



Commercial Land For Sale

Whitesbridge Ave. | Kerman, CA

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Opportunity

Prime land located just south of Whitesbridge Avenue (Highway 180) between Vineland and Goldenrod Avenues. The subject property neighbors the newly developed commercial/retail, near existing banking, shopping, restaurants and entertainment options.

Location

Kerman, California 93630

Available

Parcel			Parcel Size
1	Building A:	Sold	
2	Building B (Hotel):	±47,952 SF (3-story)	±1.49 acres
3	Building C (Restaurant):	±5,056 SF	±32,545 SF
4	Building D (Office):	±6,148 SF	±29,799 SF
5	Building E & F (Shops):	±6,900 SF each	±1.62 acres

Zoning

CG-Commerical/General

APN

023-220-785 (Parcel split almost completed)

Sale Price

Contact Brokers for details



Area Demographics within a 5-Mile Radius

Population Trend



13,129

2000 Total Population



18,145

2010 Total Population



20,684

Current Total Population



21,181

5 Yr Projected Total Population

Median Household Income



\$64,694

Current Median HH Income



\$79,431

5 Yr Projected Median HH Income

Average Household Income



87,186

Current Average HH Income



101,791

5 Yr Projected Avg HH Income

Per Capita Income



\$24,724

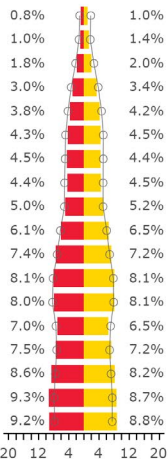
Current Per Capita Income



\$29,102

5 Year Projected Per Capita Income

Current Age Pyramid

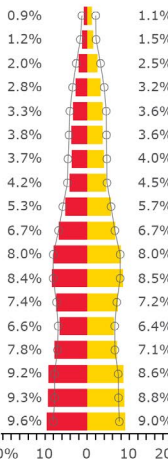


The largest group:
2023 Male Population Age 5-9 (Esri) (%)

The smallest group:
2023 Male Population Age 85+ (Esri) (%)

Dots show comparison to 06019 (Fresno County)

5 Yr Projected Age Pyramid

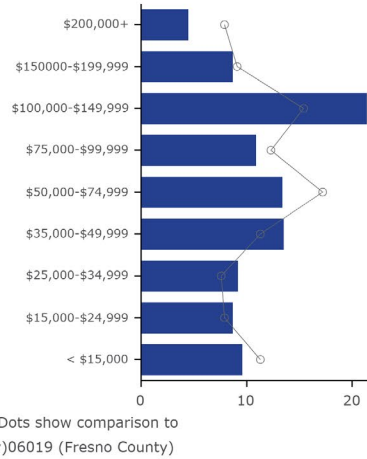


The largest group:
2028 Male Population Age 0-4 (Esri)

The smallest group:
2028 Male Population Age 85+ (Esri)

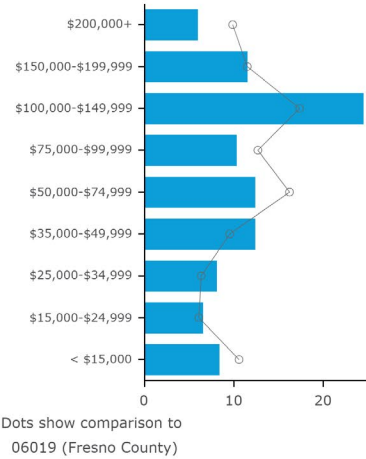
Dots show comparison to 06019 (Fresno County)

Current HH By Income



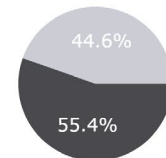
Dots show comparison to 06019 (Fresno County)

5 Yr Projected HH By Income



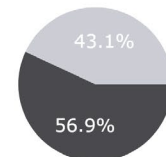
Dots show comparison to 06019 (Fresno County)

Current Housing By Ownership



● Owner Occupied HUs ● Renter Occupied HUs

5 Yr Projected Housing By Ownership



● Owner Occupied HUs ● Renter Occupied HUs

Race and ethnicity

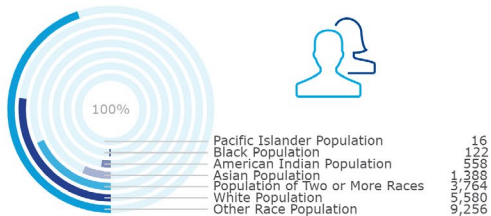
The largest group: Hispanic Origin (Any Race) (76.44)

The smallest group: Pacific Islander Alone (0.08)

Indicator	Value	Difference
White Alone	26.98	-8.73
Black Alone	0.59	-4.23
American Indian/Alaska Native Alone	2.70	+0.51
Asian Alone	6.71	-4.90
Pacific Islander Alone	0.08	-0.08
Other Race	44.75	+15.75
Two or More Races	18.20	+1.68
Hispanic Origin (Any Race)	76.44	+21.51

Bars show deviation from 06019 (Fresno County)

Current Year Population By Race



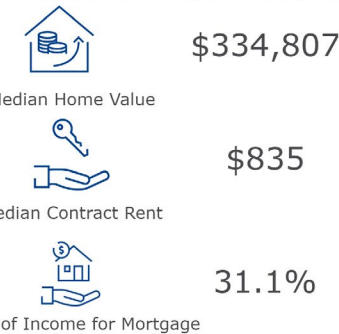
Current Annual Household Spending



Tapestry segments



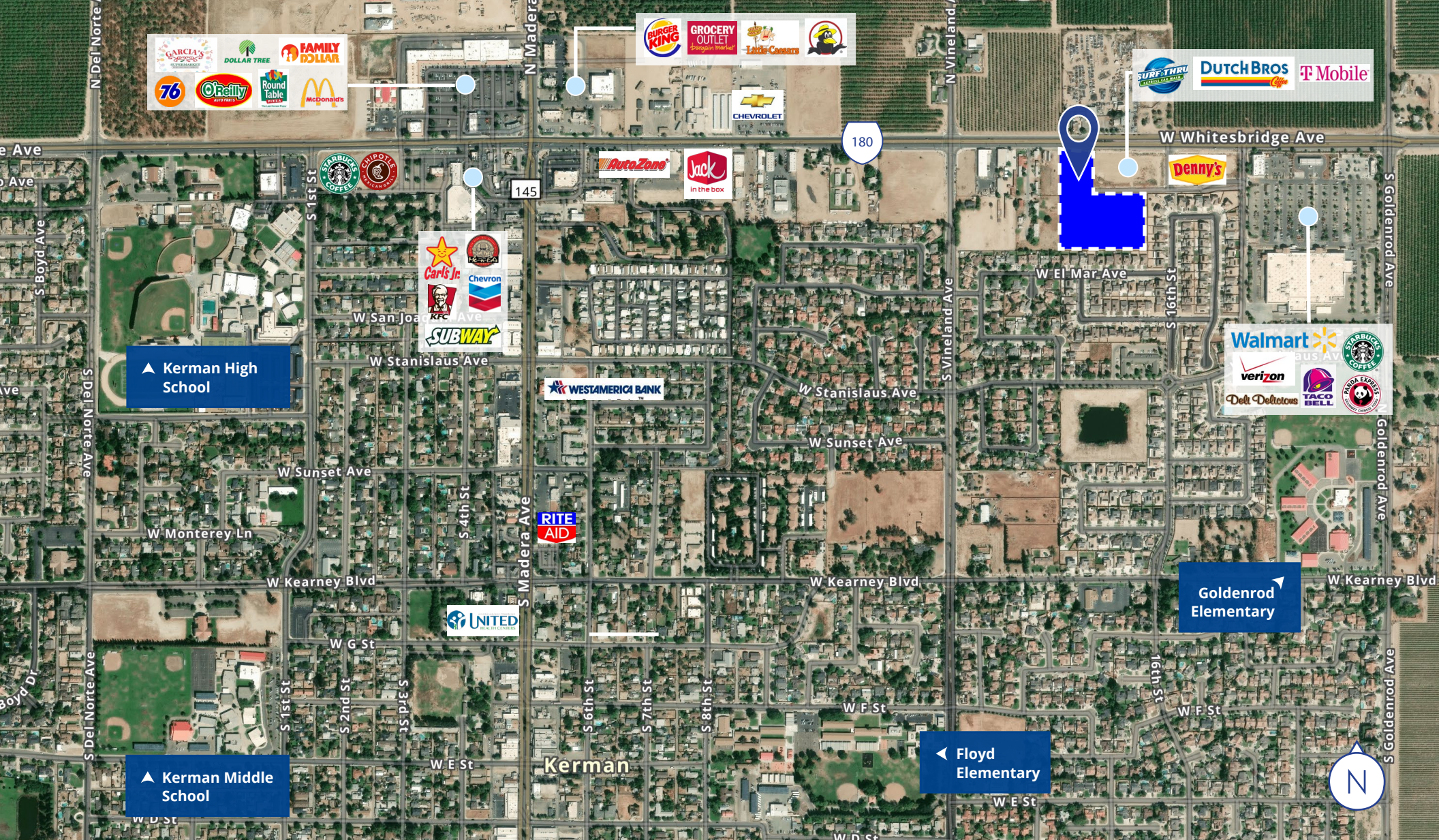
Current Year Housing Stats



Kerman, California
5 mile radius



Population, Income & Housing Trends



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