

FOR SALE

RetailNet
REAL ESTATE

REEDLEY, CA

Former *Walgreens* #12298

±1.0 AC | ±13.4 K SF | CN | \$1.85MM

852 E MANNING AVE

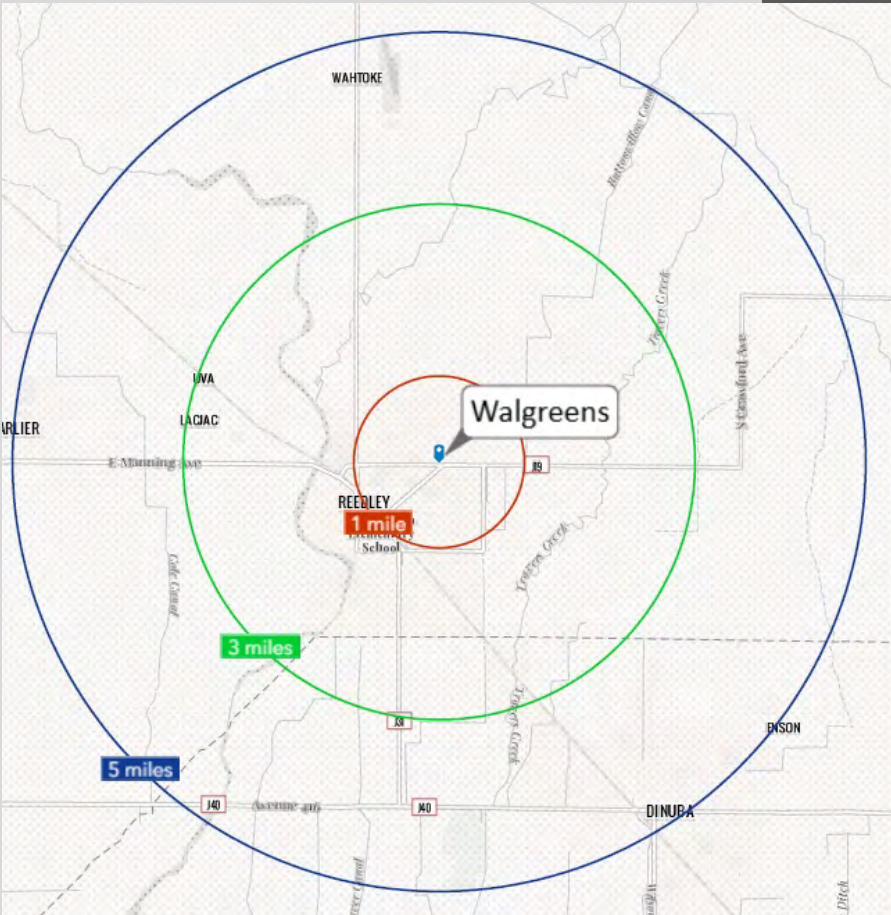


Property Overview

- ✦ **Offering Price.** \$1,850,000
- ✦ **Delivery.** 'As-Is', Vacant (FF&E not included)
- ✦ **Property.** ±1.0 AC
- ✦ **Building.** ±13,380 SF (±10,000 SF ground floor) + DT
- ✦ **Parking.** ±48 spaces
- ✦ **Signage.** Pylon w/ electronic reader + building
- ✦ **Yr Built.** 2009
- ✦ **Parcel ID.** 363-233-38
- ✦ **Access.** FI/FO on Manning Ave & N Columbia Ave
- ✦ **Zoning.** CN (Neighborhood Commercial), City of Reedley, Permitted Uses
- ✦ **Deed Restriction.** Pharmacy

Location Overview

- ✦ **Central Reedley Business Location.** Nearby businesses include Fresenius, Adventist Health, Denny's, AutoZone, Ace Hardware, O'Reilly, Save Mart and many others.
- ✦ **Also Nearby.**
 - ✦ ±1 mi from Adventist Health Reedley Hospital, a 49-bed facility
 - ✦ ±1.5 mi from Reedley College which has a total enrollment of approximately 7,000



'24 Estimates	1 Mile	3 Mile	5 Miles
Population	15,980	28,300	49,185
Households	4,357	8,054	14,026
Avg. HH Inc.	\$76,586	\$88,114	\$89,688
Manning Ave— Daily Traffic Count			13,600 VPD
N Columbia Ave – Daily Traffic Count			1,940 VPD

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PRESENIUS
KIDNEY CARE

Manning Ave - 13,600 VPD

N Columbia Ave - 1,940 VPD

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N Columbia Ave – 1,940 VPD

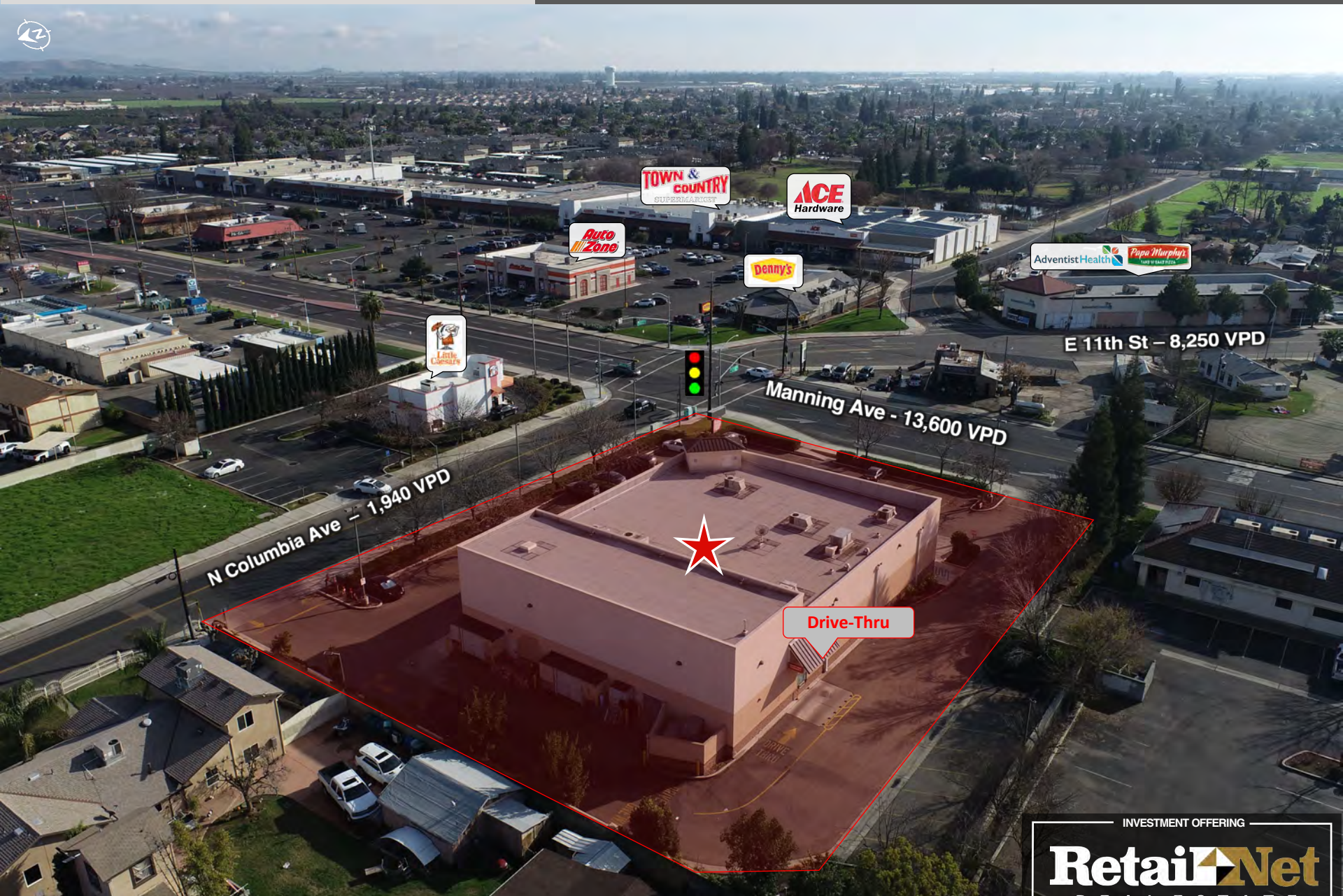
E 11th St – 8,250 VPD
N Columbia Ave

Manning Ave - 13,600 VPD

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N Columbia Ave — 1,940 VPD

Manning Ave - VPD

Drive-Thru

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TERMS



OFFERING PRICE	\$1,850,000
DELIVERY	Vacant (FF&E not included)
TERMS	'As-Is', No Financing Contingency
DEED RESTRICTION	Pharmacy
OFFERS EVALUATED AS RECEIVED	

****Price + terms, along with all offers, are subject to approval of Walgreen Co.'s Real Estate Committee***

CONTACT

MARK HOLLENBECK, CCIM

844.RNRE.111 📠 listings@retailnetrealestate.com

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