



GROUND LEASE / BTS

2150 Highway 46, Wasco, CA, 93280

PROPERTY OVERVIEW

- New Retail Development located on Busy Highway 46 Wasco's Main Retail Corridor.
- APN: 487-290-02-00-0
- LOT SIZE: \pm 71,874 1.65 ACRES ML
- Existing zoning: CR

NEARBY MAJOR RETAILERS

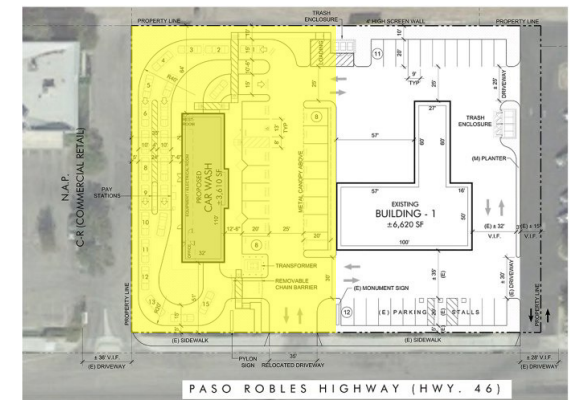
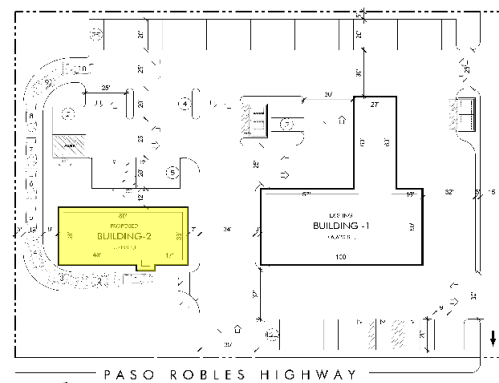


Demographics

Estimated by CoStar 2022 CoStar™

	2 MILES	5 MILES	10 MILES
Population	24,113	24,844	59,097
AHH	\$51,007	\$51,625	\$55,519

**\pm 3,088SF Drive-Thru
or \pm 3,610SF Car Wash**



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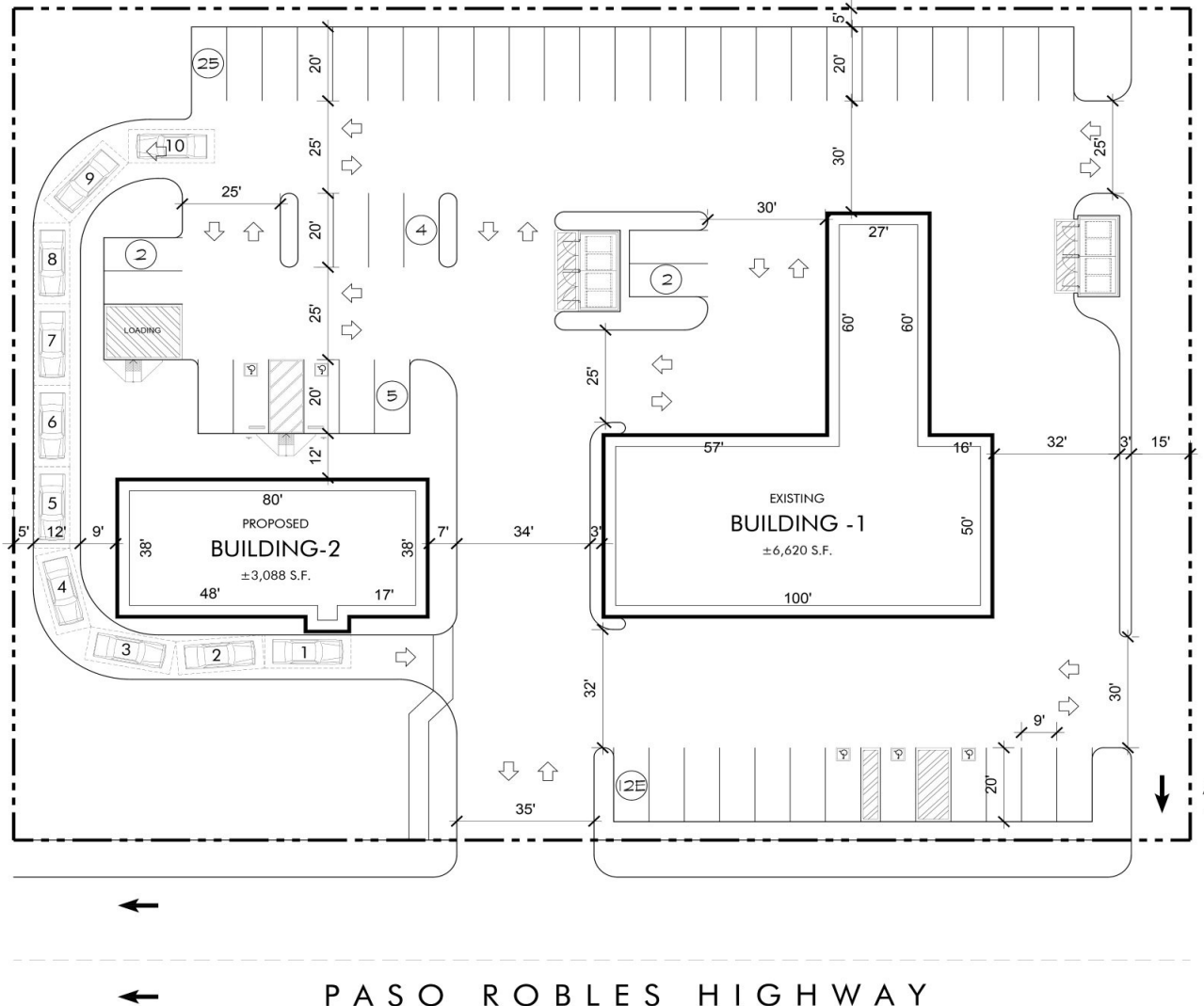
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NEARBY MAJOR RETAILERS



±3,088SF Drive-Thru



PROJECT DATA

CLIENT: ATV, Inc. American Tire Depot
PROJECT ADDRESS: 2150 HIGHWAY 46
WASCO, CA
CITY OF WASCO, CA
JURISDICTION:
APN NUMBER:
ZONING:
PROPOSED USE:

SITE SUMMARY

SITE AREA	
SITE AREA	±64,125 SF
BUILDING DATA	
BUILDING AREA	
EXISTING BUILDING - 1	±6,620 SF
PROPOSED BUILDING - 2	±3,088 SF
TOTAL	±9,708 SF
PARKING DATA	
EXISTING BUILDING - 1 TIRE SHOP	
SALES AREA (±1,350 S.F. / 300)	5 STALLS
SHOP AREA (±5,270 S.F. / 400)	13 STALLS
PROPOSED BUILDING - 2	
DRIVE THRU (±3,088 S.F. / 100)	31 STALLS
TOTAL REQUIRED	49 STALLS
TOTAL PROVIDED	50 STALLS
PARKING RATIO	5.15 / 1,000 S.F.
SITE LAYOUT DATA	
MIN. DRIVE AISLE WIDTH	25'-0"
STANDARD PARKING STALL	9'-0" x 20'-0"

PRELIMINARY SITE PLAN SUBJECT TO CHANGE.



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Population	2 mile	5 mile	10 mile
2010 Population	19,994	20,748	53,468
2022 Population	24,113	24,844	59,097
2027 Population Projection	25,499	26,245	61,688
Annual Growth 2010-2022	1.7%	1.6%	0.9%
Annual Growth 2022-2027	1.2%	1.1%	0.9%
Median Age	29.2	29.2	29.9
Bachelor's Degree or Higher	4%	4%	6%
U.S. Armed Forces	18	18	24

Housing	2 mile	5 mile	10 mile
Median Home Value	\$177,977	\$178,581	\$182,241
Median Year Built	1987	1987	1984

Households	2 mile	5 mile	10 mile
2010 Households	5,194	5,371	12,948
2022 Households	6,501	6,671	14,975
2027 Household Projection	6,906	7,080	15,734
Annual Growth 2010-2022	1.9%	1.9%	1.3%
Annual Growth 2022-2027	1.2%	1.2%	1.0%
Owner Occupied Households	3,775	3,862	8,901
Renter Occupied Households	3,131	3,218	6,833
Avg Household Size	3.8	3.8	3.9
Avg Household Vehicles	2	2	2
Total Specified Consumer Spending (\$)	\$176.1M	\$181.7M	\$430M

Income	2 mile	5 mile	10 mile
Avg Household Income	\$51,007	\$51,625	\$54,519
Median Household Income	\$39,621	\$39,768	\$40,550
< \$25,000	1,827	1,864	4,376
\$25,000 - 50,000	2,179	2,229	4,582
\$50,000 - 75,000	1,406	1,441	2,999
\$75,000 - 100,000	565	578	1,319
\$100,000 - 125,000	166	181	650
\$125,000 - 150,000	148	151	326
\$150,000 - 200,000	127	132	478
\$200,000+	82	96	244

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Estimated by CoStar 2022



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