



Subject Property

Interstate 5 Fast Food Building For Sale or Lease

20640 Tracy Ave | Buttonwillow, CA 93206

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Property Information

A QSR drive-thru building, approximately $\pm 4,187$ square feet, is available for sale or lease. Located at 20640 Tracy Ave, Buttonwillow, CA, just 0.80 miles from the I-5 on and off ramps, this property benefits from an average annual daily traffic (AADT) count of approximately $\pm 41,000$, ensuring high visibility and accessibility.

Sales Price:

Lease Rate:

\$1,300,000

\$6,000/Per Month NNN

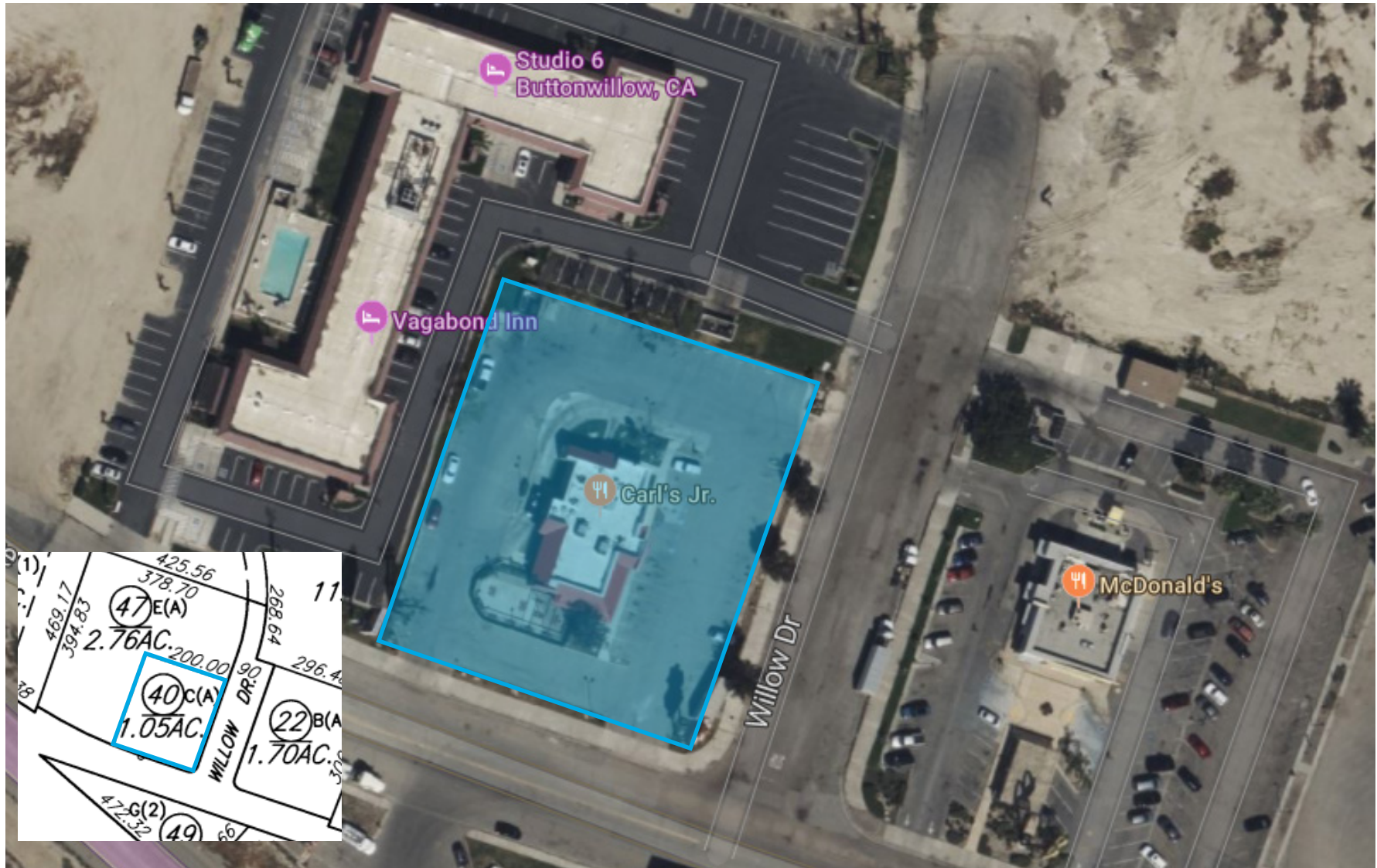
Highlights:

- $\pm 4,187$ SF freestanding fast food building on ± 1.2 AC
- Excellent location and visibility along Interstate 5
- Situated approximately 0.80 Mi from the heavily traveled on/off ramps of I-5
- Pylon signage
- Site is located across the street from high traffic tenants such as McDonald's, Starbucks, Popeyes, Subway, Taco Bell and more.
- This pit stop is surrounded by 5 motels and 6 gas stations.
- Zone C-2 PD County of Kern
- APN 103-280-40

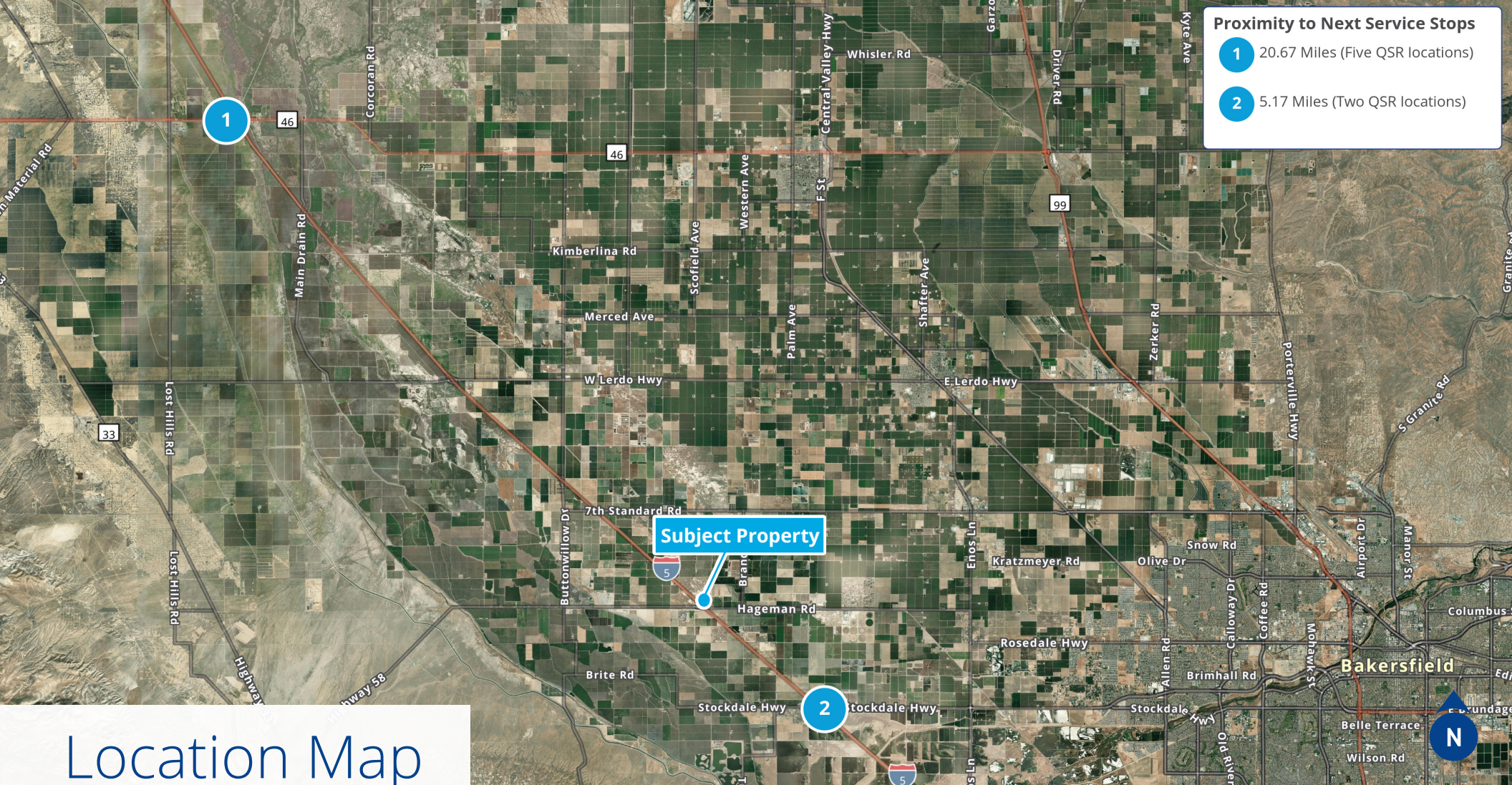
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Aerial



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Proximity to Next Service Stops

- 1 20.67 Miles (Five QSR locations)
- 2 5.17 Miles (Two QSR locations)

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Location Map

Demographics



Daytime Population

1 Mile: 478
3 Mile: 761
5 Mile: 3,453



Employees

1 Mile: 257
3 Mile: 507
5 Mile: 1,620



Businesses

1 Mile: 22
3 Mile: 43
5 Mile: 116



Median Age

1 Mile: 35.0
3 Mile: 32.9
5 Mile: 30.8



Average HH Size

1 Mile: 6.0
3 Mile: 4.4
5 Mile: 3.8



Average HH Income

1 Mile: \$89,053
3 Mile: \$85,021
5 Mile: \$83,534