

LEMOORE LANDING

LEMOORE | CA

For Sale Up to 14 Acres

Join the future 4-acre Maverik fuel stop and convenience store with access to SR-198 in Lemoore, CA.

- SR-198 visibility with combined average daily traffic counts of $\pm 24,819$.
- Mixed Use (MU) zoning allows for retail, QSR, car wash and hotel usage.
- Located on route to the Tachi Palace Casino Resort.

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EXECUTIVE SUMMARY

**LEMOORE
LANDING**
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PROPERTY OVERVIEW

Situated in Lemoore, California, right off State Route 198 at the South 19th Avenue exit, you'll find approximately 14 acres of commercial land. This commercial pad is currently available for sale and can be subdivided into smaller parcels, offering flexibility to suit various business needs. With Mixed Use (MU) zoning in place, this property permits a range of uses including retail, quick-service restaurants (QSR), car wash facilities, and hotels, providing a versatile opportunity for potential investors or developers looking to capitalize on a prime location.

[Link to approved Lemoore, CA land usage.](#)

LOCATION OVERVIEW

Lemoore, located in Kings County, California, has approximately 27,185 residents. It's within the Hanford-Corcoran Metropolitan Statistical Area, which includes Hanford, CA, a city with roughly 58,470 people. Key employers in Lemoore are Naval Air Station Lemoore, Tachi Palace, Leprino Foods, and Olam International.

OFFERING SUMMARY

Availability: Up to 14 acres.

Pricing: Contact broker.



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POTENTIAL USES

**LEMOORE
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±24,819 ATC

S 19TH AVENUE

MAVERIK
Coming
Soon

IONA AVENUE

CALIFORNIA
198

MIXED USE (MU) ZONING

- Retail
- Big Box
- Quick Serve Restaurant (QSR)
- Car Wash
- Hotel and Hospitality
- Equipment and Tool Rental
- Truck Parking
- Multifamily Housing
- Education
- Childcare
- Medical Services
- Office

[Link to approved usage](#)

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RETAIL AREA

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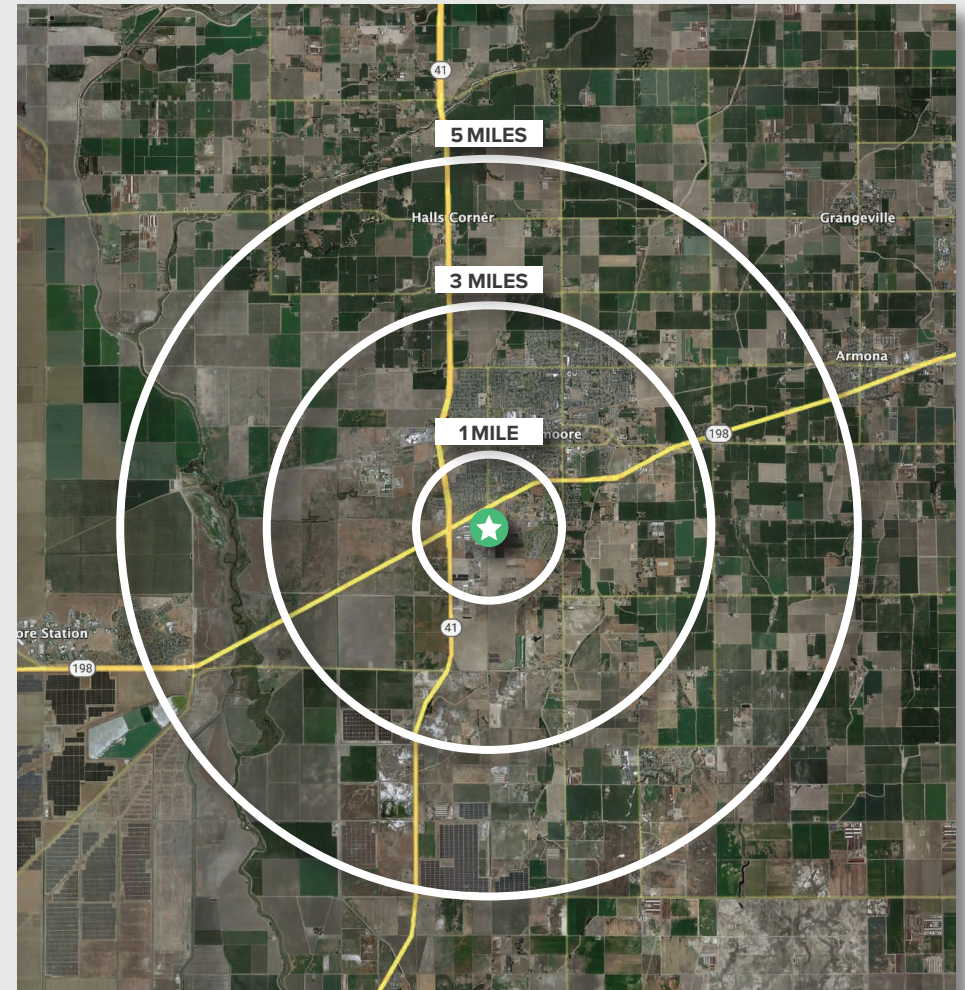
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REGIONAL DEMOGRAPHICS

**LEMOORE
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DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION			
2023 Estimated Population	6,024	28,481	34,852
2028 Projected Population	6,115	28,086	34,666
2020 Census Population	5,950	28,068	34,908
2010 Census Population	5,474	25,802	32,873
2023 Median Age	32.7	30.5	30.2
HOUSEHOLDS			
2023 Estimated Households	1,965	9,454	11,408
2028 Projected Households	1,989	9,310	11,333
2020 Census Households	1,965	9,510	11,430
2010 Census Households	1,787	8,607	10,452
INCOME			
2023 Estimated Average Household Income	\$115,528	\$105,032	\$100,498
2023 Estimated Median Household Income	\$74,441	\$75,156	\$74,732
2023 Estimated Per Capita Income	\$37,682	\$34,867	\$33,371
BUSINESS			
2023 Estimated Total Businesses	95	470	538
2023 Estimated Total Employees	937	4,129	6,350

Demographic Source: Applied Geographic Solutions 11/2023, TIGER Geography - RS1



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ABOUT CAPITAL RIVERS



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