

PRIME SINGLE TENANT DRIVE-THRU OPPORTUNITY

875 El Camino Real, Greenfield, CA

Prime Drive-Thru Site on California's Central Coast
With Exceptional Traffic & Visibility
±1.21AC (± 52,969SF)

US 101 SB Offramp

El Camino Real

US Route 101 (~37,000 VPD)

US 101 NB Offramp

~83'

~208'

~175'

~384'

~140'

~282'



PROPERTY HIGHLIGHTS

875 El Camino Real, Greenfield, CA



PROPERTY OVERVIEW

± 1.21AC (± 52,969SF) strategically located parcel at 875 El Camino Real, Greenfield, CA 93927 offers a high-visibility, drive-thru site alongside US Route 101. The site offers direct exposure to regional commuter traffic, strong local demand from a growing residential base, and a steady daytime population from the area's agricultural, food processing, and logistics industries. Greenfield is part of the rapidly expanding Salinas Valley region, benefiting from both tourism to Monterey County and consistent year-round local spending.

SITE FEATURES

- **Highway Commercial Zoning:** Property boasts Highway Commercial zoning, allowing for optimal drive-thru stacking.
- **Excellent Visibility & Access:** With ~120ft of frontage on El Camino Real and direct access to Highway 101, offering ~37,500 VPD. Both NB and SB Highway 101 offramps within feet of property. Strong highway visibility for brand signage.
- **Established Infrastructure:** City utilities already stubbed in, and curb and gutter improvements in place, accelerating project timelines. Property fronts Thorne Road, providing additional access points.
- **Strategic Location:** Situated immediately enveloping a Shell Gas Station on two sides, property benefits from existing traffic generators.
- **Proven QSR Trade Area:** Nearby national brands include McDonald's, Starbucks, Burger King, Carl's Jr, and Taco Bell. Loop Neighborhood fuel station/convenience store to open location across the street, breaking ground August 2025.

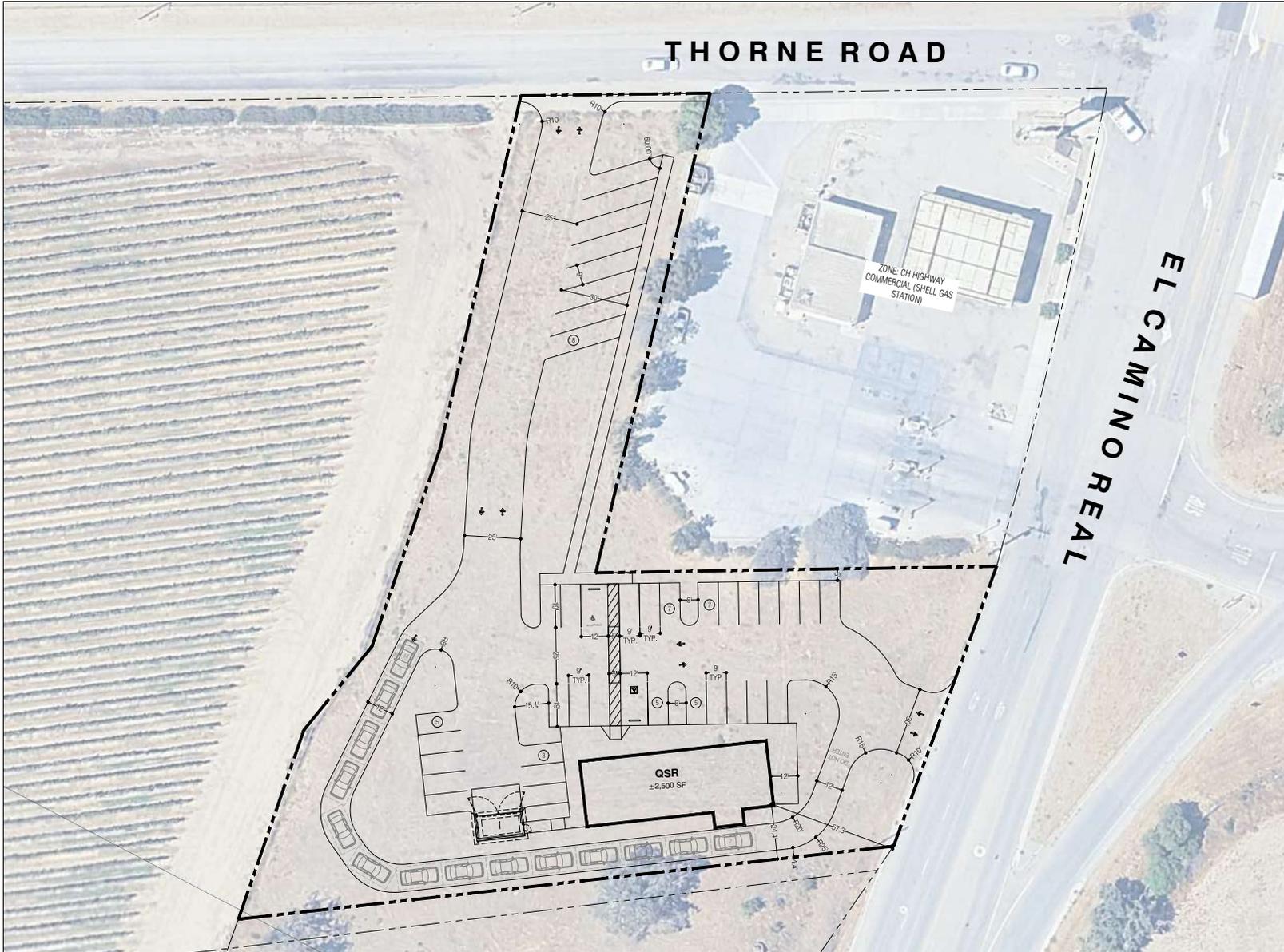
AVAILABILITY

Flexible ground lease or build-to-suit opportunity for brands looking to establish a long-term presence in a growing commercial corridor with excellent highway access and established infrastructure.

**Delivered within 6-12 months in shovel-ready condition, with
Altos Development to secure entitlements and horizontal improvements.**

POTENTIAL SITE PLAN

875 El Camino Real, Greenfield, CA



PROJECT INFORMATION

APN 109-151-016-000

ZONING CLASSIFICATION

JURISDICTION CITY OF GREENFIELD, CA
 EXISTING ZONE CH (HIGHWAY COMMERCIAL)
 GMD OVERLAY (GATEWAY AND MIXED USE)

SITE AREA

EXISTING SITE AREA: ± 1.2 AC (± 52,272 SF)

BUILDING INFORMATION

PROPOSED QSR ± 2,500 SF

PARKING SUMMARY

PROPOSED USER	RATIO REQUIRED	SPACES REQUIRED	SPACES PROVIDED
QSR	-	TBD	TBD
STANDARD ACCESSIBLE TOTAL	-	1 ADA + 1 EV ADA	38
TOTAL STACKING PROVIDED:	-	± 14 VEHICLES	40

* FAST FOOD: 1 SP / 200 SF DINING AREA. PROPOSED DINING AREA TO BE DETERMINED.

PROJECT NOTES

1. THIS CONCEPTUAL SITE PLAN IS FOR PLANNING SUBMITTAL PURPOSES ONLY.
2. THIS SITE PLAN IS BASED ON A PDF OF THE ASSESSOR'S PARCEL MAP AND AN AERIAL.

DRAWING ISSUE/REVISION RECORD

DATE	NARRATIVE	INITIALS
08.18.2025	PREP TEST FIT SP-1	AG

GREENBERG FARROW CONTACTS

SITE DEV. COORDINATOR FRANK COOIA

NEARBY RETAILERS

875 El Camino Real, Greenfield, CA

NEARBY POINTS OF INTEREST WITHIN 1.5 MILES



SITE INFORMATION

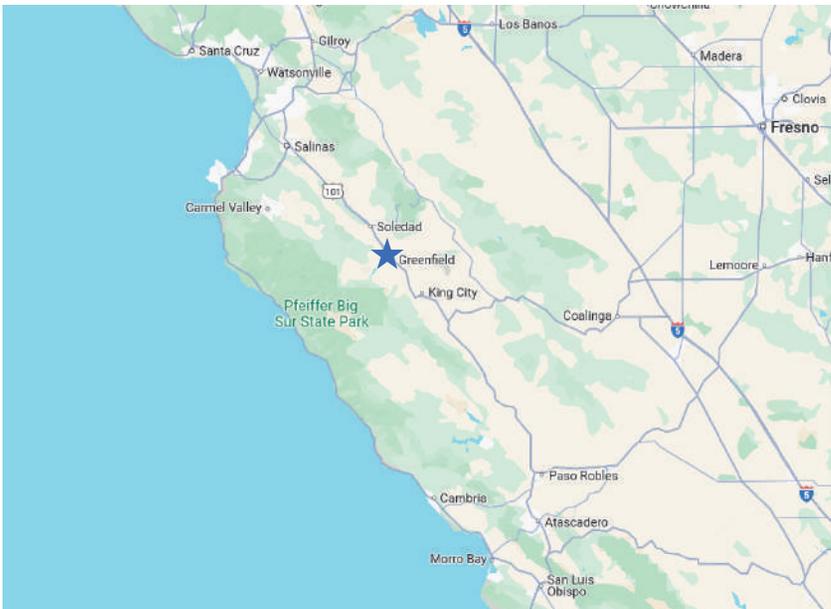
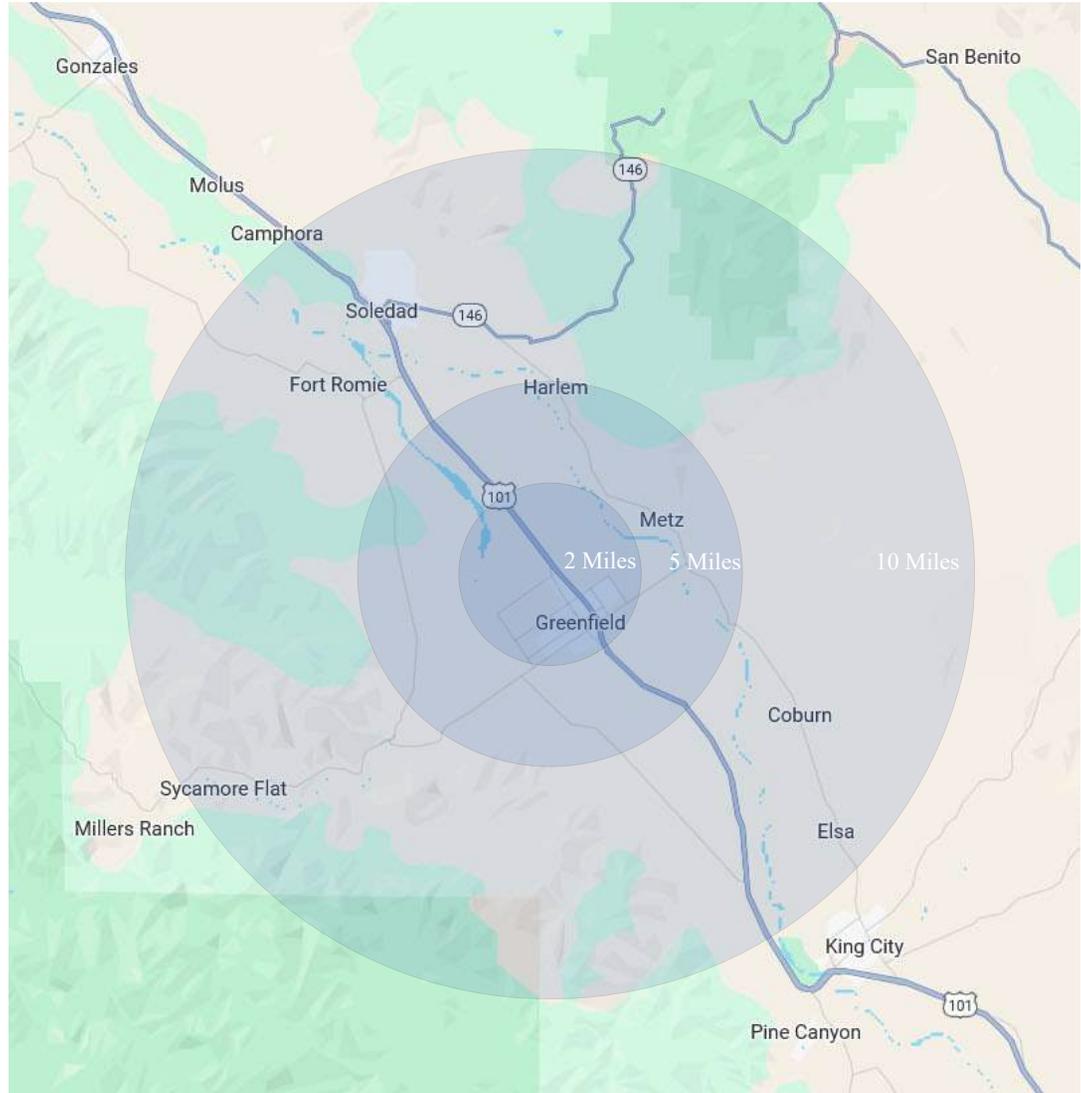
Street Address:	875 El Camino Real
City, State, Zip:	Greenfield, CA 93927
County:	Monterey
Lot Size:	1.216AC
Zoning:	Highway Commercial
APN:	109-151-016-000

DEMOGRAPHIC PROFILE

875 El Camino Real, Greenfield, CA



SUMMARY	2 MILES	5 MILES	10 MILES
Population	18,992	19,658	38,700
Households	4,084	4,188	8,737
Average Household Size	4.4	4.4	4.3
Owner Occupied Households	2,025	2,060	4,633
Renter Occupied Households	1,996	2,057	3,946
Median Age	28.3	28.4	29.5
Average Household Income	\$85,085	\$84,992	\$86,899



CONTACT INFORMATION

875 El Camino Real, Greenfield, CA



ALTOS DEVELOPMENT

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