

Mecca Travel Center

Mecca, CA



Mecca Travel Center

CA-86 & 66th Ave, Mecca, CA 92254

JASON KEYZ

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CalDRE #01906778

Mecca Travel Center | CA-86 & 66th Ave Mecca, CA 92254**PROPERTY DESCRIPTION**

Brand new lot on CA-86 and 66th Avenue in Mecca.

PROPERTY HIGHLIGHTS

- Large lot adjacent to CA-86
- Numerous approved pads available for lease and ready for construction
- Lease terms flexible including shell, build-to-suit or ground lease
- Current tenants include Arco, AM/PM, Chelo's Burgers, Denny's, Del Taco, Starbucks, Subway

OFFERING SUMMARY

Lease Rate:	Negotiable
Number of Units:	17
Available SF:	1,775 - 60,000 SF
Lot Size:	
Building Size:	280,225 SF

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	51	1,861	11,529
Total Population	212	7,138	47,311
Average HH Income	\$37,089	\$44,639	\$45,370

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Mecca Travel Center | CA-86 & 66th Ave Mecca, CA 92254**LEASE TYPE** | Variable**TOTAL SPACE** | 1,775 - 60,000 SF**LEASE TERM** | Negotiable**LEASE RATE** | Negotiable

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
6,400 SF Restaurant Pad	Available	6,400 SF	Variable	Negotiable	-
11,050 SF Commercial Building	Available	11,050 SF	Variable	Negotiable	-
12,350 SF Commercial Building	Available	12,350 SF	Variable	Negotiable	-
12,350 SF Commercial Building	Available	12,350 SF	Variable	Negotiable	-
26,950 SF Office / Commercial / Car Dealership	Available	26,950 SF	Variable	Negotiable	-
35,000 SF Office Building	Available	35,000 SF	Variable	Negotiable	-
60,000 SF Hotel ±100 Beds, Banquet Facilities	Available	60,000 SF	Variable	Negotiable	-
25,000 SF Medical Offices / Clinic	Available	25,000 SF	Variable	Negotiable	-
25,000 SF Medical Offices / Clinic	Available	25,000 SF	Variable	Negotiable	-
2,400 SF Drive Thru Pad	Available	2,400 SF	Variable	Negotiable	-
4,200 SF Car Wash	Available	4,200 SF	Variable	Negotiable	-

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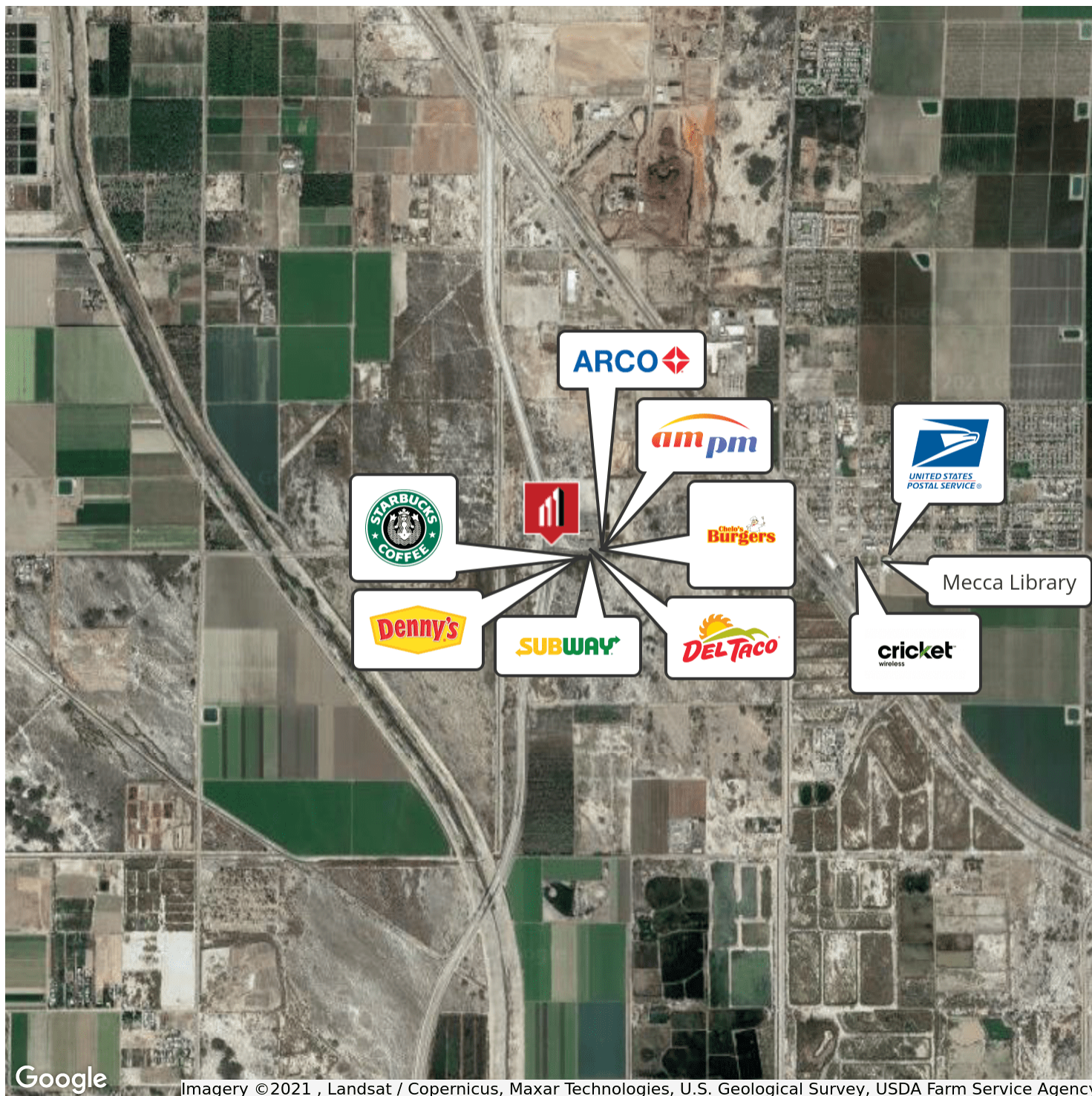
SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
2,400 SF Drive Thru Pad	Available	2,400 SF	Variable	Negotiable	-
9,600 SF Retail	Available	9,600 SF	Variable	Negotiable	-
32,000 SF Market	Available	32,000 SF	Variable	Negotiable	-
2,675 SF Retail	Available	2,675 SF	Variable	Negotiable	-
1,775 SF Drive Thru Pad	Available	1,775 SF	Variable	Negotiable	-
5,000 SF Restaurant	Available	5,000 SF	Variable	Negotiable	-
6,075 SF Retail	Available	6,075 SF	Variable	Negotiable	-

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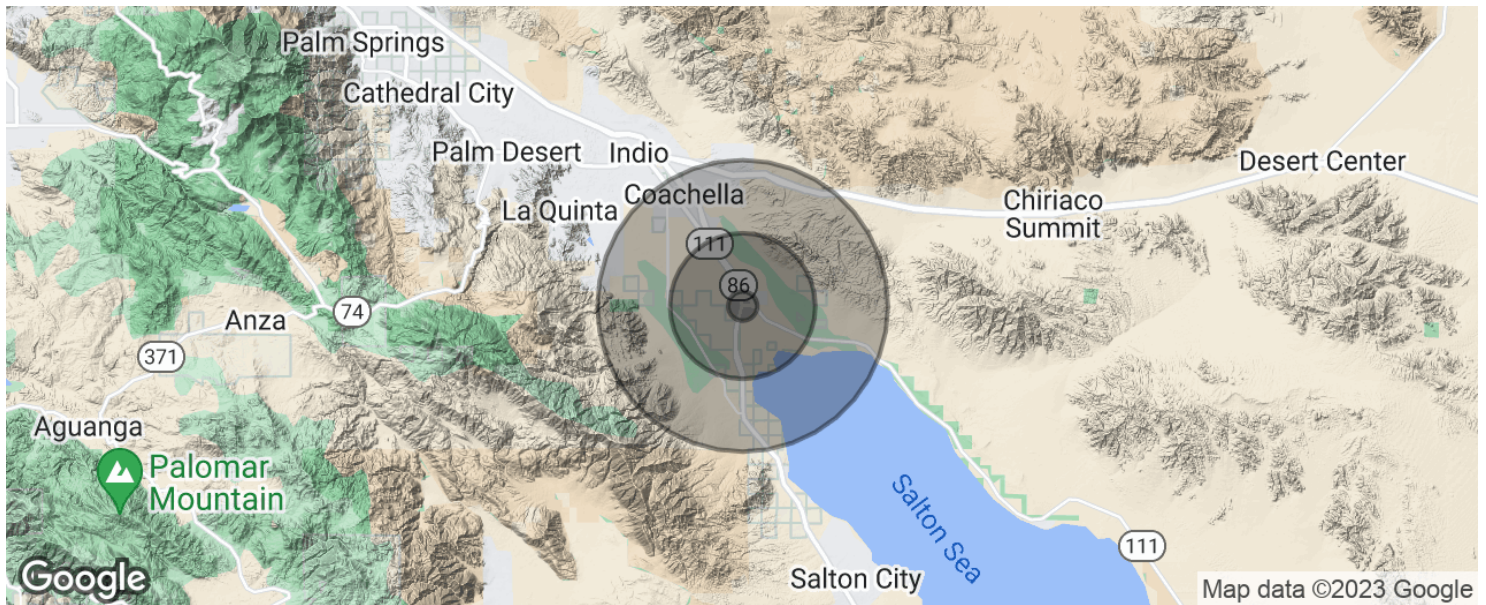
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POPULATION	1 MILE	5 MILES	10 MILES
Total population	212	7,138	47,311
Median age	23.1	25.9	25.3
Median age (Male)	23.8	25.9	24.3
Median age (Female)	22.5	26.2	26.5
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	51	1,861	11,529
# of persons per HH	4.2	3.8	4.1
Average HH income	\$37,089	\$44,639	\$45,370
Average house value	\$203,714	\$242,833	\$236,544

* Demographic data derived from 2020 ACS - US Census

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