

**COMPASS
COMMERCIAL**

**INDIVIDUAL PARCELS
AVAILABLE FOR SALE**

OFFERING MEMORANDUM
GREENFIELD, CA 93927

JALILI
COMMERCIAL GROUP

LOTS FOR SALE (HWY COMMERCIAL & RESIDENTIAL)

CONFIDENTIALITY & DISCLAIMER

All materials, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Compass Commercial -San Francisco & Los Angeles its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Compass Commercial -San Francisco & Los Angeles will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Compass Commercial -San Francisco & Los Angeles makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Compass Commercial -San Francisco & Los Angeles does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Compass Commercial -San Francisco & Los Angeles in compliance with all applicable fair housing and equal opportunity laws.
Is and information received or derived from Compass Commercial -San Francisco & Los Angeles its directors, officers,

Sam Jalili
Executive Vice President
License: CA 02053100
408.316.2157
sam.jalili@compass.com

Table of Contents

03 Offering Summary

04 Plan Overview

05 Site Plan

16 Market Overview



HIGHLIGHTS

Development Overview:

- EIR Complete
- HWY Commercial
- Build to suite commercial space lots
- Tentative Map Approved
- Part Of The Walnut Ave Specific Plan
- *Individual lots for sale

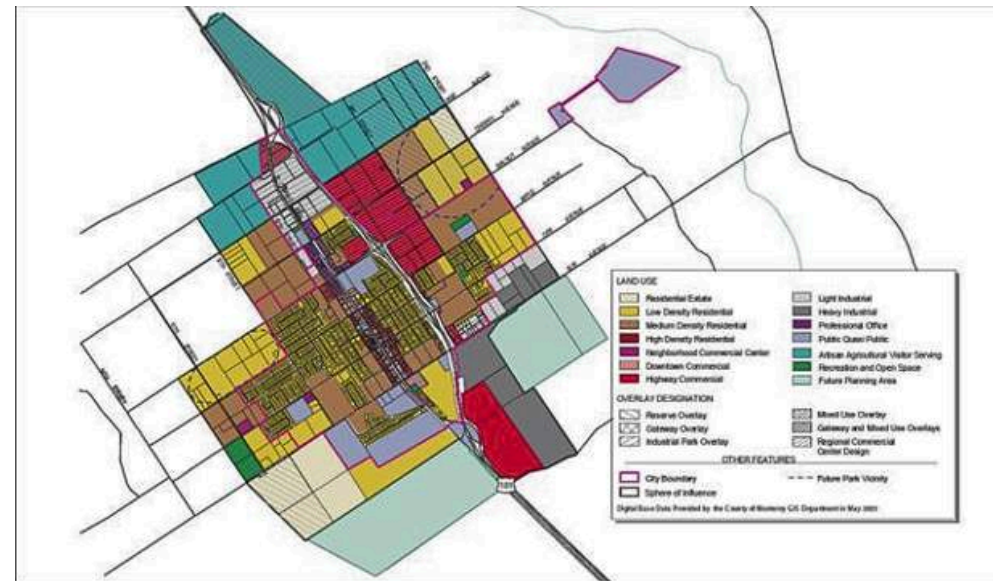
Address	Greenfield
City/State/Zip	Greenfield, CA 93927
APN	Tentative Map Approved
Building Size	
Lot Size	±23 Acres
Year Built	
Zoning	HWY Commercial/Residential Lots

Walnut Ave Specific Plan

The Walnut Avenue Specific Plan (specific plan) provides the land use planning and regulatory guidance for the development of an approximately 62.6 acres of incorporated land (plan area) located within and on the east side of the City of Greenfield. The City of Greenfield initiated the preparation of this Specific Plan, with the theme of creating a multi-functional focal point for both shopping and community events and activities.

The City's adoption of the Walnut Avenue Specific Plan amends the City of Greenfield General Plan. This Walnut Avenue Specific Plan provides guidance and establishes development standards for the development of the area within the Specific Plan boundary. The City has prepared this Specific Plan and an Environmental Impact Report (EIR) to assess and mitigate potential impacts of implementing the Specific Plan as tools to help facilitate future development and streamline the California Environmental Quality Act (CEQA) process.

Walnut Ave Specific Plan Area



Sold or in Escrow

Available HWY Commercial

Available Residential

SITE PLAN

...ENTS,
...WITH THE EXCEPTION OF PUBLIC ROAD RIGHT-OF-WAYS AND
...HEREON,
...AND/OR WITHIN THE SUBDIVISION TO BE USED FOR FUTURE
...ERWISE SPECIFIED HEREON.
...THERE ARE NO TREES WITH TRUNKS OVER FOUR INCHES IN
...RADIUS = 30'
...AND FIRE HYDRANTS DESIGN AND LOCATIONS SHOWN HEREON ARE
...ONLY. DESIGN AND CONSTRUCTION SHALL BE PER ENGINEERED

...DARY
...BOUNDARY
...AND GUTTER
...T
...AND GUTTER
...LINE
...LINE
...DRAIN LINE
...OF-WAY (R.O.W.)

...ATER MAIN
...SDR 26 8" SEWER MAIN (0.5% MIN. SLOPE)
...L3 RCP STORM DRAIN MAIN (0.4% MIN. SLOPE)
...RANT
...T LIGHT



Walnut Ave Specific Plan



<https://ci.greenfield.ca.us/184/Walnut-Avenue-Specific-Plan>

 Lot Location









Flood Retention Pond



Community Park







LOCAL MAP



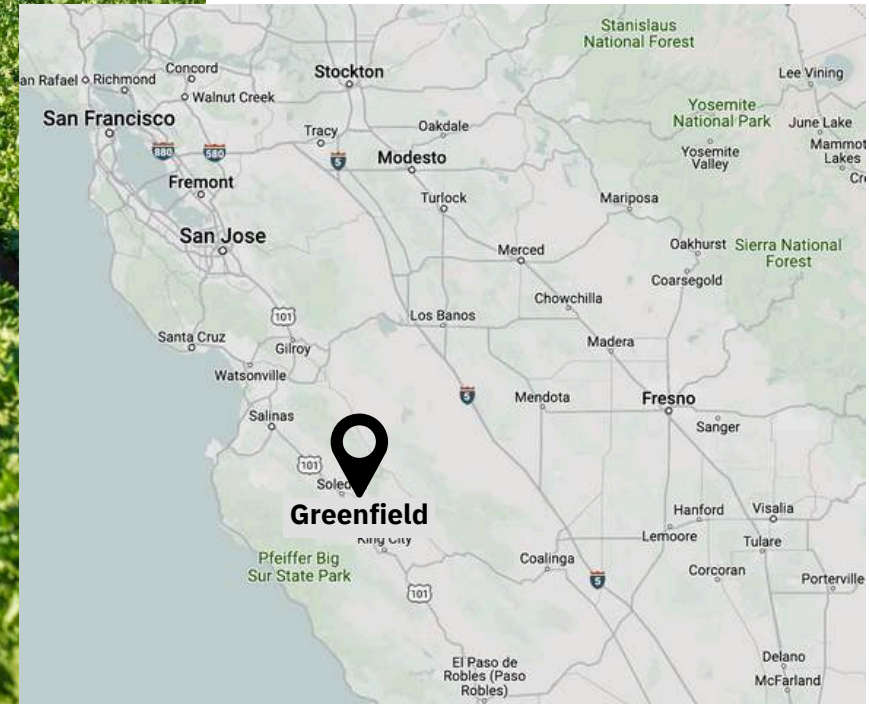
TESLA
SUPERCHARGER



Subject Property



Greenfield



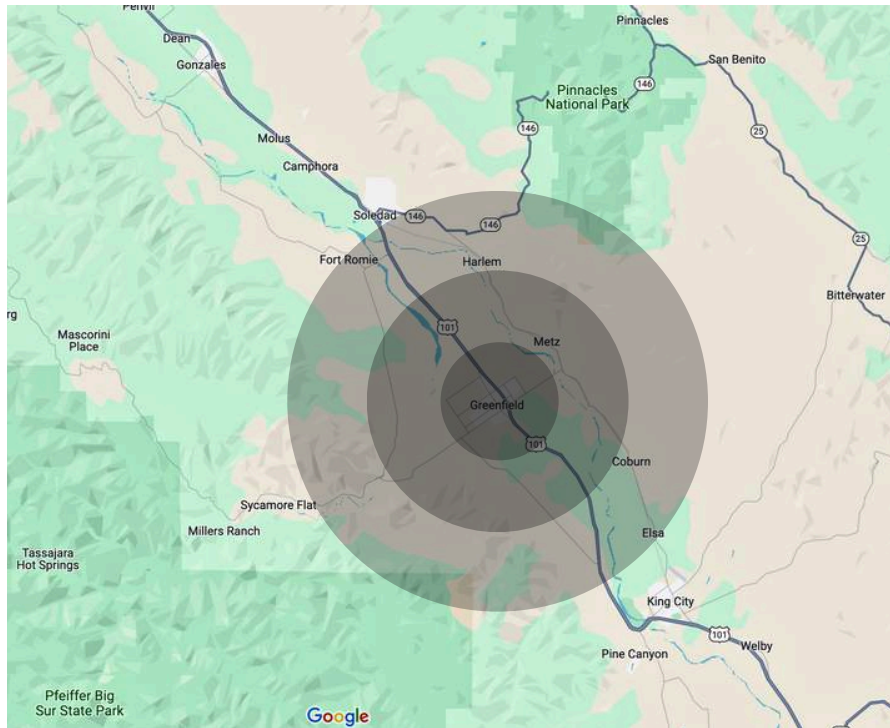
Greenfield

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	13,723	13,917	30,708
2010	16,845	17,058	38,360
2023	19,377	19,597	41,635
Household Income	5 mile 2023 households		5 mile 2028 households
< \$25K	752		768
\$25K- 50K	1,045		1,062
\$50K- 75K	691		693
\$75K- 100K	953		991
\$100K - 125K	476		514
\$125K - 150K	403		428
\$150K- 200K	145		152
\$200K+	24		24

Collection Street	Cross Street	VPD	Distance from Property
101	-	33,147	0.17 mi
El Camino S	Apple Ave NW	31,272	0.22 mi
El Camino	-	35,093	0.23 mi
Oak Avenue	-	34,756	0.40 mi
El Camino Real	Reed Way SE	1,271	0.59 mi
El Camino Real S	Pine Ave NW	33,942	0.60 mi
Walnut Ave	Thorp Ave NE	657	0.36 mi

Consumer Spending	5 Mile Households
Education & Daycare	\$8,303,923.00
Health Care	\$6,294,835.00
Transportation & Maintenance	\$43,644,876.00
Household	\$20,550,690.00
Food & Alcohol Entertainment,	\$45,743,832.00
Hobbies & Pets	\$19,612,120.00
Apparel	\$10,067,109.00











Sam Jalili
Executive Vice President
License: CA 02053100



Theodore Wong
Vice President
License: CA 02016737
NV S.0196630



Tom Gibbons
VP of Operations



Tae Hwang
Senior Associate
License: CA 02185861



Madison Crimi-DeMichele
Senior Associate
License: CA 02102723



Aparna Sayana
Senior Associate
License: CA 01387613



Kristina Castillo
Associate
License: CA 02135168



Rich De Villa
Associate
License: CA 01332891



Fara Sobhani
Senior Associate
License: CA 01358271



Rai Lee
Associate
License: CA 02118177



Robert Sharrock
Senior Associate
License: CA 01963433



Suzanna Martinez
Associate
License: CA 01979175



Jacob Lantis
Apprentice

Sam Jalili

Executive Vice President

License: CA 02053100

408.316.2157

sam.jalili@compass.com

LAND SALES

COMPASS
COMMERCIAL

JALILI
COMMERCIAL GROUP