

33252

HUBERT WAY
KETTLEMAN CITY, CA

FOR LEASE

BUILD-TO-SUIT OR
GROUND LEASE
OPPORTUNITY

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ERIC POWERS

epowers@lee-associates.com

D 661.201.0320

CalDRE: # 00977873

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 **LEE &
ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES
CENTRAL CALIFORNIA

BUILD-TO-SUIT OR GROUND LEASE OPPORTUNITY

PRIME I-5 CORRIDOR LOCATION

Positioned along Interstate 5 in the heart of California, this ±3.84-acre offering presents a rare opportunity for a build-to-suit development or ground lease in one of the most traveled corridors in the Western United States. Kettleman City sits at the strategic midpoint between Los Angeles, San Francisco, and Sacramento—making it a dominant stopover location for both commercial and consumer traffic.

STRATEGIC ADVANTAGES

- *Central hub connecting Northern & Southern California*
- *High exposure to commuter, logistics, and long-haul traffic*
- *Established stop for fuel, food, and lodging*
- *Strong regional accessibility*

AREA DEVELOPMENT MOMENTUM

Surrounding growth is driving increased traffic and long-term value:

- *New Traffic Circle Infrastructure*
- *±32-Acre EV Truck Stop Development*
- *Hydrogen Fuel Station*

IDEAL USES

- *Quick-Service Restaurant (QSR)*
- *Travel Center / Convenience Retail*
- *Fuel / EV / Hydrogen Station*
- *Hospitality or Service Retail*

PROPERTY OVERVIEW

Kettleman City is located on the west side of the San Joaquin Valley at the base of the Kettleman Hills. Historically positioned near the shoreline of Tulare Lake, the area has evolved into a key commercial stop along Interstate 5, serving thousands of daily travelers.

LEASE RATE

Contact Broker

PROPERTY HIGHLIGHTS

- ±3.84 Acres Available
- Build-to-Suit or Ground Lease Opportunity
- Prime Visibility from Interstate 5
- Located at I-5 & Highway 41 Interchange
- ±82,000 Vehicles Per Day
- Drive-Thru Capable
- Flexible Development Potential



WATER
City of??



ELECTRIC
PGE??



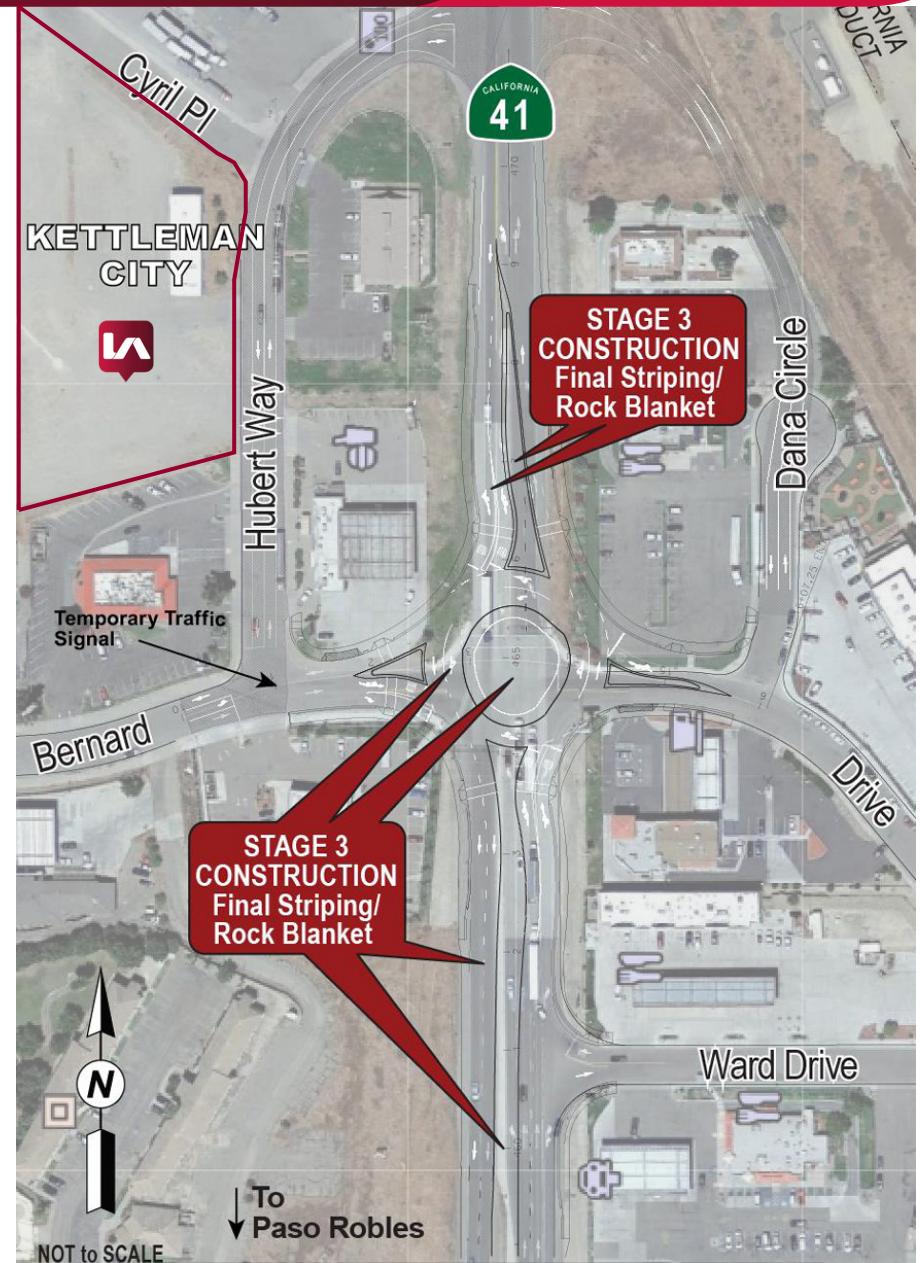
PHONE/INTERNET
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GAS
So Cal Gas??



SEWER
City of??



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AERIAL



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RETAIL MAP



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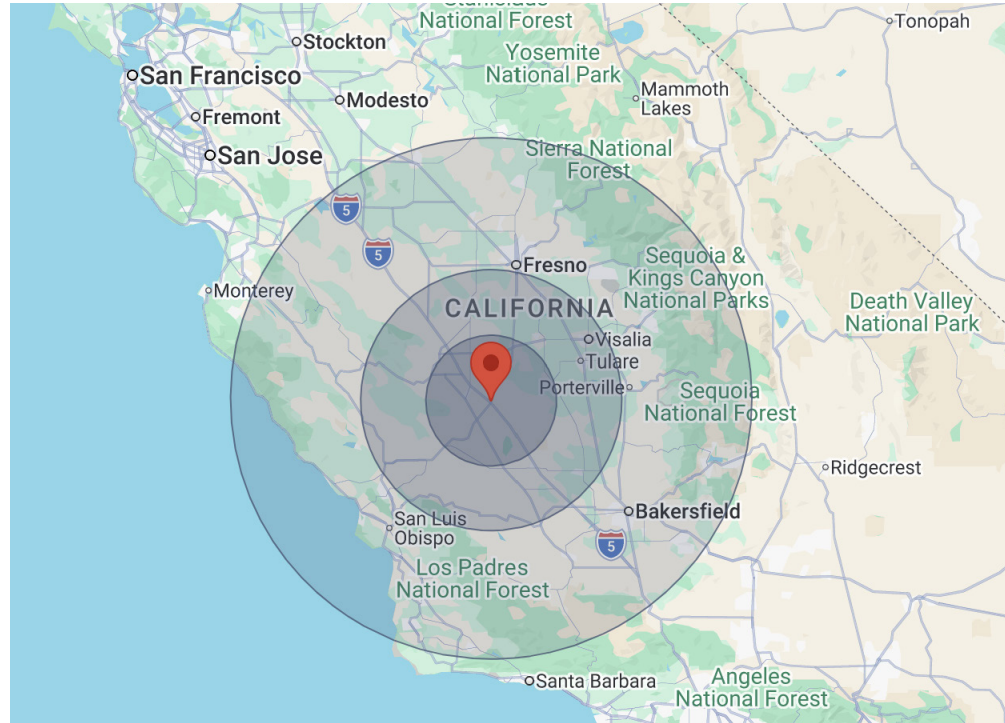
LOCATION MAP

Looking for QSR's, Coffee Shops, Drive Thru's
On I-5 in California, halfway between San
Francisco and Los Angeles



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DEMOGRAPHICS



DEMOGRAPHICS	25 MILES	50 MILES	100 MILES
POPULATION			
Total Population	91,304	748,030	3,427,488
Average Age	31.5	33.0	34.1
HOUSEHOLDS & INCOME			
Total Households	23,696	217,345	1,062,473
# of Persons per HH	3.9	3.4	3.2
Average HH Income	\$79,516	\$90,818	\$98,548

Demographic Data derived from AlphaMap

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License ID# 00977873

Central California, Inc. -
Lee & Associates
Corporate ID #02215506
A Member of the Lee & Associates
Group of Companies
5401 Business Park South, Suite 122 & 123
Bakersfield, CA 93309

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