

INVESTMENT OPPORTUNITY

OFFERING MEMORANDUM

36609 DINERO WAY

Huron, CA 93234

TRANSWESTERN
REAL ESTATE SERVICES

REPRESENTED BY

ANNA MCQUILLAN ROSE
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Vice President
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OFFERING FOR SALE

ASKING PRICE: $403,000

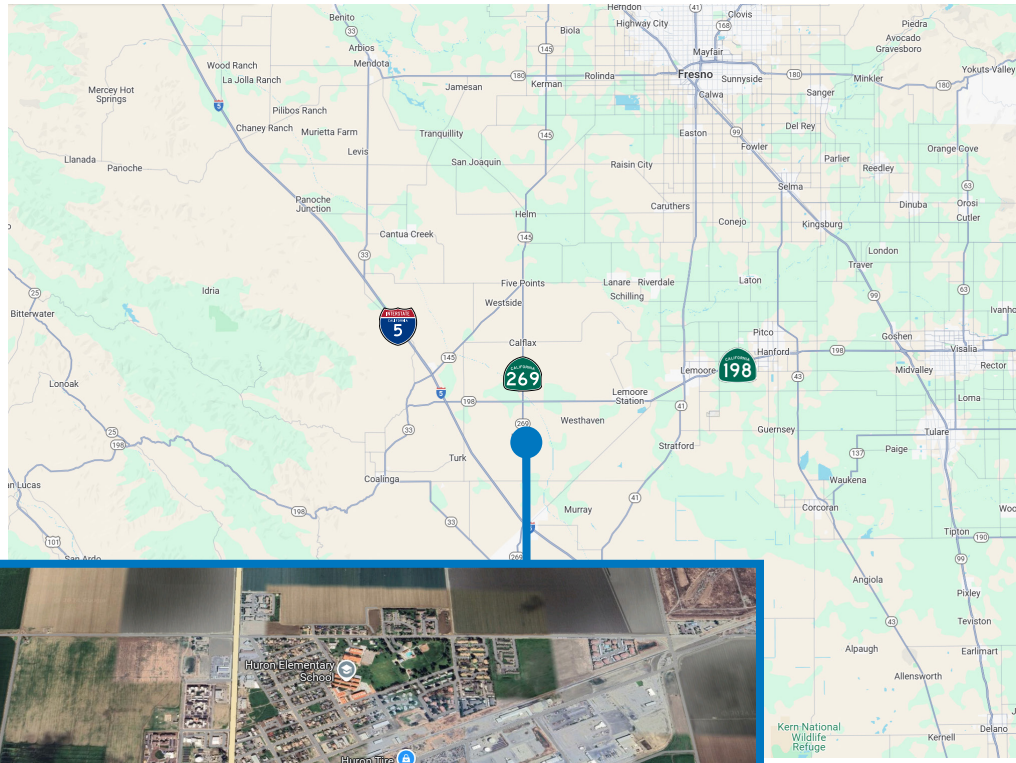
- CAP 6.8%
- 3,600 SF building
- 7,875 SF parcel
- Tenant in place since 1995
- Current LED 6/30/2026
- New roof 2024
- Tenant pays all utilities / maintenance / property taxes

LOCATION OVERVIEW

HURON, CA

Huron, known as the "cornucopia" of the San Joaquin Valley, is about 50 minutes from Fresno, under an hour northeast of Paso Robles wineries, and less than 90 minutes from Morro Bay, San Luis Obispo, and Cal Poly University. Located 5 miles east of Interstate 5, which connects Los Angeles to Sacramento, Huron also offers access to coastal communities via State Route 101 and the San Francisco Bay Area through I-5 and SR 46.

While agriculture is Huron's main industry, the area has a labor force capable of supporting manufacturing and other industries.





MAJOR EMPLOYERS

- Coalinga-Huron Unified School District
- City of Huron
- United Health Centers
- Harris Ranch
- Family Dollar
- Nutrien Ag Solutions
- Terra Linda Farms
- Dole
- Fresh Express
- Woolf Enterprises
- RHC Oil Company
- Coalinga Huron Recreational and Parks District
- West Hills Child Development

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