SHOVEL READY RETAIL LAND: ALL (11) OR PARTIAL PADS W/ UTILITIES





NEC S. Mendocino & E Manning Ave, Parlier, CA 93648



Sale Price

SEE PAGE 4

OFFERING SUMMARY

Available SF: 13,939 - 523,591 SF Lot Size: 0.32 - 12.02 Acres Available Lots: 11 Price / SF: \$7.00-10.00 Zoning: Retail Commercial Market: West Parlier Submarket: Manning Ave Retail Cross Streets: Mendocino & Manning Traffic Counts: ±29,310 Cars Per Day APN's: See Page 5 Utilities: Stubbed @ Each Parcel

PROPERTY HIGHLIGHTS

- 11 Fully Improved Pads W/Utilities Available @ Signalized Intersection
- Utilities Stubbed, Hydrants In Place, Curb/Gutter/Sidewalk Complete
- Near Starbucks, Dollar General, Burger King, AutoZone, RN Market
- Traffic Per Day: 23,897 @ Manning + 5,413 @ Mendocino Avenues
- Dominant Intersection In Renewal Community Business District
- Wage Credits, Federal Tax Incentives, & Possible Bond Financing
- Prime Retail Pads w/ Direct Manning & Mendocino Ave Access
- Upgraded Street Improvements @ Signalized Intersection
- Optimal Visibility w/ Easy Access Via (5) Curb Cuts
- Unmatched Level of Consumer Traffic & High Volume Exposure
- Situated Near Many Existing & Planned Developments
- Traffic Generators From All Directions + Easy Access
- Ideal for Fast Food, Fuel Station, Hotel, Super Market, & More!

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JARED ENNIS

Fire Hydrants:

Executive Vice President 0: 559.705.1000 C: 559.705.1000 jared@centralcacommercial.com CA #01945284

KEVIN LAND

Yes; In Place

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PROPERTY DESCRIPTION

±14,374 SF to ±460,860 SF (±10.58 Acres total) between 11 separate parcels available as a package or individually, with potential for lot line adjustments by the Seller. Commercial Development located at the Northeast corner of Mendocino Avenue and Manning Avenue, in the epicenter of the city of Parlier, CA. Utilities are stubbed to each parcel, various fire hydrants are in place, fire system is at the street, curb/gutter/sidewalk completed, and easements allow for access in all directions. Highly visible corner location w/ direct Street Entrances & Exits with long frontage along Manning Avenue. Currently parceled off into 11 separate parcels. All off site improvements present, site plan is completed/approved, parcel separation complete, and all utilities stubbed at the site. Excellent big-box site, fast food, fuel station, hotel, super market shopping center, lodging, restaurant, freeway-oriented hotel, Vehicle Sales. Parcels offered for sale, ground lease, build to suit, lease w/ option, seller-carry, etc.

LOCATION DESCRIPTION

Shovel-ready sites at the NEC of Mendocino Avenue and Manning Avenue in Parlier. Major North/South, East/West transportation corridors with high traffic counts. This property is a hub between Sanger, Selma, Kingsburg and Reedley. Surrounding tenants include Starbucks, Burger King, Dollar General, Auto Zone, Family Dollar, Little Caesars, Bank of the West, Post Office, R-N Markets, Valero, Arco, Custom Wood Products, Police Department, State Foods Supermarket, and many others!

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0F LOTS 11 | TOTAL LOT SIZE 14,374 - 332,798 SF | TOTAL LOT PRICE \$7.0 - \$10.0 / SF | BEST USE -

STATUS	LOT#	ADDRESS	APN	SUB-TYPE	SIZE	PRICE
Available	Building A		APN 355-031-48	Retail	30,492 SF	\$10.00 / SF
Available	Building B		APN 355-031-49	Retail	33,105 SF	\$10.00 / SF
Available	Building C-E, Common Area, Pad 6		APN 355-031-50	Retail	332,798 SF	\$7.00 / SF
Available	Pad 3		APN 355-031-45	Retail	14,374 SF	\$10.00 / SF
Available	Pad 4		APN 355-031-46	Retail	23,086 SF	\$10.00 / SF
Available	Pad 5		APN 355-031-47	Retail	27,007 SF	\$10.00 / SF

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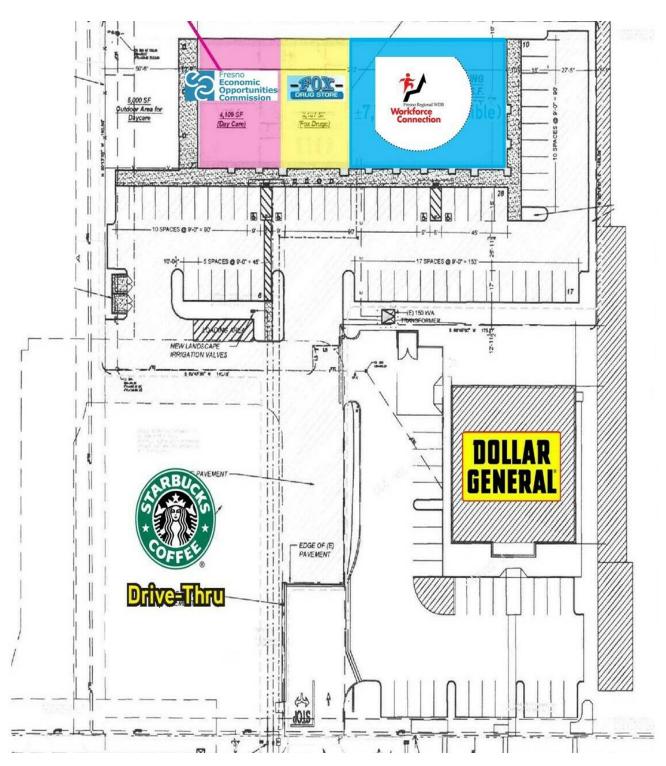
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KW COMMERCIAL

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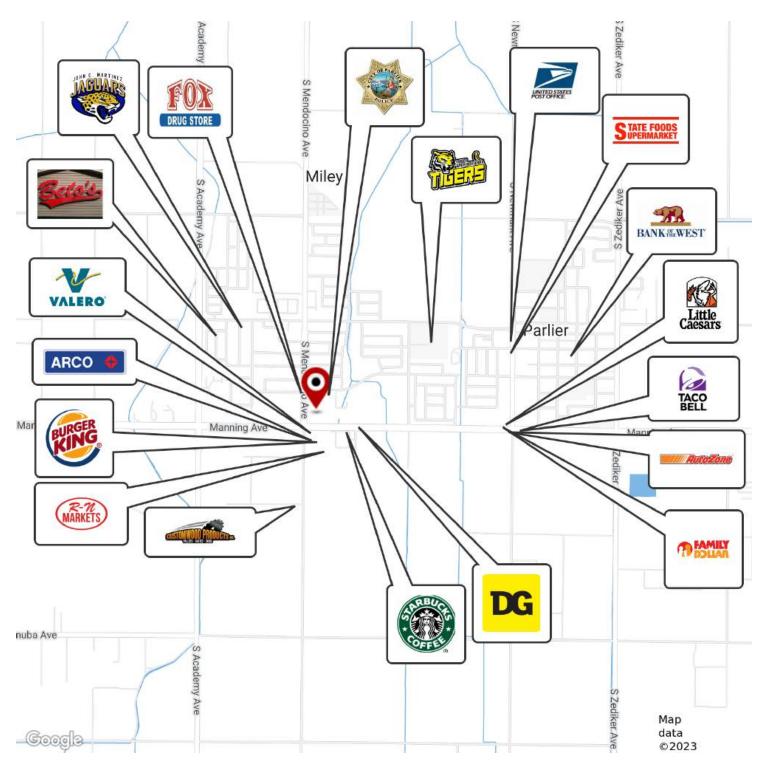
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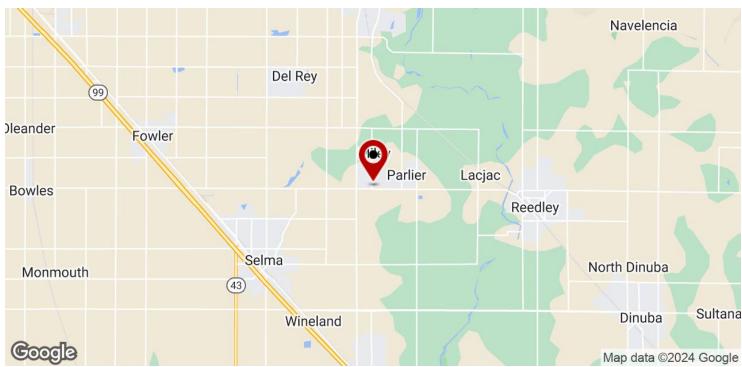
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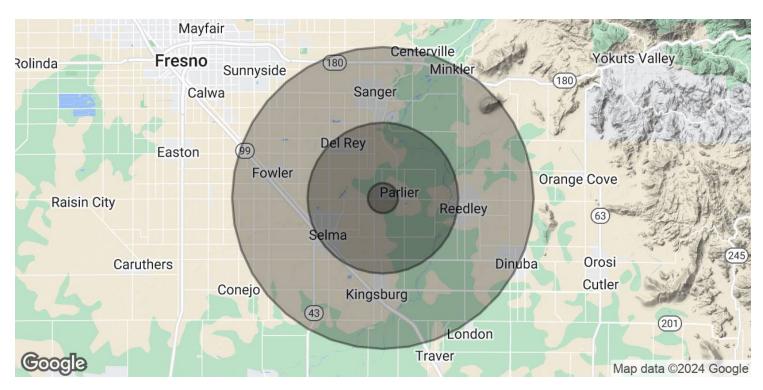
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	2,285	37,848	156,325
Average Age	28.1	30.9	30.2
Average Age (Male)	29.0	30.2	28.7
Average Age (Female)	27.2	32.1	32.0
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	562	10,133	43,146
# of Persons per HH	4.1	3.7	3.6
Average HH Income	\$48,945	\$58,849	\$58,685
Average House Value	\$225,166	\$252,696	\$295,225
ETHNICITY (%)	1 MILE	5 MILES	10 MILES
Hispanic	93.0%	73.9%	71.4%

^{*} Demographic data derived from 2020 ACS - US Census

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