

# 27 E BIRCH

27 E BIRCH, FRESNO, CA 93650



## PROPERTY DESCRIPTION

We are delighted to present a remarkable investment opportunity: a spacious 4000 square foot warehouse that is now available for sale. This impressive property boasts a Class A tenant who will sign new 5-year NNN (Triple Net) lease, ensuring a stable and consistent income for the prospective buyer. Located in a prime Riverpark area, this warehouse is surrounded by bustling and well-trafficked businesses, making it an ideal investment for those seeking a lucrative and thriving commercial property. Empty lot next door not part of the sale. Business not included.

## LOCATION DESCRIPTION

Warehouse is located in popular Riverpark neighborhood. Location is prime due to the surrounding business that makes area ideal for commerce. Easy access is granted off N Blackstone Ave and N Abby St.

## OFFERING SUMMARY

Sale Price:	\$1,199,000
Lot Size:	9,750 SF
Building Size:	4,000 SF
NOI:	\$60,000.00
Cap Rate:	5.0%

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	5,636	111,754	240,199
Total Population	14,072	290,086	694,504
Average HH Income	\$66,493	\$83,702	\$77,256



**RE/MAX GOLD**

Each office independently owned and operated

**KIRK ATAMIAN**

Commercial Specialist

559.246.0000

kirkatamian@gmail.com

CalDRE #02127378

501 North E St, Suite H  
Madera, CA 93638



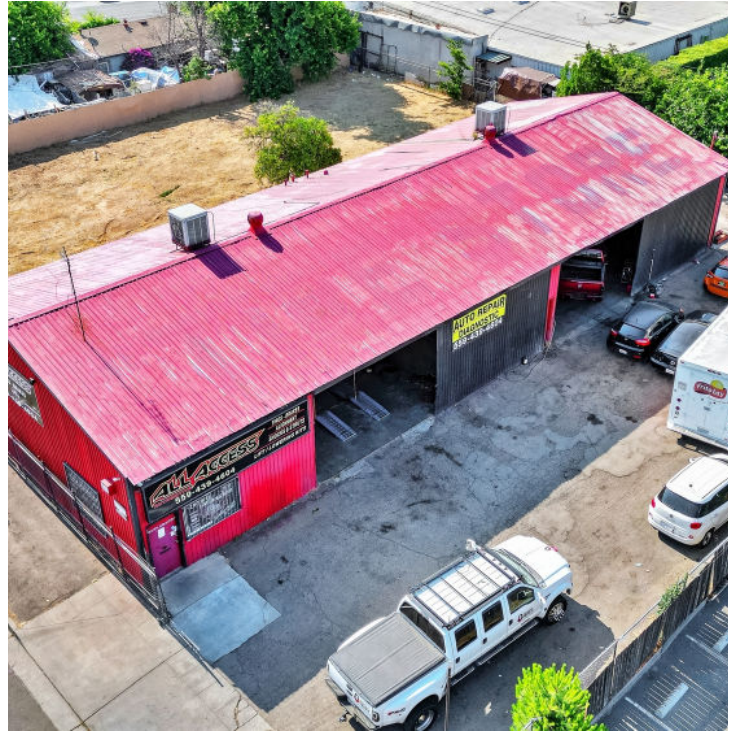
FOR SALE

INDUSTRIAL PROPERTY

ADDITIONAL PHOTOS

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FOR SALE

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LOCATION MAP

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Google

Map data ©2024 Google Imagery ©2024 Airbus, CNES / Airbus, Maxar Technologies, U.S. Geological Survey, USDA/FPAC/GEO

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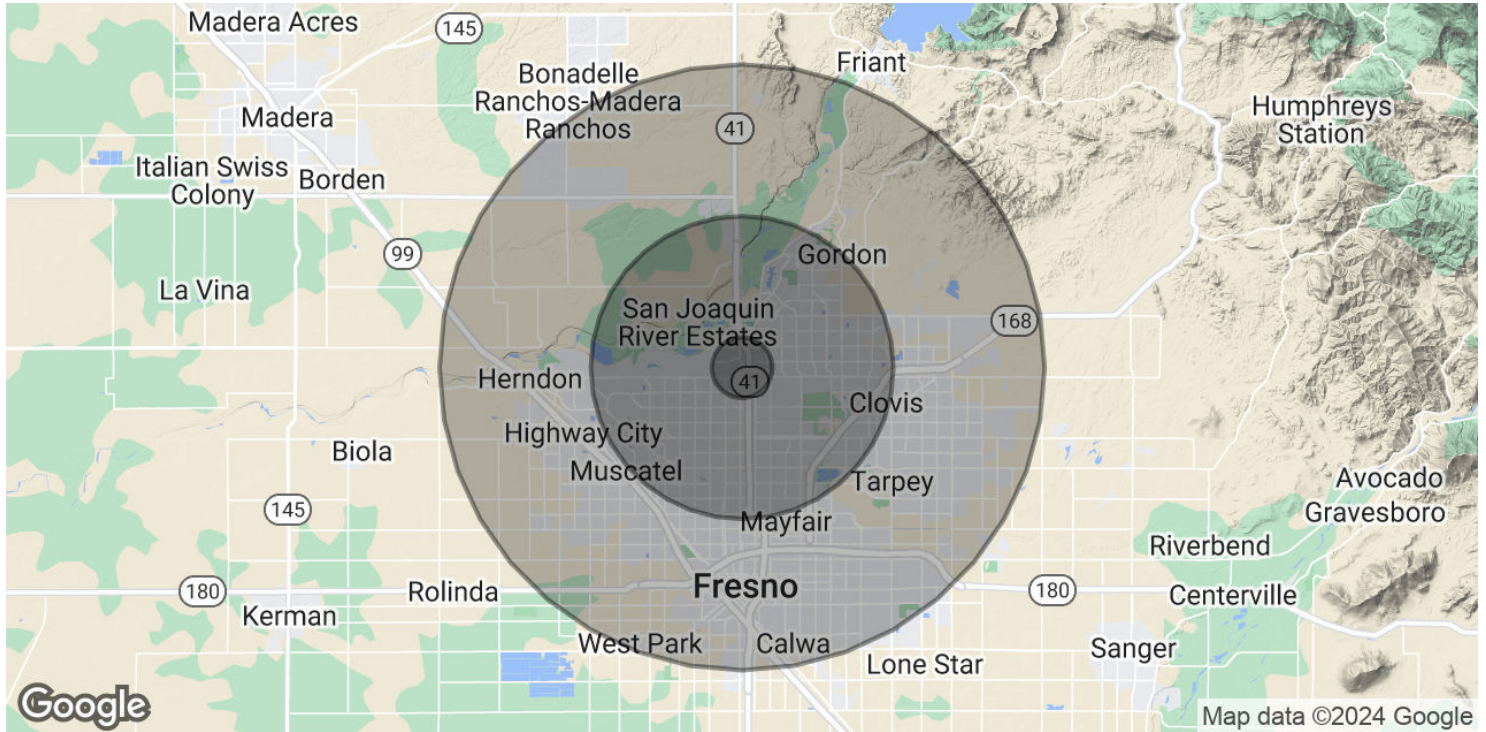
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## POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	14,072	290,086	694,504
Average Age	34.0	36.4	33.9
Average Age (Male)	33.0	35.0	32.8
Average Age (Female)	34.1	37.9	35.2

## HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	5,636	111,754	240,199
# of Persons per HH	2.5	2.6	2.9
Average HH Income	\$66,493	\$83,702	\$77,256
Average House Value	\$186,789	\$271,358	\$253,390

\* Demographic data derived from 2020 ACS - US Census



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