

# NEQ HIGHWAY 180 & HIGHWAY 145 KERMAN, CA



**CUSHMAN & WAKEFIELD**

**PACIFIC**  
COMMERCIAL REALTY ADVISORS  
INDEPENDENTLY OWNED AND OPERATED

FOR SALE OR LEASE

±26,500 SF OF VACANT LAND

COMMERCIAL VACANT LAND



## PROPERTY HIGHLIGHTS

- NEAR SIGNALIZED INTERSECTION
- NUMEROUS NATIONAL TENANTS
- GREAT EXPOSURE
- EXCELLENT INGRESS & EGRESS

## PROPERTY FEATURES

|                 |  |
|-----------------|--|
| LOCATION        | NEQ HIGHWAY 180 & HIGHWAY 145   KERMAN, CALIFORNIA   |
| APN             | 025-130-73   |
| TOTAL PROPERTY  | ±26,500 SQ. FT.                                      |
| PROPERTY TYPE   | VACANT LAND  |
| ZONING          | COMMERCIAL   |
| TRAFFIC COUNTS: | HIGHWAY 180 - 10,400 CPD<br>HIGHWAY 145 - 10,600 CPD |



For more information, please contact:

**RICK AMERINE**  
Senior Director  
(559) 433 3541  
rick.amerine@paccra.com  
Lic. #00551583

**PACCOM REALTY ADVISORS, INC.**  
Lic. #01919464  
9 River Park Place East, Ste. 101  
Fresno, CA 93720  
www.paccra.com

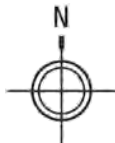
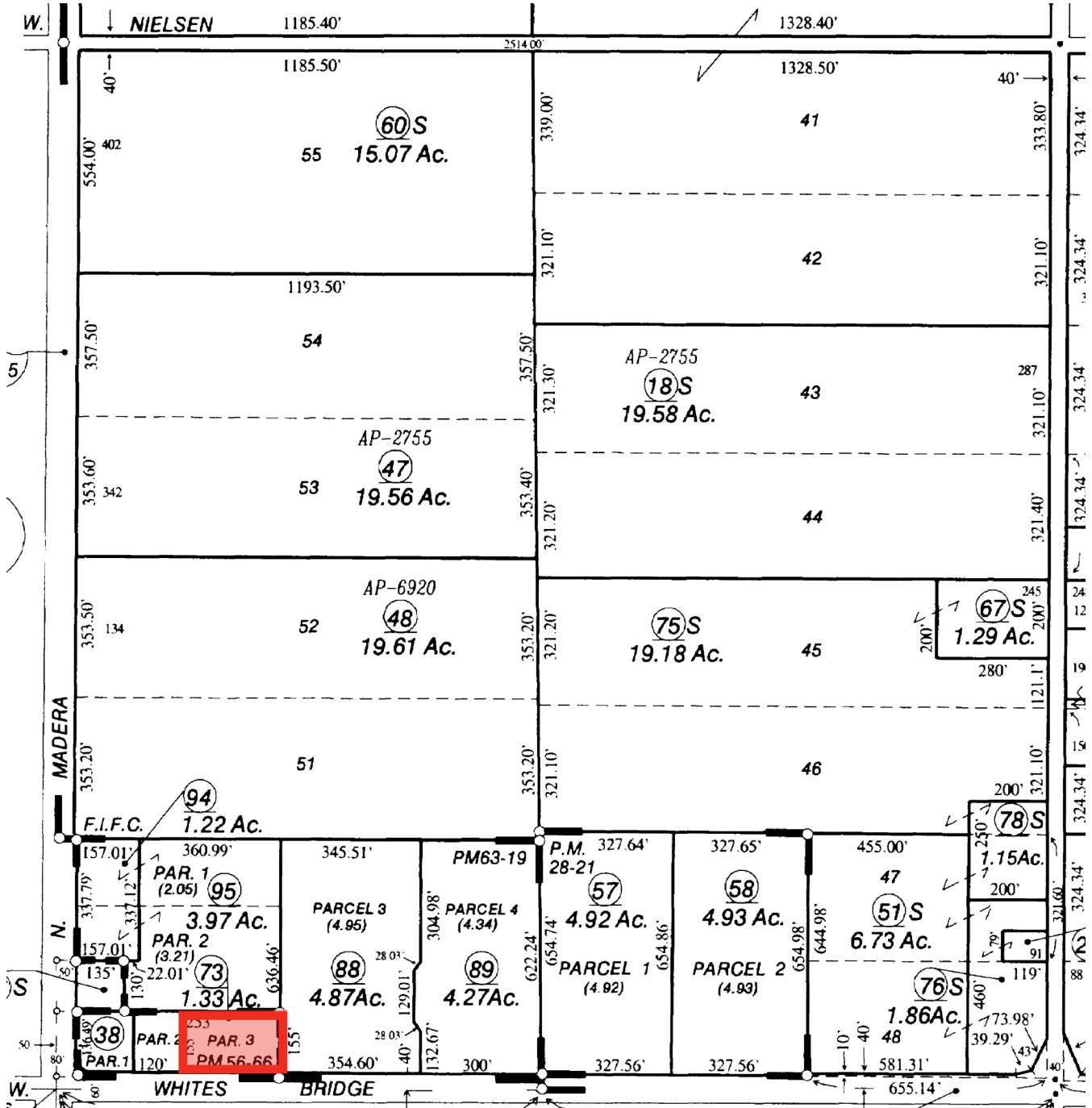
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# NEQ HIGHWAY 180 & HIGHWAY 145

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### PARCEL MAP



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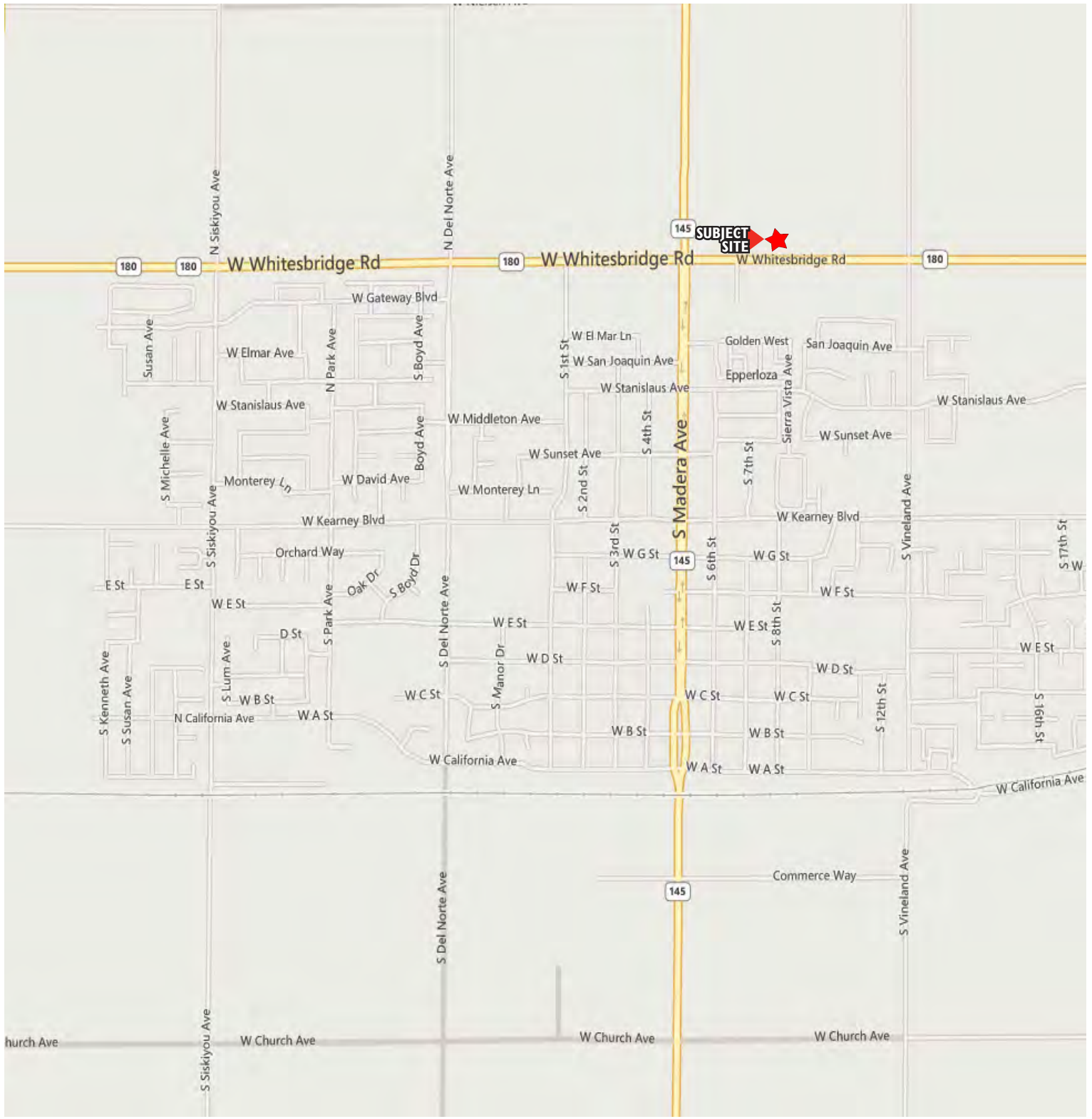


# NEQ HIGHWAY 180 & HIGHWAY 145

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KERMAN CITY LOCATION MAP



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### DEMOGRAPHICS

2000-2010 Census, 2013 Estimates with 2018 Projections

Calculated using Proportional Block Groups

Rick Amerine



Lat/Lon: 36.7349/-120.0601

RS1

| Kerman, CA 93630    |   | 1 mi radius | 3 mi radius | 5 mi radius |
|---------------------|---|-------------|-------------|-------------|
| POPULATION          | 2013 Estimated Population                             | 4,499       | 15,815      | 19,087      |
|                     | 2018 Projected Population                             | 4,702       | 16,529      | 19,948      |
|                     | 2010 Census Population                                | 4,254       | 14,953      | 18,046      |
|                     | 2000 Census Population                                | 3,882       | 10,097      | 12,838      |
|                     | Projected Annual Growth 2013 to 2018                  | 0.9%        | 0.9%        | 0.9%        |
|                     | Historical Annual Growth 2000 to 2013                 | 1.2%        | 4.4%        | 3.7%        |
|                     | 2013 Median Age                                       | 28.9        | 28.5        | 28.9        |
| HOUSEHOLDS          | 2013 Estimated Households                             | 1,208       | 4,262       | 5,145       |
|                     | 2018 Projected Households                             | 1,269       | 4,480       | 5,409       |
|                     | 2010 Census Households                                | 1,170       | 4,127       | 4,982       |
|                     | 2000 Census Households                                | 1,056       | 2,866       | 3,663       |
|                     | Projected Annual Growth 2013 to 2018                  | 1.0%        | 1.0%        | 1.0%        |
|                     | Historical Annual Growth 2000 to 2013                 | 1.1%        | 3.7%        | 3.1%        |
| RACE AND ETHNICITY  | 2013 Estimated White                                  | 49.5%       | 51.8%       | 52.0%       |
|                     | 2013 Estimated Black or African American              | 0.3%        | 0.5%        | 0.5%        |
|                     | 2013 Estimated Asian or Pacific Islander              | 5.8%        | 7.7%        | 7.5%        |
|                     | 2013 Estimated American Indian or Native Alaskan      | 1.2%        | 1.4%        | 1.7%        |
|                     | 2013 Estimated Other Races                            | 43.2%       | 38.5%       | 38.3%       |
|                     | 2013 Estimated Hispanic                               | 78.6%       | 71.7%       | 70.5%       |
| INCOME              | 2013 Estimated Average Household Income               | \$47,567    | \$62,039    | \$60,254    |
|                     | 2013 Estimated Median Household Income                | \$37,320    | \$47,026    | \$46,037    |
|                     | 2013 Estimated Per Capita Income                      | \$12,782    | \$16,736    | \$16,261    |
| EDUCATION (AGE 25+) | 2013 Estimated Elementary (Grade Level 0 to 8)        | 34.8%       | 23.5%       | 24.0%       |
|                     | 2013 Estimated Some High School (Grade Level 9 to 11) | 18.0%       | 15.8%       | 15.1%       |
|                     | 2013 Estimated High School Graduate                   | 21.3%       | 22.5%       | 23.4%       |
|                     | 2013 Estimated Some College                           | 13.6%       | 19.2%       | 19.3%       |
|                     | 2013 Estimated Associates Degree Only                 | 7.4%        | 7.5%        | 7.1%        |
|                     | 2013 Estimated Bachelors Degree Only                  | 4.0%        | 9.1%        | 8.7%        |
|                     | 2013 Estimated Graduate Degree                        | 0.8%        | 2.4%        | 2.5%        |
| BUSINESS            | 2013 Estimated Total Businesses                       | 152         | 366         | 444         |
|                     | 2013 Estimated Total Employees                        | 1,099       | 2,686       | 3,353       |
|                     | 2013 Estimated Employee Population per Business       | 7.3         | 7.3         | 7.5         |
|                     | 2013 Estimated Residential Population per Business    | 29.7        | 43.2        | 42.9        |

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

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