

THE CROSSROADS · ADJACENT TO NEW GROCERY OUTLET

COMMERCIAL RETAIL SPACE AVAILABLE FOR LEASE

NEC State Highways 145 (Madera Ave) & 180 (Whitesbridge Ave) in Kerman, CA



- Great Visibility & Access from 2 Highways
- 48,600± Daily Traffic Intersection
- 1,140± SF In-line Retail Space For Lease
- Adjacent to Brand New Grocery Outlet
- Walmart Supercenter Regional Draw
- Pylon Signage Available on Hwy 145

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Property Description: Commercial retail space is available at The Crossroads Shopping Center located at the northeast corner of Madera Ave. (Hwy 145) and Whitesbridge Rd. (Hwy 180) in Kerman, CA. Many regional travelers drive to Kerman for goods and services necessarily passing through the primary intersection of Highways 180 and 145. Surrounding local communities are Tranquility, San Joaquin, Mendota, and Firebaugh which establish a rural trade area population in excess of 50,000 people. Tenants in the subject center include Little Caesar's Pizza, Cricket Wireless, Fiesta Auto Insurance, The Spot Smoke Shop, and Mexican Imports.

Property Highlights: Nearby national retailers include Grocery Outlet, Walmart Supercenter, Starbucks, Dollar Tree, Family Dollar, Autozone, and O'Reilly Auto Parts. Nearby restaurant tenants include McDonalds, Carl's Jr., Burger King, Jack-in-the-Box, Taco Bell, Panda Express, Dutch Bros, Deli Delicious, Subway, KFC, Robertito's, Round Table Pizza, and Me-n-Ed's.

Available Space: 1,140± SF

Lease Rate: Please contact agent for more details.

2023 Demographics:	1 Miles	3 Miles	5 Miles
Total Population:	10,115	18,089	20,817
Total Households:	2,769	4,842	5,622
Avg HH Income:	\$74,709	\$79,419	\$81,045
Total Daytime Pop:	9,140	14,296	15,912

2023 Traffic Counts:

Whitesbridge Ave (Hwy 180):	22,861 ADT
Madera Ave (Hwy 145):	<u>25,607</u> ADT
Total Traffic:	48,468 Avg Daily Traffic

Source: Claritas LLC, Kalibrate TtrafficMetrix



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This information is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described herein shall be conducted through this office. The information included here, while not guaranteed, has been secured from sources we believe to be reliable. Each investor is encouraged to have his C.P.A. and/or Financial Advisor make an independent projection. ©2023 Retail California. All rights reserved.

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Kerman Retail Competition, CA



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