

301

PROSPERITY
CHOWCHILLA | CA

For Sale or Lease ±1.31 Acre Parcel

Highway commercial
parcel with strong visibility
in Chowchilla, CA

- Zoned C-H Highway Commercial supporting a variety of retail uses.
- Direct access to Highway 99 with traffic counts over 42,000 vehicles daily.
- Positioned within Chowchilla's expanding retail hub near national tenants.

DANNY ARROYO

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EXECUTIVE SUMMARY



PROPERTY OVERVIEW

301 Prosperity Boulevard in Chowchilla, California consists of a ± 1.31 acre parcel available for sale or ground lease. The property is zoned C-H (Highway Commercial), accommodating a wide range of retail and commercial uses. Its location directly off Highway 99, one of California's busiest north-south freeways, offers strong visibility and access for both regional travelers and local residents. The site provides flexibility for multiple retail concepts and is well suited for businesses seeking to capture consistent commuter and visitor traffic.

The property is located just off Highway 99, which sees over 42,000 cars per day, ensuring steady exposure to passing motorists as well as nearby neighborhoods. Prosperity Boulevard and the adjacent Robertson Boulevard corridor are emerging as Chowchilla's central retail hub, anchored by national tenants and supported by daily commuter flow. With immediate freeway connectivity and an expanding commercial presence in the area, the site offers a strategic opportunity for new development.

OFFERING

Sale Price: \$1,141,272 (\$20/psf)

Ground Lease: \$145,000 (per year)

PARCEL MAP



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LOCATION

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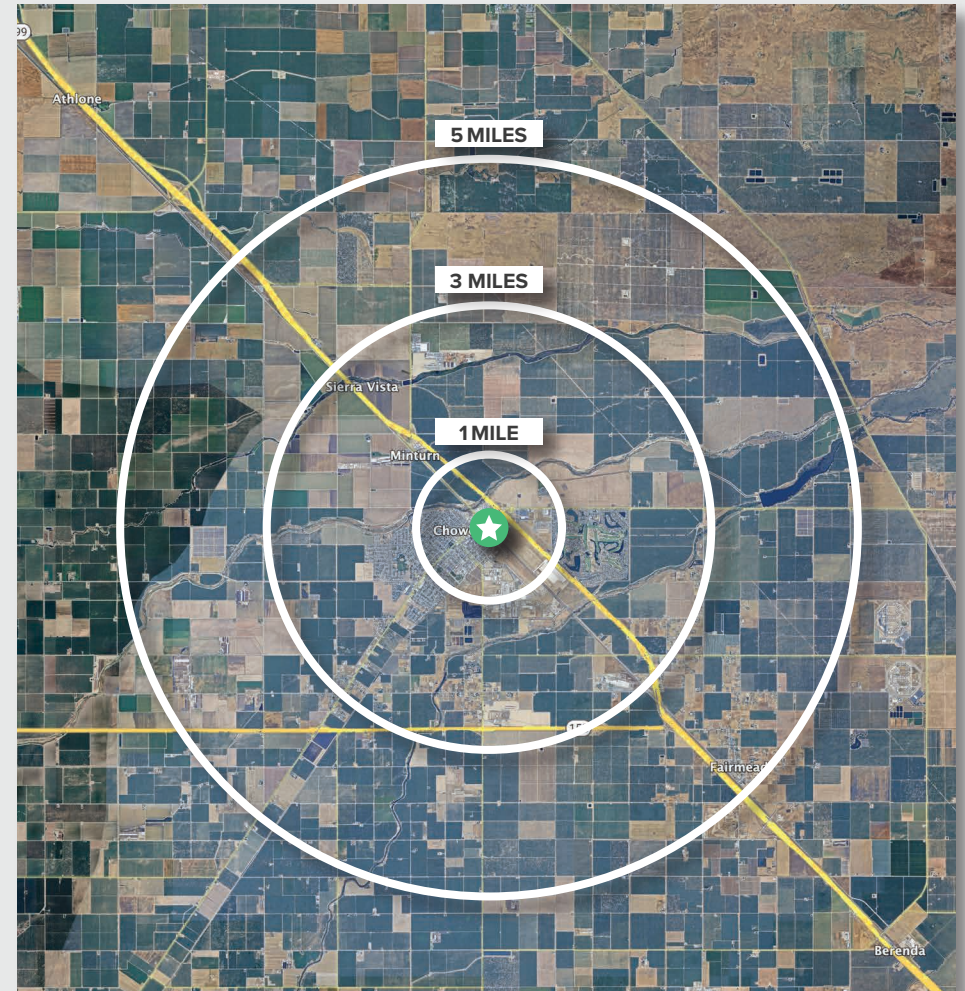
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REGIONAL DEMOGRAPHICS

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DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION			
2025 Estimated Population	4,052	14,275	16,166
2030 Projected Population	3,988	14,514	16,471
2020 Census Population	4,105	14,025	15,810
2010 Census Population	3,780	12,252	14,213
2025 Median Age	30.9	32.7	32.9
HOUSEHOLDS			
2025 Estimated Households	1,316	4,529	5,022
2030 Projected Households	1,326	4,684	5,205
2020 Census Households	1,349	4,461	4,920
2010 Census Households	1,253	3,939	4,408
INCOME			
2025 Estimated Average Household Income	\$71,576	\$94,044	\$92,964
2025 Estimated Median Household Income	\$63,491	\$80,599	\$79,127
2025 Estimated Per Capita Income	\$23,301	\$29,872	\$28,907
BUSINESS			
2025 Estimated Total Businesses	142	307	334
2025 Estimated Total Employees	1,072	2,714	2,937

Source: Applied Geographic Solutions 5/2025, TIGER Geography - RS1



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ABOUT CAPITAL RIVERS



CHOOSE EXCELLENCE OVER ORDINARY

Our team of brokerage, property management, and development professionals work together with you to deliver creative solutions that meet your goals and reduce risk.

Creating a great experience is what we are all about.

Here at Capital Rivers we are dedicated to our core values helping make our real estate transactions and your brokerage experience more successful. We'll approach your project with loyalty, forward thinking, hard work, and passion. These are the values that drive everything we, as commercial real estate professionals do.

When you contact Capital Rivers, expect a response.

As commercial brokers and agents we believe in building strong partnerships with each other and our clients through creativity, collaboration, and gratitude. Our combined experience lets us build long lasting relationships with our team as well as everyone who comes through our front door. Capital Rivers' commercial brokerage team caters to clients not only in Northern California, including Sacramento, Chico, and Redding, but also across the United States.

Learn more at capitalrivers.com



PROPERTY MANAGEMENT

We understand that every property is unique requiring a comprehensive strategy to optimize performance.

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COMMERCIAL BROKERAGE

Our goal is to deliver a complete real estate solution designed specifically to meet your needs.

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DEVELOPMENT

With a wealth of unique ideas and industry experience, we're well equipped to bring your projects to life.

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