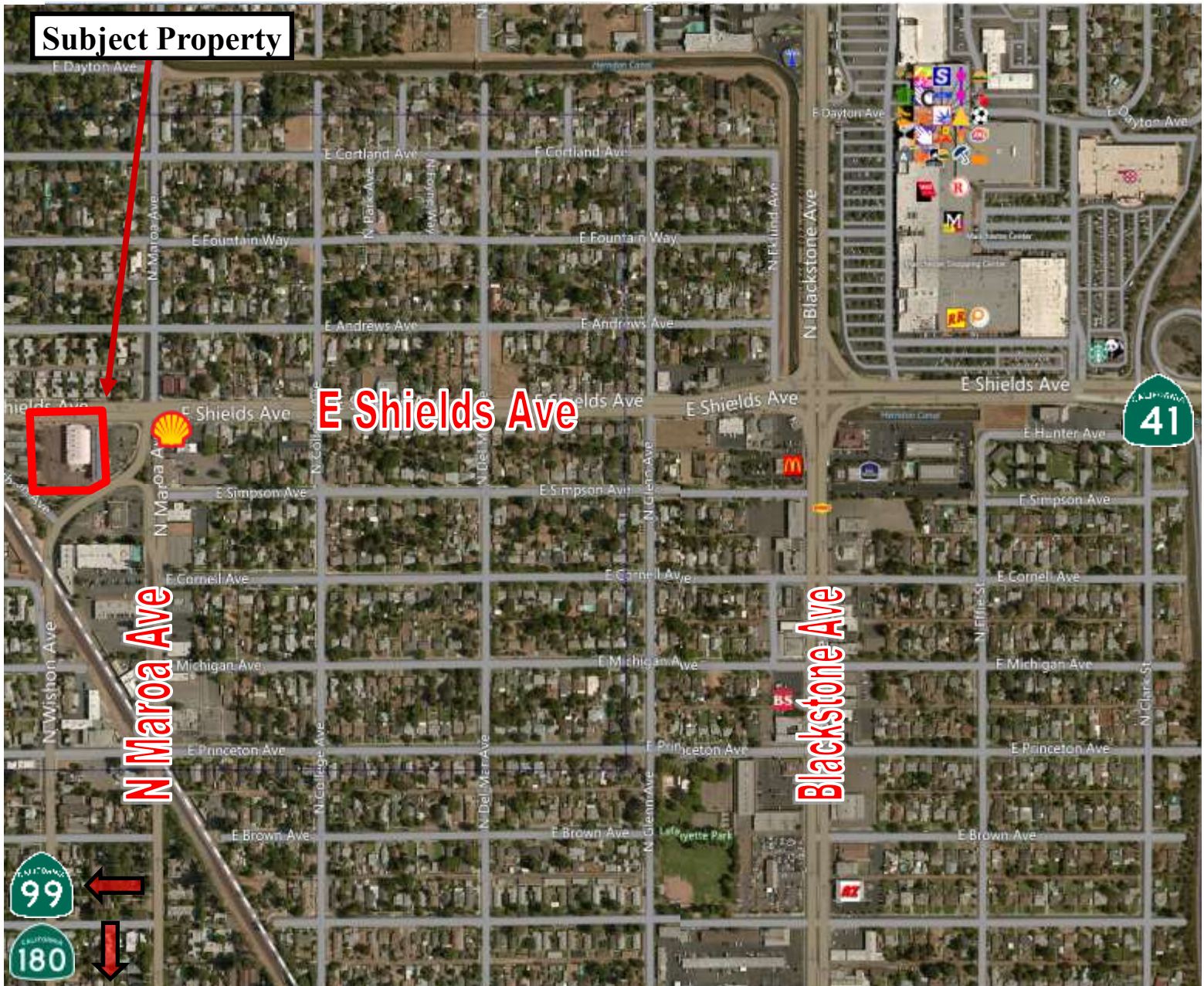
This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.



# Leased Freestanding Retail Storefront Building + Parking

**FOR SALE**  
820 E Shields Ave,  
Fresno, CA 93704

## Competition Map:



FOR MORE INFORMATION PLEASE CONTACT:

Jared Ennis  
JaredEnnis@kw.com  
559-302-8698

Kevin Land  
kevin.land@kw.com  
559-359-4035



This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

# Leased Freestanding Retail Storefront Building + Parking

**FOR SALE**  
820 E Shields Ave,  
Fresno, CA 93704

## Detailed Demographics:

Radius	1 Mile	3 Mile	5 Mile	Clovis	Fresno
<b>Population:</b>					
2019 Projection	20,286	183,109	417,377	124,547	634,003
2014 Estimate	19,496	176,038	401,562	119,527	607,865
2010 Census	18,584	168,024	384,547	114,599	583,364
Growth 2014-2019	4.05%	4.02%	3.94%	4.30%	4.30%
Growth 2010-2014	4.91%	4.77%	4.42%	4.20%	4.20%
2014 Population His-panic Origin	9,902	96,842	211,368	24,514	286,432
<b>Daytime Population:</b>					
Total Businesses 2014	789	4,779	12,650	47,541	52,027
Total Employees 2014	7,277	38,204	109,099	410,014	448,700
<b>Specified Consumer Spending (\$):</b>					
	\$				
2019 Projection	\$ 93,754	196,773	\$ 2,649,217	\$ 9,956,239.16	\$ 10,895,642.20
2014 Estimate	\$ 89,879	\$1,121,204	\$2,475,554	\$ 9,303,582	\$ 10,181,405
<b>Households:</b>					
2019 Projection	7,438	60,375	134,270	42,993	201,180
2014 Estimate	7,150	58,055	129,091	41,335	193,421
2010 Census	6,826	55,516	123,381	39,726	185,892
Growth 2014-2019	4.03%	4.00%	4.01%	3.86%	4.15%
Growth 2010-2014	4.75%	4.57%	4.63%	3.89%	3.89%
Owner Occupied	3,387	24,730	57,369	24,418	135,686
Renter Occupied	3,763	33,326	72,722	15,308	50,206
	\$				
<b>2014 Avg Household Income:</b>	\$ 50,627	\$ 44,299	\$ 49,763	\$ 85,160	\$ 58,360
<b>2014 Med Household Income:</b>	\$ 33,882	\$ 31,290	\$ 35,027	\$ 74,644	\$ 45,635
<b>2014 Households by Household In:</b>					
<\$25,000	2,764	23,971	46,925	4,334	41,484
\$25,000 - \$50,000	1,902	16,302	36,083	8,521	52,860
\$50,000 - \$75,000	867	8,804	20,914	6,072	27,080
\$75,000 - \$100,000	597	4,073	11,204	4,232	16,792
\$100,000 - \$125,000	535	2,286	5,981	3,598	9,382
\$125,000 - \$150,000	216	1,127	3,216	1,895	5,467
\$150,000 - \$200,000	149	798	2,903	1,672	4,706
\$200,000+	122	693	1,864	2,454	3,703

FOR MORE INFORMATION PLEASE CONTACT:

**Jared Ennis**  
JaredEnnis@kw.com  
559-302-8698

**Kevin Land**  
kevin.land@kw.com  
559-359-4035



This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.