

RETAIL FOR LEASE

REMODELED HIGH EXPOSURE RETAIL BUILDING IN CHOWCHILLA, CA

305 S Chowchilla Blvd, Chowchilla, CA 93610



OFFERING SUMMARY

AVAILABLE SF:	2,050 - 4,525 SF
LEASE RATE:	\$1.00 SF/month (MG)
LOT SIZE:	1.39 Acres
BUILDING SIZE:	6,575 SF
RENOVATED:	2022
ZONING:	C-S - Service Commercial

PROPERTY HIGHLIGHTS

- ±2,050-4,525 SF Available Surrounded w/ Quality Tenants
- Functional Layout w/ Endless Opportunities
- Walk-able Location | Densely Populated Trade Area
- Excellent Location, Great Tenant Mix, High Traffic Flows
- Fresh Remodel - Move In Ready Condition
- Ample Private Parking w/ Multiple Access Points
- Robertson Blvd Is Chowchilla's Most Traveled Retail Corridor
- Walking Distance to Many Local and National Employing Businesses
- Close Proximity to Major Traffic Generators & Fwy Ramps
- Great Access & Visibility w/ Unmatched Level of Consumer Traffic

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PROPERTY OVERVIEW

±6,575 SF freestanding building off the corner in Chowchilla, CA. The building offers a functional floor plan that is currently undergoing an extensive renovation. The property consist of (2) retail storefronts. ±2,050 Sf is a former bar and ±2,050 is a former café. Located in the rear portion of the building is a ±2,475 SF banquet room that can be combined with either storefront in the front. Vehicle access with parking in the front and rear in a very walk-able area. Interior improvements consist of new paint, hard surface VCT vinyl flooring (wood look), ample new electric outlets, all LED can lights, modern baseboards, fresh exterior paint, new roof coating, and new HVAC's.. The visibility offers a tremendous draw of traffic from the neighboring retailers and neighborhoods on top of the ±?? cars per day.



LOCATION OVERVIEW

The property is located at the intersection of Robertson Blvd and Chowchilla Blvd. the property is North of Prosperity Blvd, South of Ave 26, East of Front St and West of CA-99. Location provides easy nearby access to Highway 99 on/off ramps and to several nearby retail amenities.

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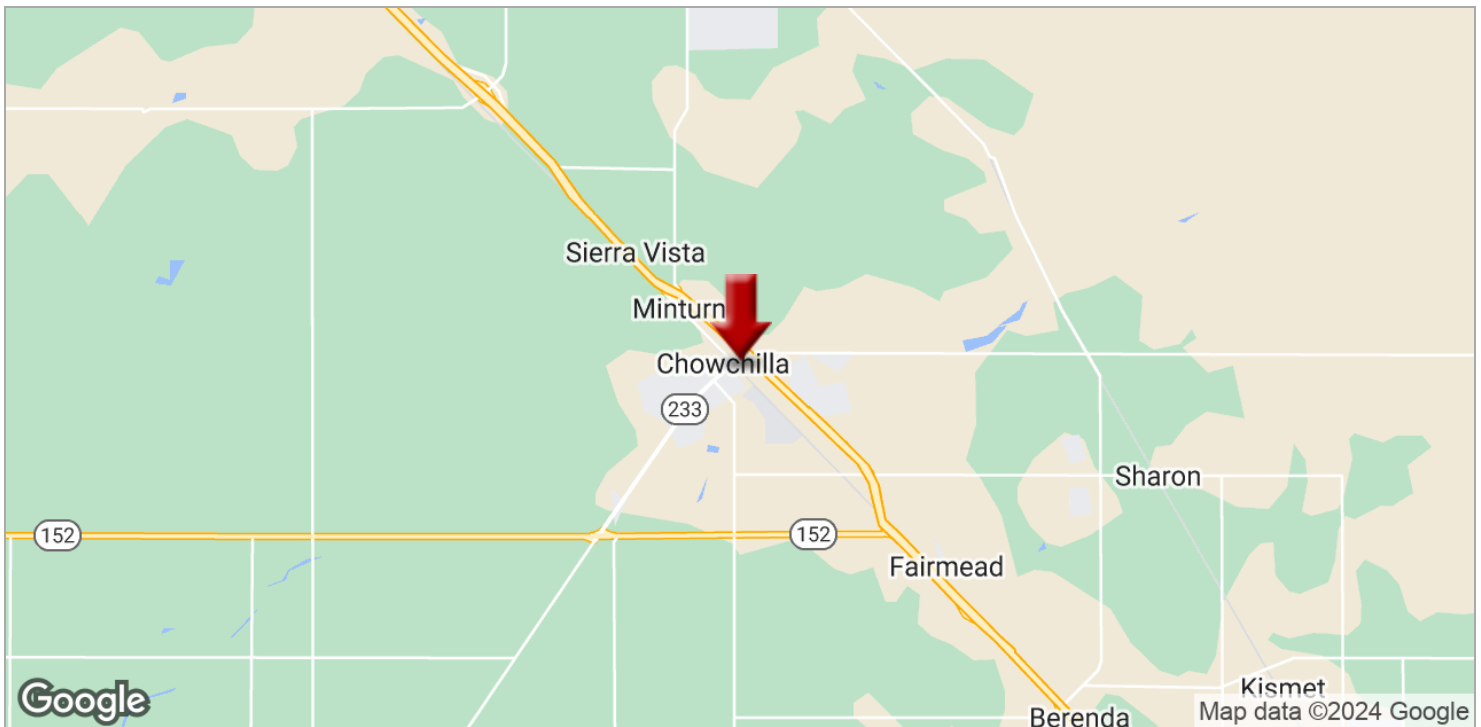
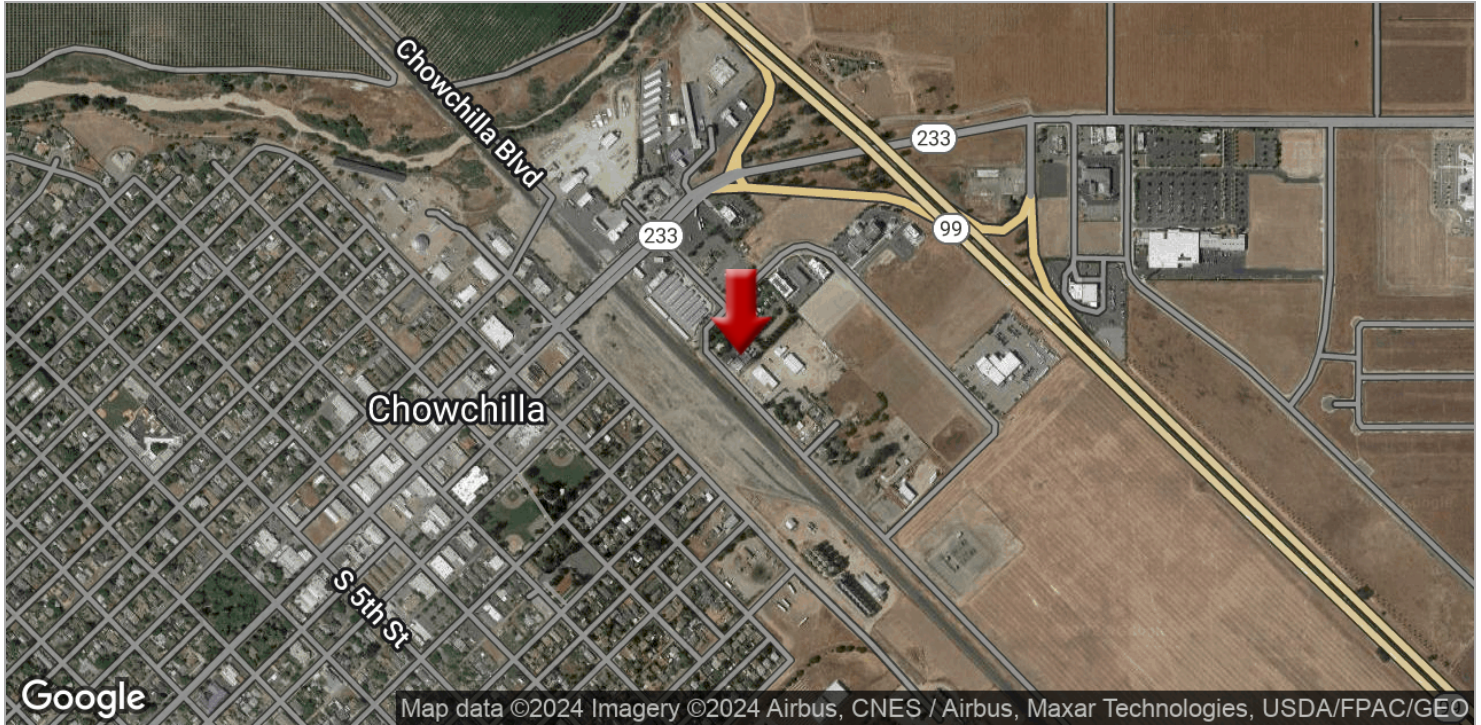
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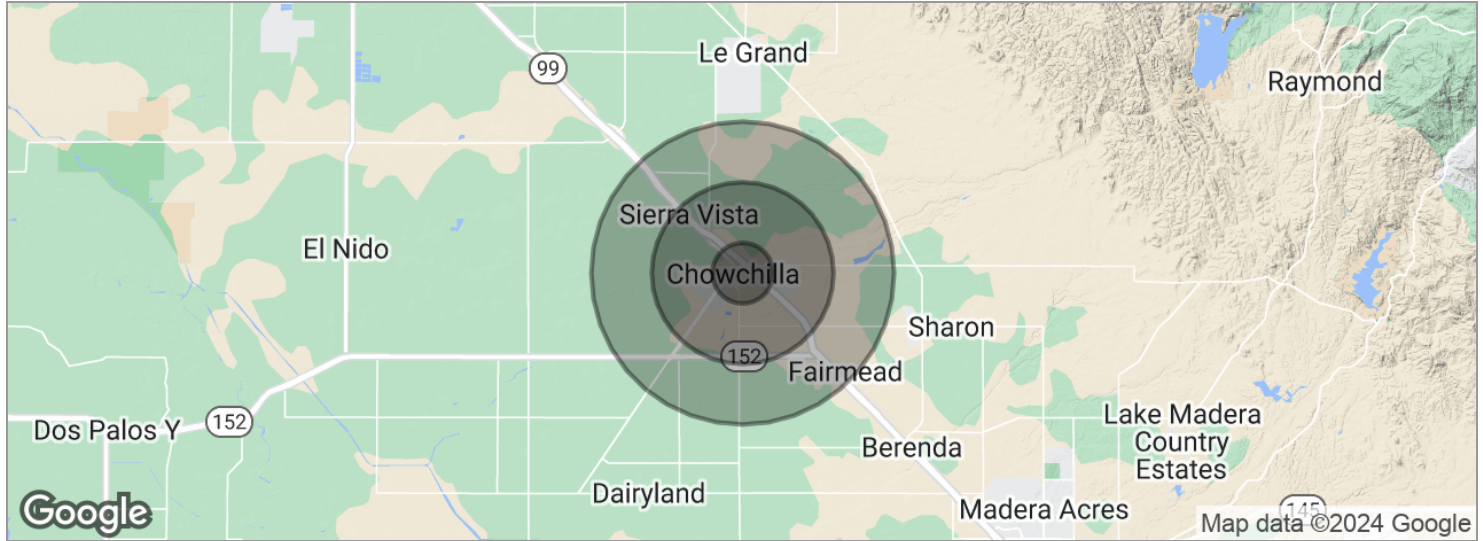
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	3,864	11,177	14,156
Median age	31.0	31.2	31.7
Median age (male)	30.5	30.7	31.1
Median age (Female)	32.4	32.4	32.7
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,173	3,365	3,941
# of persons per HH	3.3	3.3	3.6
Average HH income	\$45,288	\$47,602	\$51,105
Average house value	\$369,161	\$364,860	\$365,497
ETHNICITY (%)	1 MILE	3 MILES	5 MILES
Hispanic	41.4%	41.2%	41.7%
RACE (%)	1 MILE	3 MILES	5 MILES
White	78.6%	79.0%	77.1%
Black	0.1%	0.4%	2.5%
Asian	1.0%	1.1%	1.2%
Hawaiian	0.0%	0.0%	0.0%
American Indian	1.7%	1.7%	1.6%
Other	13.6%	13.0%	12.5%

* Demographic data derived from 2020 ACS - US Census

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