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RE/MAX GOLD

501 North E St, Suite H  
Madera, CA 93638

FOR SALE | INDUSTRIAL PROPERTY

# 27 E BIRCH

27 E BIRCH, FRESNO, CA 93650



PRESENTED BY:

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All potential buyers must take appropriate measures to verify all of the information set forth herein.

Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

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## PROPERTY INFORMATION

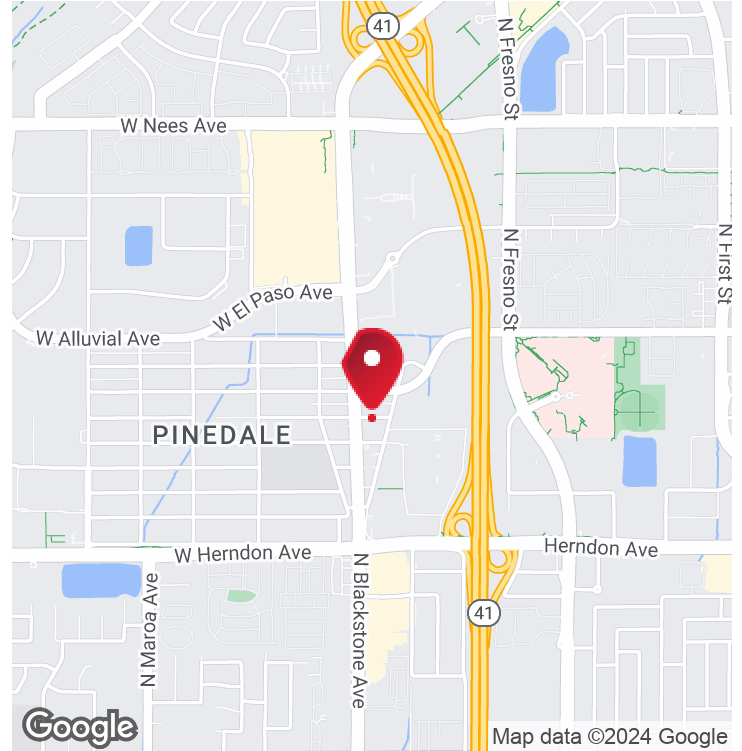
**IN THIS SECTION**

EXECUTIVE SUMMARY

COMPLETE HIGHLIGHTS

ADDITIONAL PHOTOS

# EXECUTIVE SUMMARY



## OFFERING SUMMARY

Sale Price:	\$1,199,000
Building Size:	4,000 SF
Available SF:	N/A
Lot Size:	9,750 SF
Price / SF:	\$299.75
Cap Rate:	5.0%
NOI:	\$60,000
Year Built:	1973
Zoning:	Commercial

## PROPERTY OVERVIEW

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.

# COMPLETE HIGHLIGHTS



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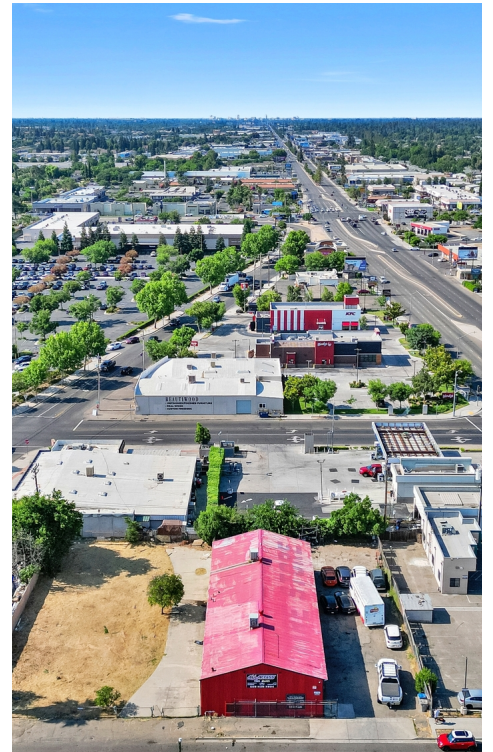
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## PROPERTY HIGHLIGHTS

- **Secure Tenant and Stable Income:** This impressive property features a Class A tenant who will sign a new 5-year NNN (Triple Net) lease, ensuring a stable and consistent income stream for the prospective buyer, providing peace of mind.
- **Prime Location in Riverpark Area:** Situated in the prime Riverpark area, this warehouse enjoys a strategic location surrounded by bustling and well-trafficked businesses, making it an ideal choice for investors seeking a lucrative and thriving commercial property.
- **Income Potential:** With a strong tenant in place and an attractive location, this warehouse presents a fantastic chance to generate income and build wealth in a dynamic and prosperous commercial real estate market.

# ADDITIONAL PHOTOS



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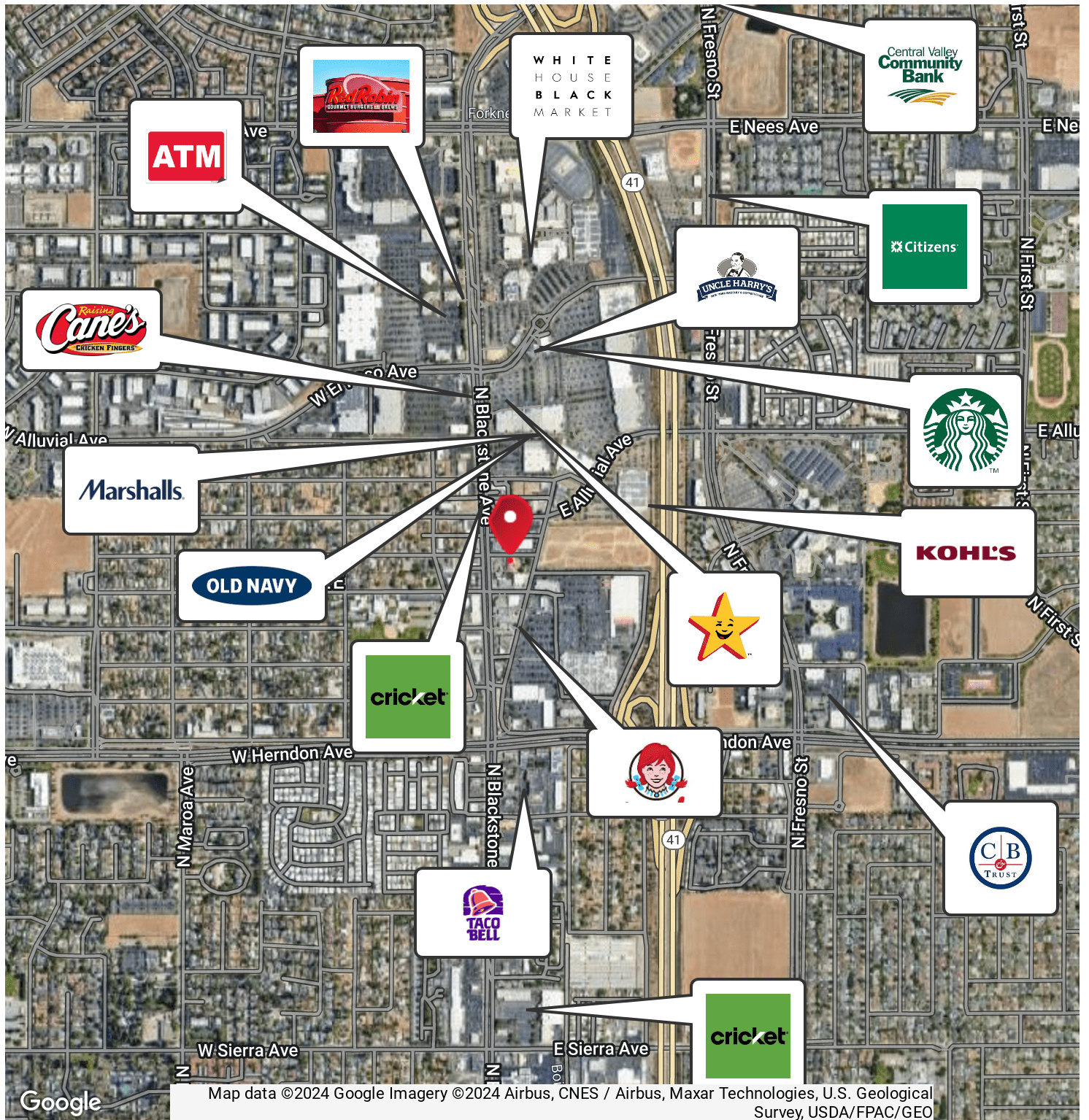
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## LOCATION INFORMATION

**IN THIS SECTION**

AERIAL MAP

# AERIAL MAP



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## FINANCIAL ANALYSIS

### IN THIS SECTION

FINANCIAL SUMMARY

RENT ROLL

# FINANCIAL SUMMARY

## INVESTMENT OVERVIEW

Price	\$1,199,000
Price per SF	\$300
CAP Rate	5%

## OPERATING DATA

Net Operating Income	\$60,000
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## FINANCING DATA



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# RENT ROLL

SUITE	TENANT NAME	SIZE SF	% OF BUILDING	PRICE / SF / YEAR	MARKET RENT	MARKET RENT / SF	ANNUAL RENT	LEASE START	LEASE END
-	ALL ACCESS AUTOMOTIVE	4,000 SF	100%	\$1.25	-	-	\$5,000	09/01/2023	8/31/2028
-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	-
<b>TOTALS</b>		<b>4,000 SF</b>	<b>100%</b>	<b>\$1.25</b>	<b>\$0</b>	<b>\$0.00</b>	<b>\$5,000</b>		
<b>AVERAGES</b>		<b>4,000 SF</b>	<b>100%</b>	<b>\$1.25</b>			<b>\$5,000</b>		

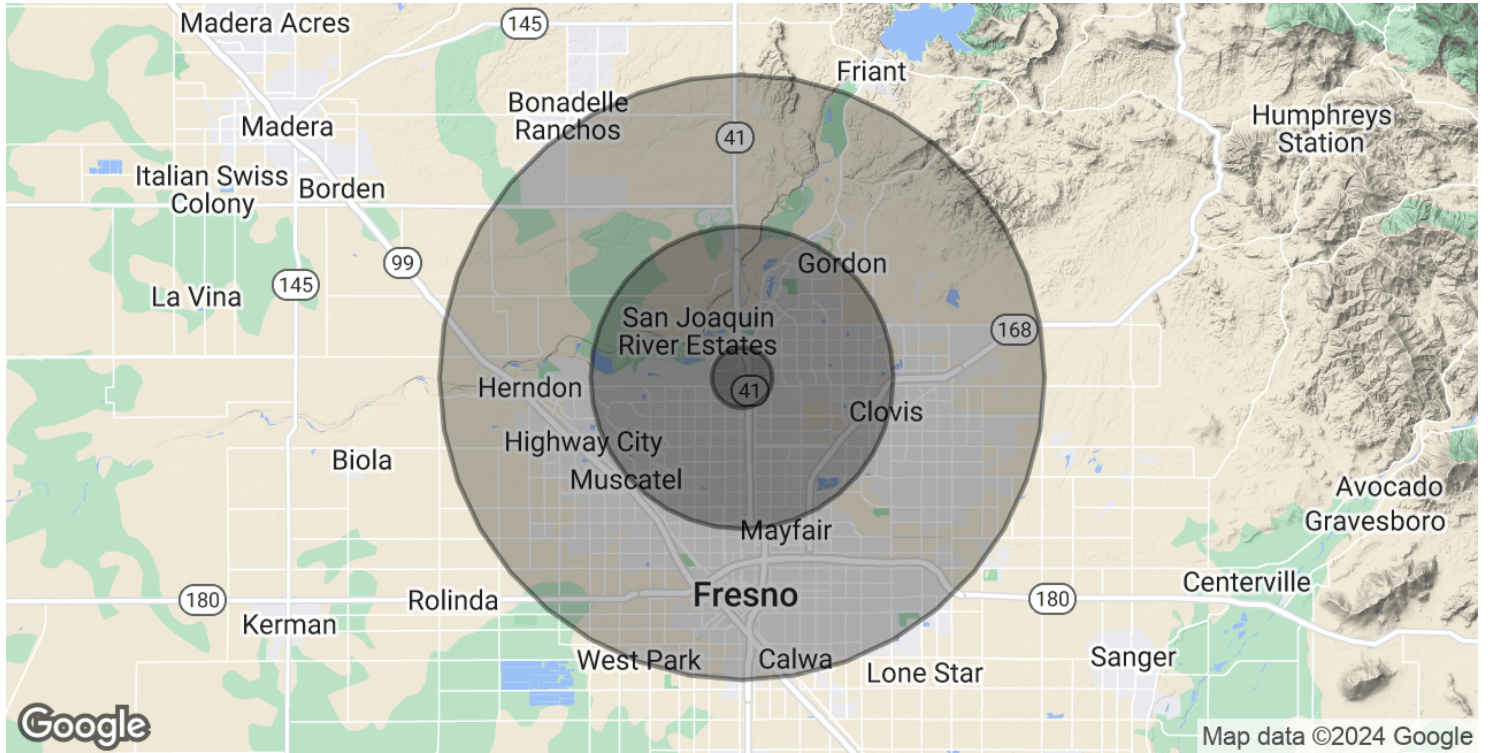
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## DEMOGRAPHICS

**IN THIS SECTION**

DEMOGRAPHICS MAP & REPORT

# DEMOGRAPHICS MAP & REPORT



<b>POPULATION</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
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

<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
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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ADVISOR  
BIOS

**IN THIS SECTION**

ADVISOR BIO 1

# //ADVISOR BIO 1

**KIRK ATAMIAN**

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CalDRE #02127378

**PROFESSIONAL BACKGROUND**

Kirk Atamian, a remarkable figure in his hometown, is widely recognized as a great man who consistently lends a helping hand to those striving to achieve their goals. His generosity knows no bounds when it comes to aiding others in bettering themselves, their businesses, and their careers. Kirk Atamian stands as one of the most trusted agents in the Valley, having earned the confidence of numerous esteemed business and community leaders. With his membership and prior role as chairman of the board at the Madera Chamber of Commerce, Kirk actively collaborates with individuals, investors, and developers interested in the city's most sought-after properties.

Kirk is renowned as a high-touch broker, celebrated for his extensive market knowledge and his unwavering dedication to his clients and their interests. His success story is largely woven from the fabric of positive referrals, testament to his tireless efforts on behalf of his clients and the respect he garners. Kirk, along with his team of detail-oriented professionals, is well-versed in cutting-edge technologies that can revolutionize targeted marketing and streamline the closing of deals.

Kirk's roots run deep in the Valley. Having graduated from Madera High School, where he actively participated in wrestling and football, he transitioned into entrepreneurship, owning and managing several small businesses in and around Madera. His role as chairman of the Madera Chamber of Commerce was pivotal in representing business interests and played a significant part in facilitating the development of the North Fork casino along Highway 99.

When Kirk is not engaged in his professional pursuits, he indulges in a range of activities such as cooking, poker, culinary adventures, community event involvement, and cherished moments spent with his family and friends.

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