



COMPASS
COMMERCIAL

AVAILABLE | \$1,300,000.00

OFFERING MEMORANDUM

40823 12th St, GREENFIELD, CA 93927

JALILI
COMMERCIAL GROUP

40823 12th St, GREENFIELD, CA 93927

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OFFERING SUMMARY



HIGHLIGHTS

Development Overview:

- Zoned Industrial
- Used as Food Property Center

Address	40823 12th ST
City/State/Zip	Greenfield, CA 93927
APN	109-171-001-000
Building Size	977
Lot Size	±10 Acres
Year Built	1937
Zoning	HWY Commercial



Industrial | Fee- Simple Ownership

Situated on 10 acres of industrial-zoned land, this exceptional property features an 18,000-square-foot warehouse currently operating as a food processing center. Designed to meet industry standards, the facility includes specialized infrastructure such as temperature-controlled areas, food-grade surfaces, and efficient for seamless operations. The expansive acreage offers ample space for vehicle maneuvering, storage, or future expansion to scale production. Ideally suited for food processing, distribution, or related industries, this property combines strategic zoning with purpose-built functionality, providing a turnkey solution for food industry operators.



Property Type:	Industrial Food Processing		
Offering Price:	\$1,300,000	Zoning Type:	Industrial
Building Size:	977 SF		
Lot Size:	10 AC		
Year Price Per SF:			











DEMOGRAPHICS



RETAILER MAP



Subject
Property





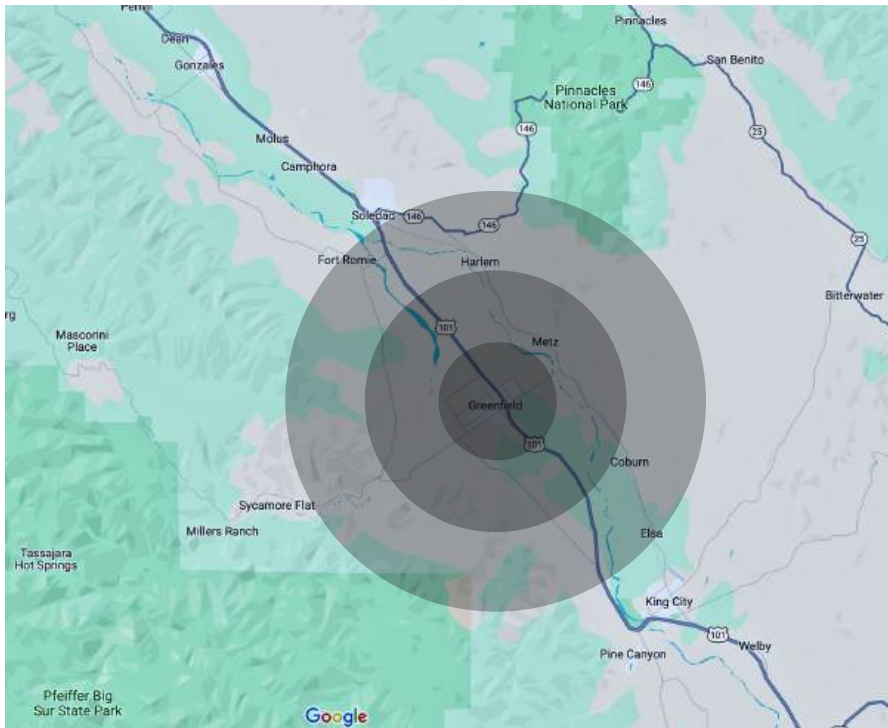
Greenfield



Greenfield, California, nestled in the heart of Monterey County's picturesque Salinas Valley, epitomizes the charm of small-town America against a backdrop of fertile agricultural lands. With a population of approximately 18,000 residents, Greenfield maintains a close-knit community atmosphere that celebrates its rich cultural diversity. The city is notably diverse, with a significant Hispanic and Latino presence shaping its cultural tapestry and daily life.

Economically, Greenfield thrives primarily on agriculture, specifically lettuce and wine grape production. This sector not only sustains the local economy but also influences the city's identity and rhythm. Over the years, Greenfield has seen modest growth and development, enhancing its infrastructure and community amenities while preserving its agricultural roots.

Education plays a pivotal role in Greenfield's future, with the Greenfield Union School District and South Monterey County Joint Union High School District serving students from kindergarten through high school. The city's commitment to providing quality education reflects its dedication to nurturing the next generation amid a backdrop of natural beauty and agricultural prosperity.



DEMOGRAPHICS

Population	2 Mile	5 Miles	10 Miles
2000	13,330	13,953	27,633
2010	19,186	19,586	39,913
2023	19,025	19,332	39,159
Household Income	5 mile 2023 households		5 mile 2028 households
< \$25K	391		416
\$25K- 50K	958		962
\$50K- 75K	781		728
\$75K- 100K	714		689
\$100K - 125K	426		416
\$125K - 150K	528		516
\$150K- 200K	267		266
\$200K+	119		121

Collection Street	Cross Street	VPD	Distance from Property
12th St	Pine Ave NW	361	0.15 mi
12th St	Harvest Way SE	1,148	0.15 mi
Cherry Ave	10th St NE	536	0.18 mi
Walnut Ave	13th St SW-	1,125	0.45 mi
El Camino Real	Reed Way SE	1,271	0.49 mi
Cypress Ave	12th St SW	1,265	0.51 mi
Cypress Ave	12th St NE	1,514	0.52 mi

Consumer Spending	5 Mile Households
Education & Daycare	\$8,869,427.00
Health Care	\$6,156,160.00
Transportation & Maintenance	\$45,188,349.00
Household	\$21,254,670.00
Food & Alcohol Entertainment,	\$45,218,362.00
Hobbies & Pets	\$19,793,420.00
Apparel	\$10,269,550.00



WAREHOUSE







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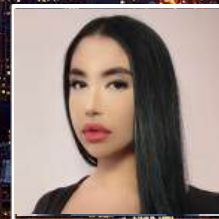
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PROPERTY SALES

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