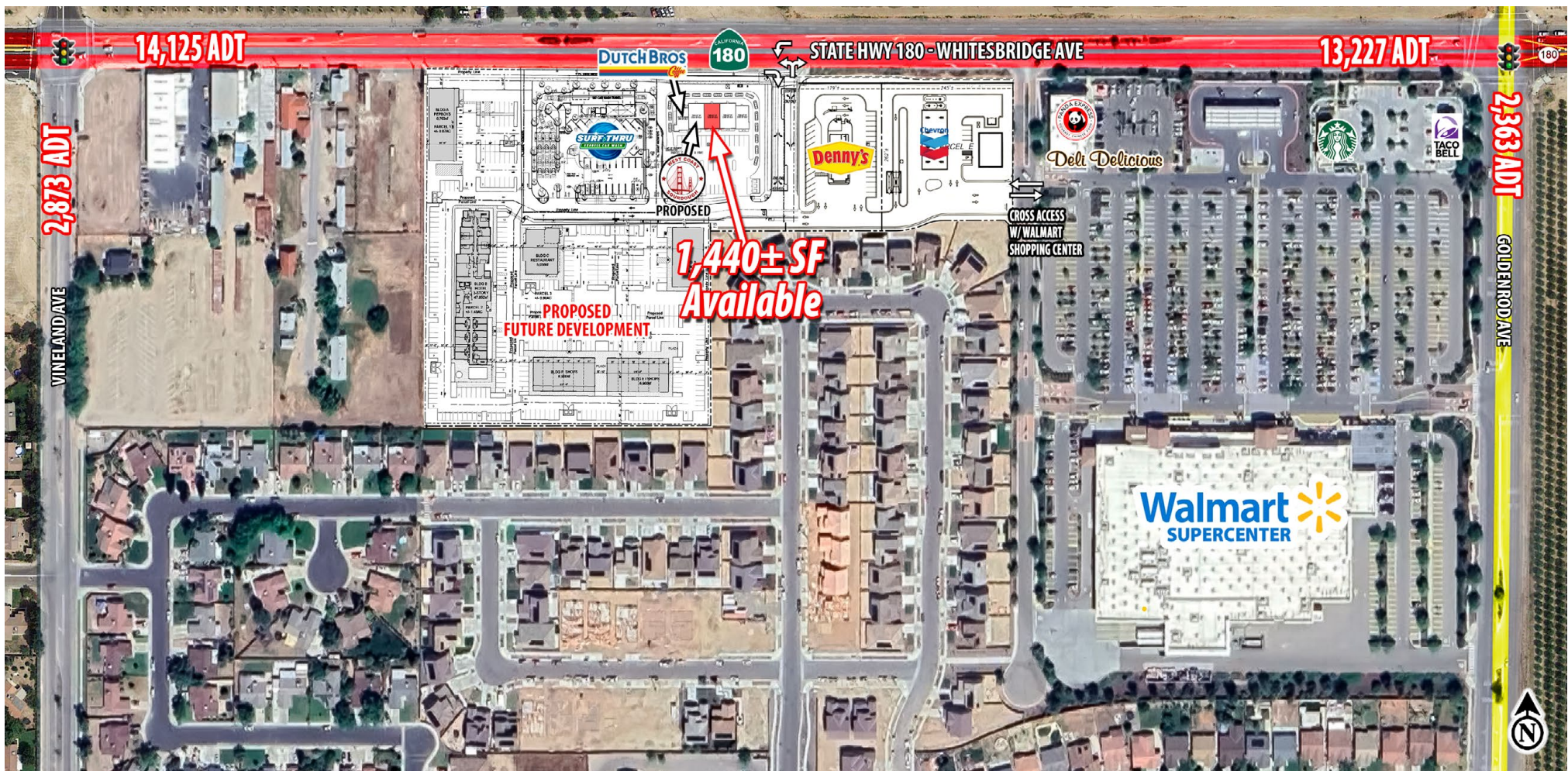


NEXT TO NEW DUTCH BROS & WALMART SUPERCENTER RETAIL SHOP SPACE FOR LEASE

SWQ Whitesbridge Rd (Hwy 180) & Goldenrod Ave · Kerman, CA 93630



FOR INFORMATION, CONTACT:

Michael Kennedy, Sr. V.P.

+1 (559) 447-6271

mkennedy@retailcalifornia.com

CA RE Lic. #01496337

RETAIL CALIFORNIA CRE

A division of Pearson Realty

7480 North Palm Avenue, Suite 101

Fresno, CA 92711

www.retailcalifornia.com



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 a C.P.A. and/or Financial Advisor make an independent projection. ©2024 Retail California. All rights reserved.

NEXT TO NEW DUTCH BROS & WALMART SUPERCENTER RETAIL SHOP SPACE FOR LEASE

SWQ Whitesbridge Rd (Hwy 180) & Goldenrod Ave · Kerman, CA 93630

Location Description:

The subject property is located at the SWQ of W. Whitesbridge & S. Goldenrod in Kerman, CA. The property is directly adjacent to Walmart Supercenter on the main road in and out of town and benefits from cross access with the Walmart and surrounding retail.

Property Description:

The property consists of 1.39 acres with a newly built multi-tenant retail building. The property has excellent frontage along HWY 180, and is located at the main entrance to a larger development that's in the planning process. There's a new 104-lot residential development recently completed directly south of the retail project.

Available Space: 1,440± SF

Lease Rate: Please contact agent for more information.

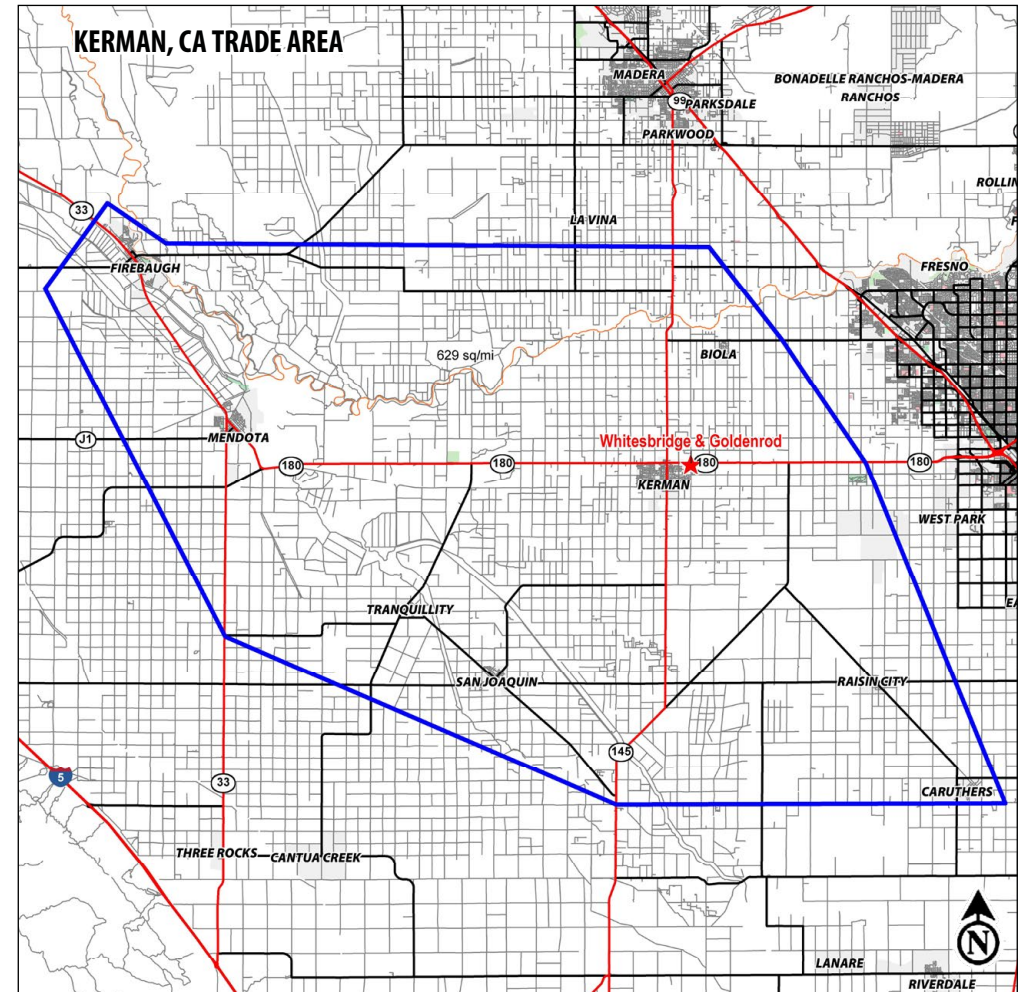
2025 Trade Area Demos:

Total Population:	66,225
Total Households:	15,724
Avg. HH Income:	\$73,525
Daytime Population:	62,578

2024 Traffic Counts:

Whitesbridge Ave (Hwy 180):	33,467 Kalibrate
Vineland Ave	6,107 Kalibrate
Goldenrod Ave	2,436 Kalibrate
Total:	42,010 Avg Daily Traffic

Sources: Claritas, LLC; Kalibrate TrafficMetrix



FOR INFORMATION, CONTACT:

Michael Kennedy, Sr. V.P.

+1 (559) 447-6271

mkennedy@retailcalifornia.com

CA RE Lic. #01496337

RETAIL CALIFORNIA CRE

A division of Pearson Realty

7480 North Palm Avenue, Suite 101

Fresno, CA 92711

www.retailcalifornia.com

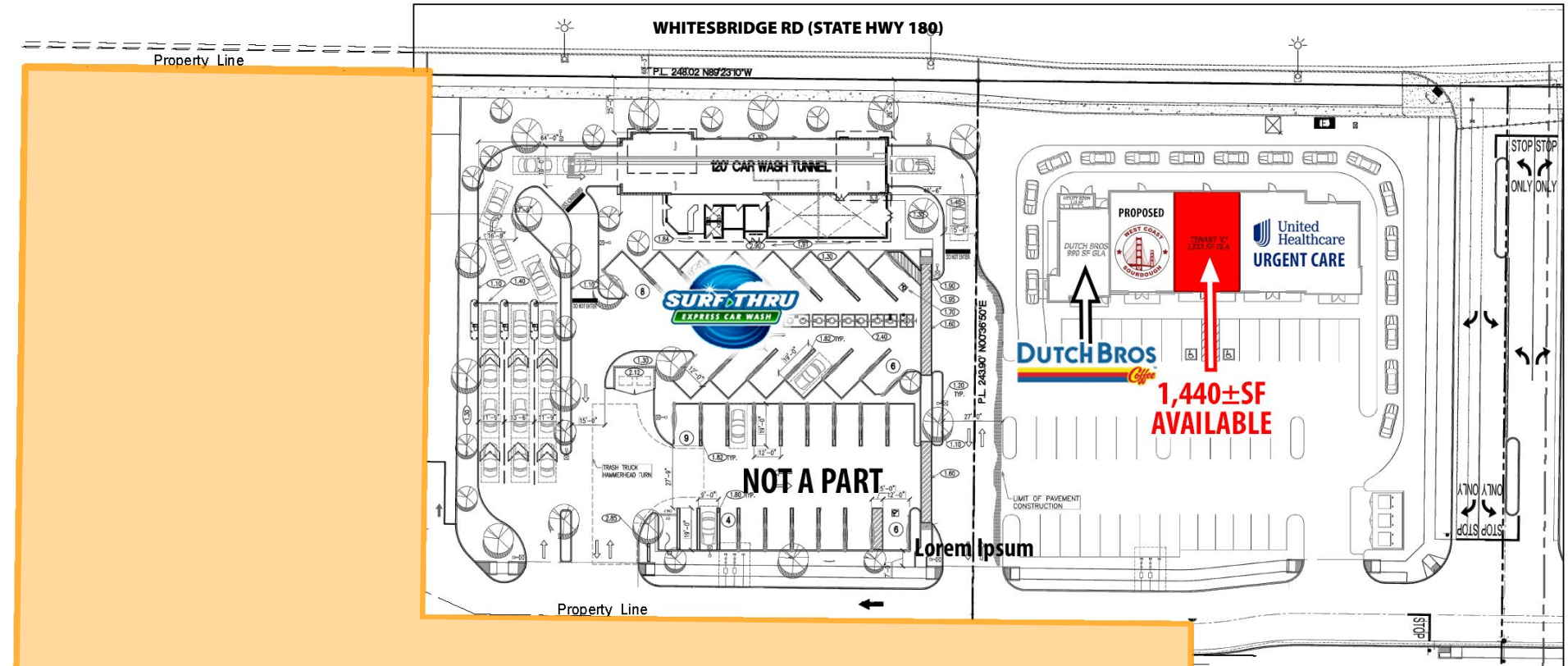


NEXT TO NEW DUTCH BROS & WALMART SUPERCENTER

RETAIL SHOP SPACE FOR LEASE

SWQ Whitesbridge Rd (Hwy 180) & Goldenrod Ave · Kerman, CA 93630

SITE PLAN



**PROPOSED FUTURE DEVELOPMENT
NOT A PART**

Project Information	
Applicant:	SHAKTI LAND INVESTMENTS 990 S. MADERA AVE. KERMAN, CA 93630
Address:	W. WHITESBRIDGE RD (180 HWY) KERMAN, CA 93630
A.P.N.:	XXXX
Site Area:	PARCEL A AREA = 5.41 ACRES
EXISTING ZONE:	XXX
EXISTING USE:	VACANT LOT
PROPOSED PARCEL 1	= +/- 0.87AC
PROPOSED PARCEL 2	= +/- 1.49AC

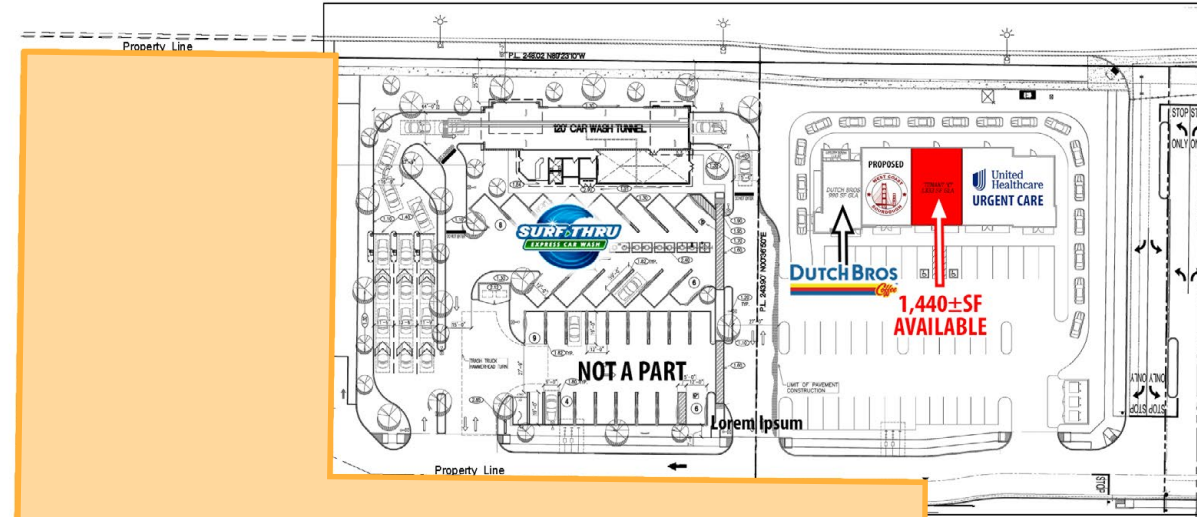


NEXT TO NEW DUTCH BROS & WALMART SUPERCENTER

RETAIL SHOP SPACE FOR LEASE

SWQ Whitesbridge Rd (Hwy 180) & Goldenrod Ave · Kerman, CA 93630

SITE PLAN



**PROPOSED FUTURE DEVELOPMENT
NOT A PART**

Project Information	
Applicant:	SHAWT LAND INVESTMENTS 880 S. MADRA AVE. KERMAN, CA 93630
Address:	W. WHITESBRIDGE RD (180 HWY) KERMAN, CA 93630
A.P.N.:	XXXX
Site Area:	
PARCEL A	AREA = 5.41 ACRES
EXISTING ZONE:	XXXX
EXISTING USE:	VACANT LOT
PROPOSED PARCEL 1	= +/- 0.87AC
PROPOSED PARCEL 2	= +/- 1.48AC
PROPOSED PARCEL 3	= +/- 0.80AC
PROPOSED PARCEL 4	= +/- 2.25AC
TOTAL AREA	= +/- 5.24AC
BUILDING AREAS	
BUILDING 'A'	AUTO SERVICE (FEP-8035) = 8,763 sq.ft.
BUILDING 'B'	3- STORY HOTEL (660HS) = 47,852 sq.ft.
BUILDING 'C'	DRUG OR RESTAURANT = 5,256 sq.ft.
BUILDING 'D'	MEDICAL OFFICE USE = 6,148 sq.ft.
BUILDING 'E'	IN LINE SHOP BLDG = 6,000 sq.ft.
BUILDING 'F'	IN LINE SHOP BLDG = 6,000 sq.ft.
TOTAL BUILDING AREA	= 78,719 sq.ft.

SIA
Design Group

1915 Carolina Ave.
Clovis CA 93611
PH 550.503.9602

Commercial Center
West Whitesbridge Rd. (180 Hwy)
Kerman, CA 93630



Date: 05.16.22
Drawn By: Susan Jones
Project #: 22023

Site Plan

Revisions
Δ X

SHEET No.
A1.0

Site Plan
1"=30'-0" NORTH

NEXT TO NEW DUTCH BROS & WALMART SUPERCENTER RETAIL SHOP SPACE FOR LEASE

SWQ Whitesbridge Rd (Hwy 180) & Goldenrod Ave · Kerman, CA 93630

