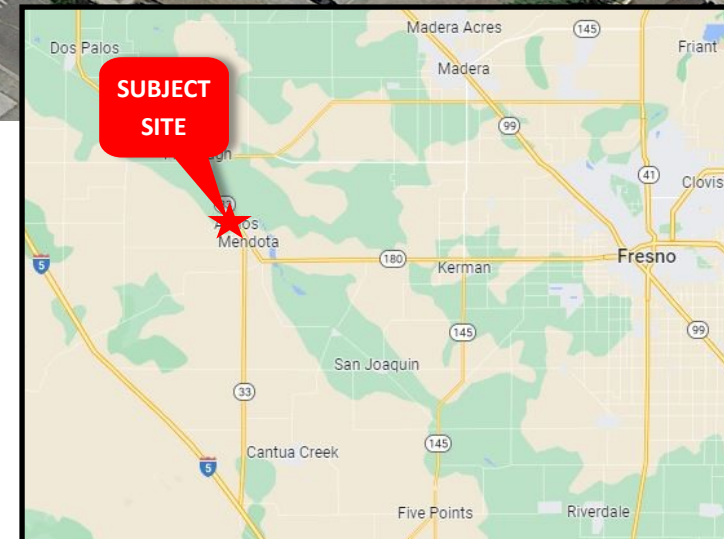




PROPERTY HIGHLIGHTS

- Ground Lease Opportunity
- Drive-Thru Pad
- Hwy 33 Frontage with Great Visibility
- Located in an Existing Shopping Center's Parking Lot.
- Neighboring Tenants: Star Super Market, Save a Dollar Superstore, Mendota Food Center, Burger King, Auto Zone, Dollar Tree, Mendota Donuts, McDonald's
- Zoned C-2 In The City of Mendota



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DEMOGRAPHICS

580 Derrick Ave., Mendota, CA 93640

KEY FACTS 1-MILE RADIUS

10,053

Population



Median Age



Average Household Size

\$43,209

Median Household Income

KEY FACTS 3-MILE RADIUS

15,000

Population



Median Age



Average Household Size

\$39,673

Median Household Income

KEY FACTS 5-MILE RADIUS

15,540

Population



Median Age



Average Household Size

\$39,892

Median Household Income

BUSINESS



161

Total Businesses



1,036

Total Employees

BUSINESS



181

Total Businesses



1,327

Total Employees

BUSINESS



199

Total Businesses



1,709

Total Employees

INCOME



\$43,209

Median Household Income



\$13,128

Per Capita Income



\$23,892

Median Net Worth

INCOME



\$39,673

Median Household Income



\$11,163

Per Capita Income



\$14,803

Median Net Worth

INCOME



\$39,892

Median Household Income



\$11,408

Per Capita Income



\$14,910

Median Net Worth