

## LAND FOR SALE

SHOVEL READY RETAIL LAND: ALL (11) OR PARTIAL PADS W/ UTILITIES



NEC S. Mendocino & E Manning Ave, Parlier, CA 93648



Sale Price

**SEE PAGE 4**

### OFFERING SUMMARY

|                 |                       |
|-----------------|-----------------------|
| Available SF:   | 13,939 - 523,591 SF   |
| Lot Size:       | 0.32 - 12.02 Acres    |
| Available Lots: | 11                    |
| Price / SF:     | \$7.00-10.00          |
| Zoning:         | Retail Commercial     |
| Market:         | West Parlier          |
| Submarket:      | Manning Ave Retail    |
| Cross Streets:  | Mendocino & Manning   |
| Traffic Counts: | ±29,310 Cars Per Day  |
| APN's:          | See Page 5            |
| Utilities:      | Stubbed @ Each Parcel |
| Fire Hydrants:  | Yes; In Place         |

### PROPERTY HIGHLIGHTS

- 11 Fully Improved Pads W/Utilities Available @ Signalized Intersection
- Utilities Stubbed, Hydrants In Place, Curb/Gutter/Sidewalk Complete
- Near Starbucks, Dollar General, Burger King, AutoZone, RN Market
- Traffic Per Day: 23,897 @ Manning + 5,413 @ Mendocino Avenues
- Dominant Intersection In Renewal Community Business District
- Wage Credits, Federal Tax Incentives, & Possible Bond Financing
- Prime Retail Pads w/ Direct Manning & Mendocino Ave Access
- Upgraded Street Improvements @ Signalized Intersection
- Optimal Visibility w/ Easy Access Via (5) Curb Cuts
- Unmatched Level of Consumer Traffic & High Volume Exposure
- Situated Near Many Existing & Planned Developments
- Traffic Generators From All Directions + Easy Access
- Ideal for Fast Food, Fuel Station, Hotel, Super Market, & More!

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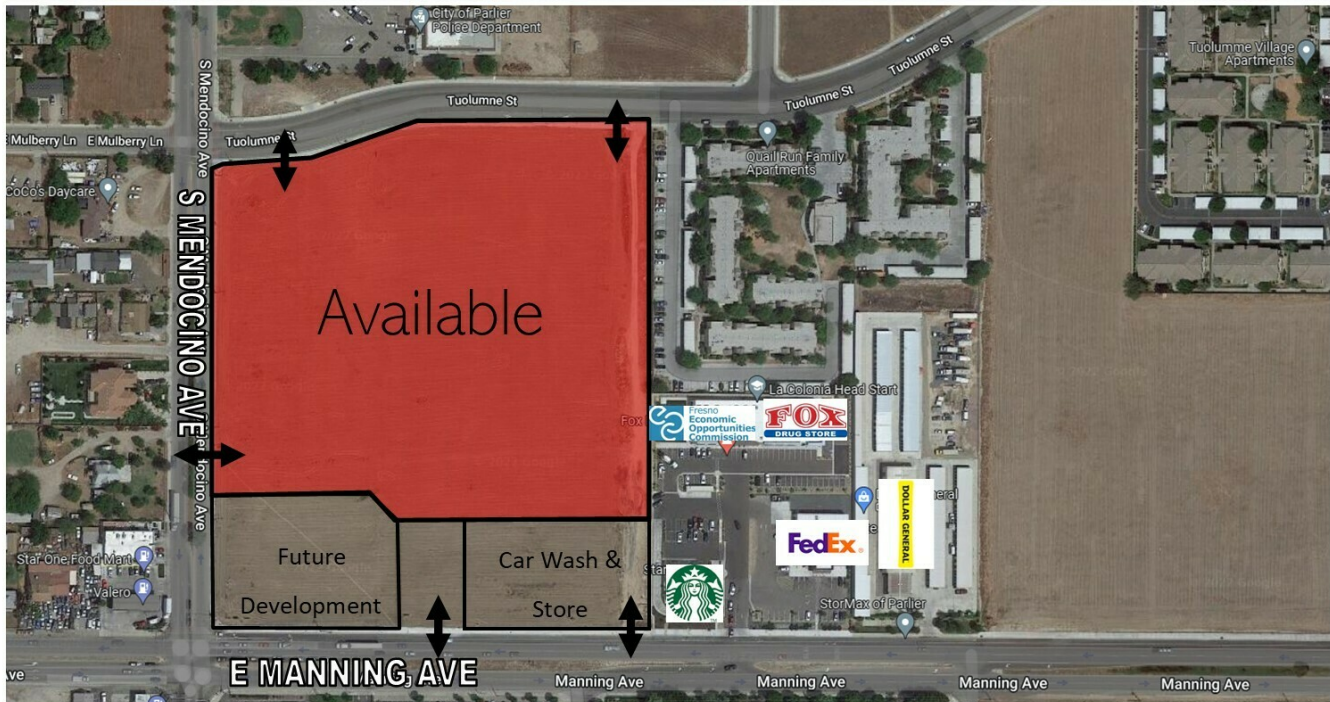
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### PROPERTY DESCRIPTION

±14,374 SF to ±460,860 SF (±10.58 Acres total) between 11 separate parcels available as a package or individually, with potential for lot line adjustments by the Seller. Commercial Development located at the Northeast corner of Mendocino Avenue and Manning Avenue, in the epicenter of the city of Parlier, CA. Utilities are stubbed to each parcel, various fire hydrants are in place, fire system is at the street, curb/gutter/sidewalk completed, and easements allow for access in all directions. Highly visible corner location w/ direct Street Entrances & Exits with long frontage along Manning Avenue. Currently parceled off into 11 separate parcels. All off site improvements present, site plan is completed/approved, parcel separation complete, and all utilities stubbed at the site. Excellent big-box site, fast food, fuel station, hotel, super market shopping center, lodging, restaurant, freeway-oriented hotel, Vehicle Sales. Parcels offered for sale, ground lease, build to suit, lease w/ option, seller-carry, etc.

### LOCATION DESCRIPTION

Shovel-ready sites at the NEC of Mendocino Avenue and Manning Avenue in Parlier. Major North/South, East/West transportation corridors with high traffic counts. This property is a hub between Sanger, Selma, Kingsburg and Reedley. Surrounding tenants include Starbucks, Burger King, Dollar General, Auto Zone, Family Dollar, Little Caesars, Bank of the West, Post Office, R-N Markets, Valero, Arco, Custom Wood Products, Police Department, State Foods Supermarket, and many others!

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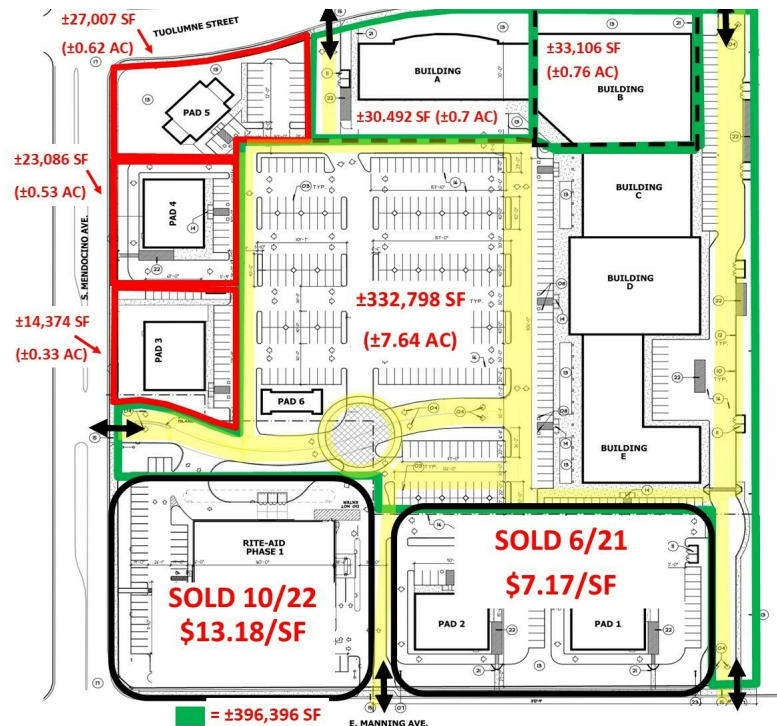


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|           |    |  |                |                     |  |                 |                     |  |          |   |
|-----------|----|--|----------------|---------------------|--|-----------------|---------------------|--|----------|---|
| # OF LOTS | 11 |  | TOTAL LOT SIZE | 14,374 - 332,798 SF |  | TOTAL LOT PRICE | \$7.0 - \$10.0 / SF |  | BEST USE | - |
|-----------|----|--|----------------|---------------------|--|-----------------|---------------------|--|----------|---|

| STATUS    | LOT #                            | ADDRESS | APN            | SUB-TYPE | SIZE       | PRICE        |
|-----------|----------------------------------|---------|----------------|----------|------------|--------------|
| Available | Building A                       |         | APN 355-031-48 | Retail   | 30,492 SF  | \$10.00 / SF |
| Available | Building B                       |         | APN 355-031-49 | Retail   | 33,105 SF  | \$10.00 / SF |
| Available | Building C-E, Common Area, Pad 6 |         | APN 355-031-50 | Retail   | 332,798 SF | \$7.00 / SF  |
| Available | Pad 3                            |         | APN 355-031-45 | Retail   | 14,374 SF  | \$10.00 / SF |
| Available | Pad 4                            |         | APN 355-031-46 | Retail   | 23,086 SF  | \$10.00 / SF |
| Available | Pad 5                            |         | APN 355-031-47 | Retail   | 27,007 SF  | \$10.00 / SF |

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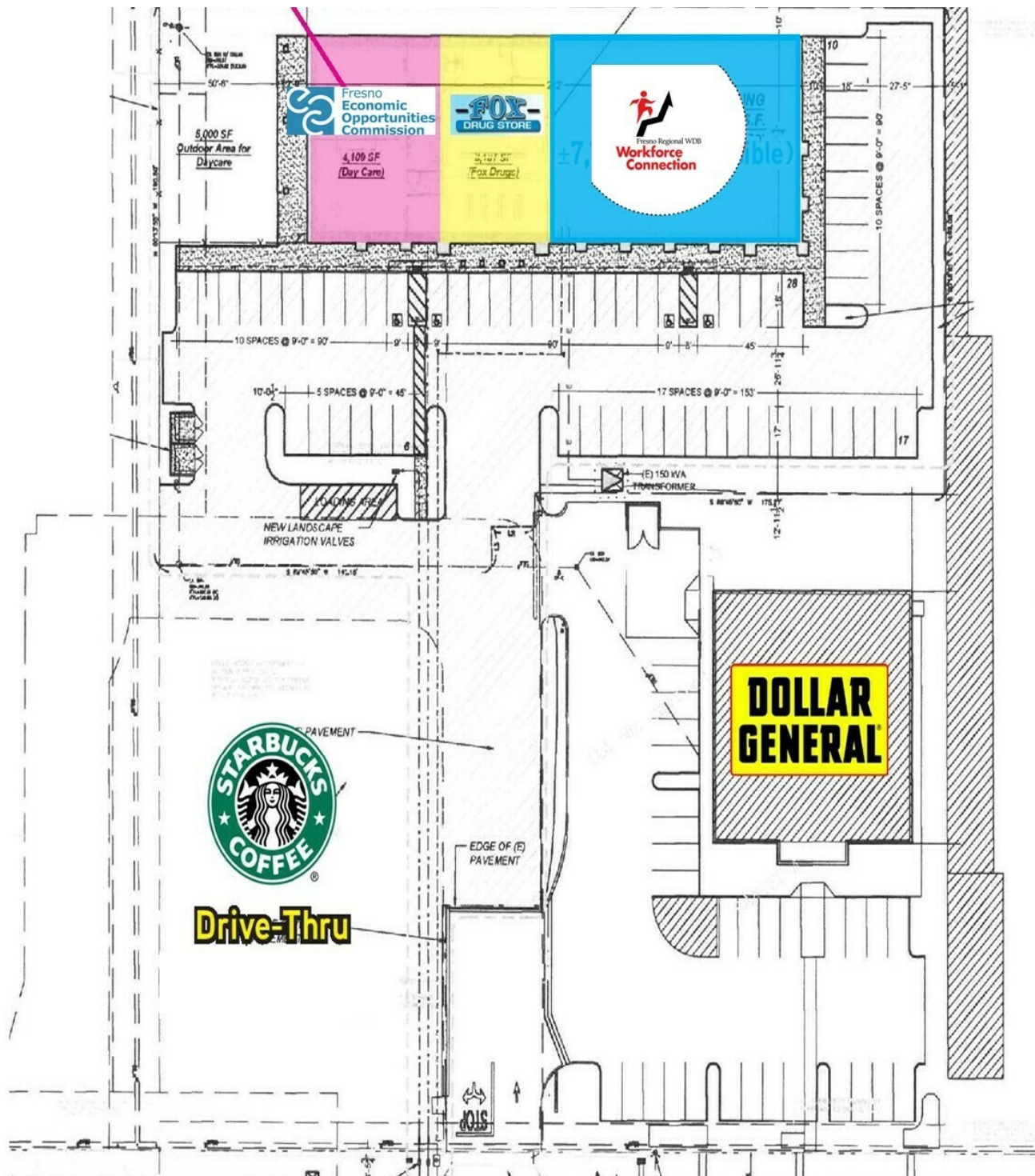
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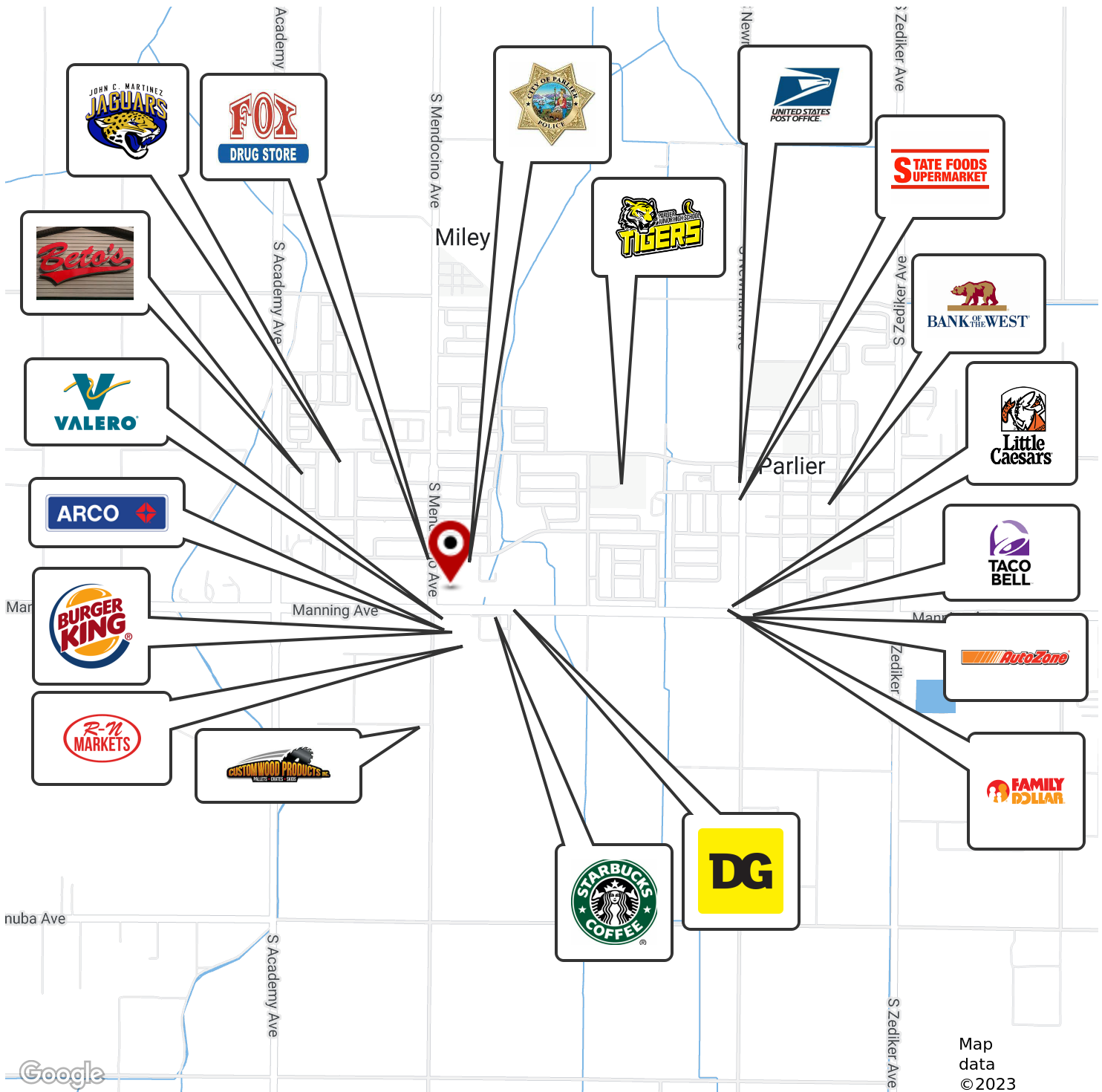
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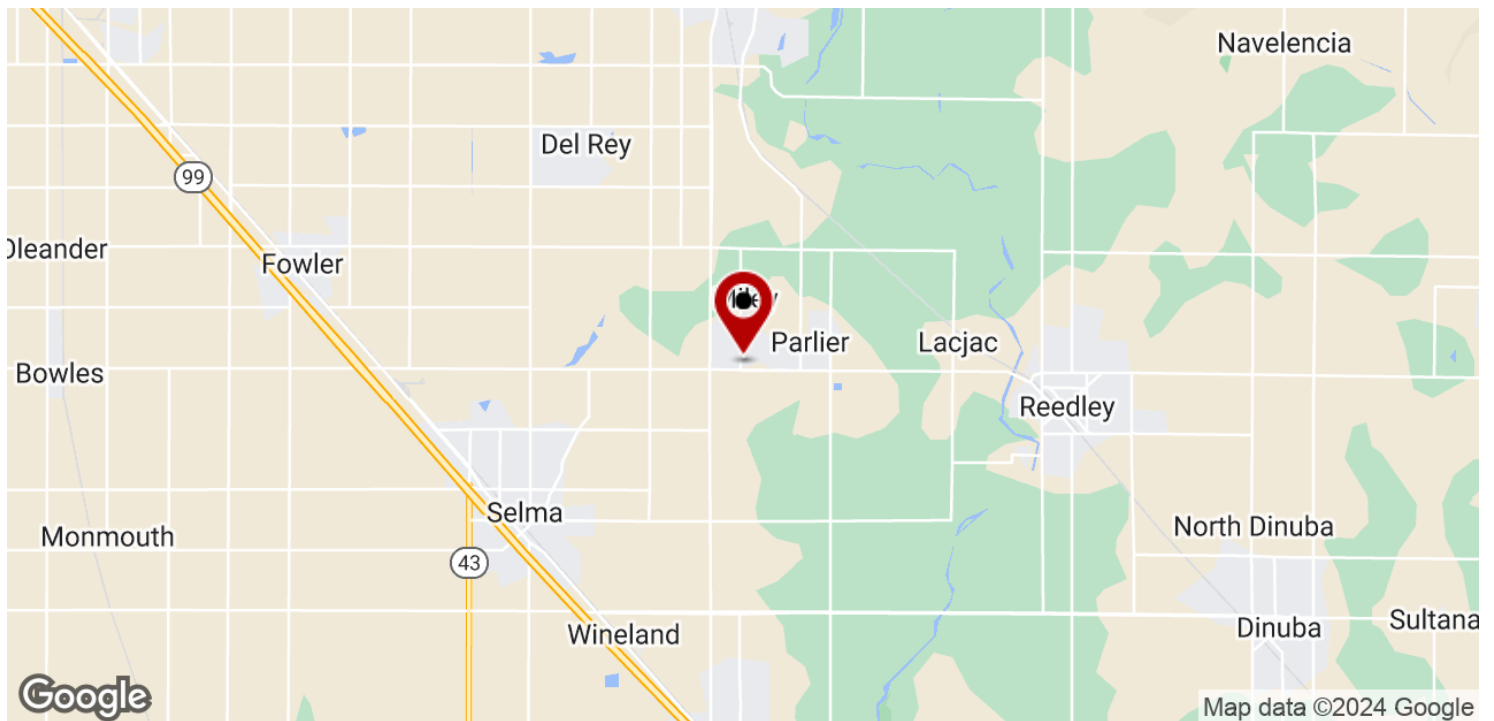
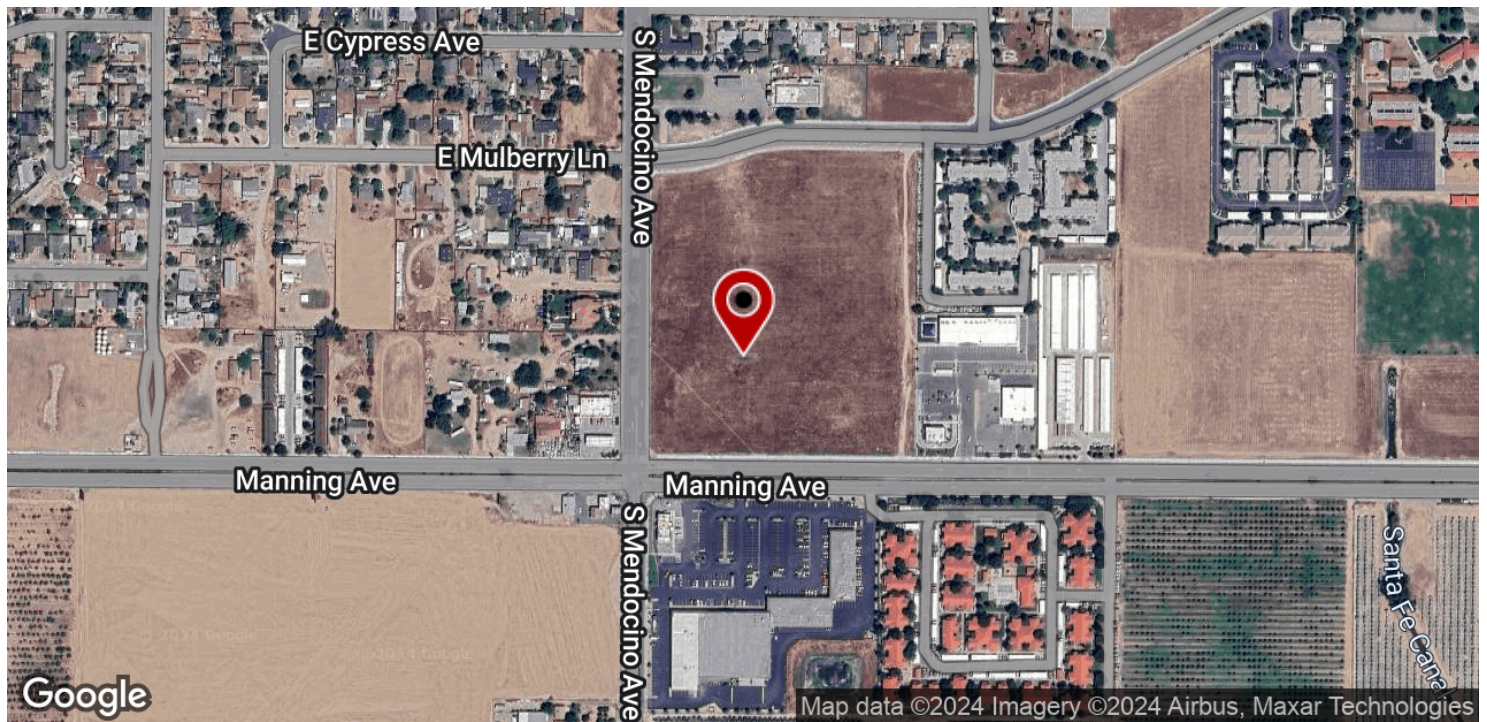
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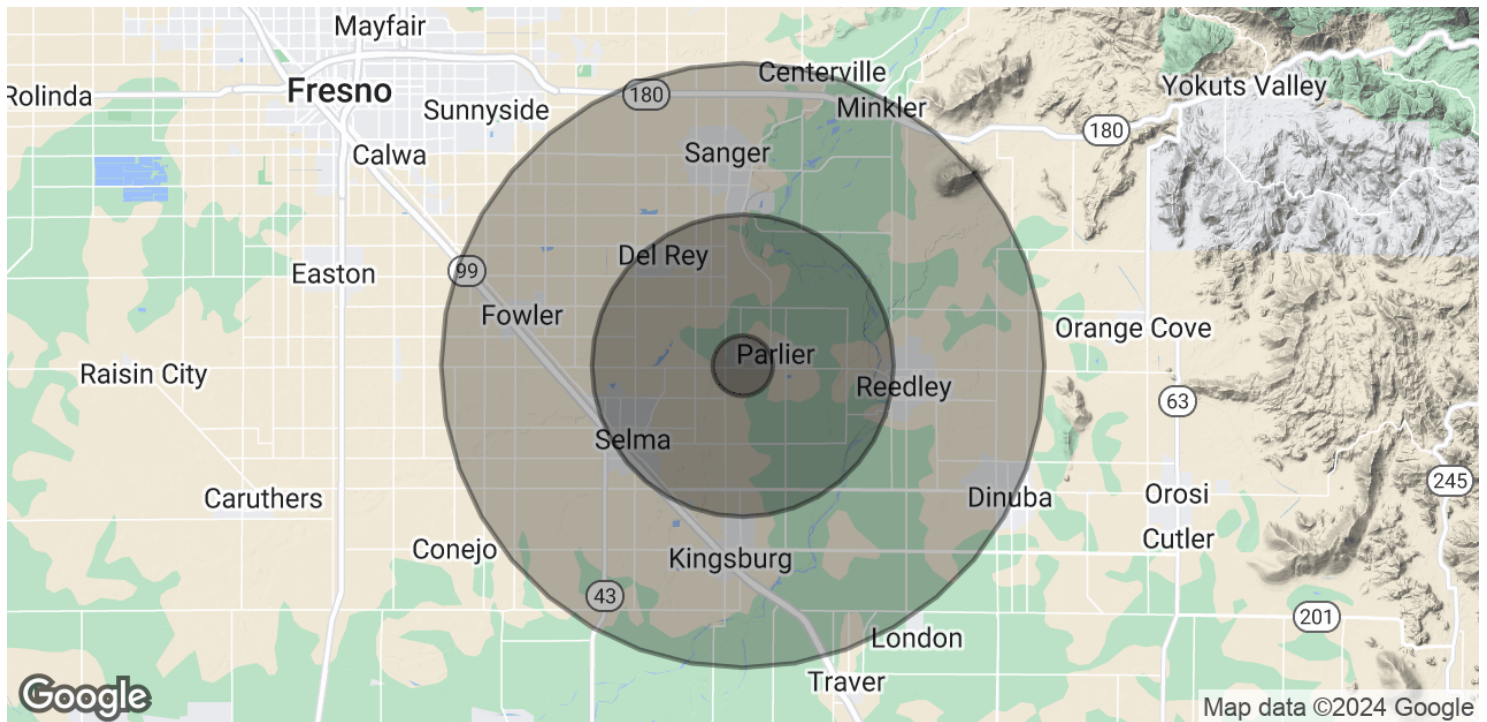
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| POPULATION           | 1 MILE    | 5 MILES   | 10 MILES  |
|----------------------|-----------|-----------|-----------|
| Total Population     | 2,285     | 37,848    | 156,325   |
| Average Age          | 28.1      | 30.9      | 30.2      |
| Average Age (Male)   | 29.0      | 30.2      | 28.7      |
| Average Age (Female) | 27.2      | 32.1      | 32.0      |
| HOUSEHOLDS & INCOME  | 1 MILE    | 5 MILES   | 10 MILES  |
| Total Households     | 562       | 10,133    | 43,146    |
| # of Persons per HH  | 4.1       | 3.7       | 3.6       |
| Average HH Income    | \$48,945  | \$58,849  | \$58,685  |
| Average House Value  | \$225,166 | \$252,696 | \$295,225 |
| ETHNICITY (%)        | 1 MILE    | 5 MILES   | 10 MILES  |
| Hispanic             | 93.0%     | 73.9%     | 71.4%     |

\* Demographic data derived from 2020 ACS - US Census

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