



# PRIME DRIVE-THRU OPPORTUNITY: SINGLE TENANT OR TWO DIVISIBLE SITES

US Route 101 & El Camino Real, Greenfield, CA

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Offering Two Premium Drive-Thru Pads or One Flagship Location  
On California's Central Coast with Exceptional Traffic & Visibility  
±1.73AC (± 52,969SF)

**ALTOS**  
DEVELOPMENT



# PROPERTY HIGHLIGHTS

US Route 101 & El Camino Real, Greenfield, CA



## PROPERTY OVERVIEW

± 1.739AC (± 75,750SF) strategically located, divisible parcel at the offramp of US Route 101 and El Camino Real in Greenfield, CA 93927 offers two high-visibility, drive-thru sites with traffic counts exceeding ~37,000 VPD. The site offers direct exposure to regional commuter traffic, strong local demand from a growing residential base, and a steady daytime population from the area's agricultural, food processing, and logistics industries. Greenfield is part of the rapidly expanding Salinas Valley region, benefiting from both tourism to Monterey County and consistent year-round local spending.

## SITE FEATURES

- **Highway Commercial Zoning:** Property boasts Highway Commercial zoning, allowing for optimal drive-thru stacking options.
- **Flexible Layout:** Site configuration allows for **two (2) separate pads**, each with its own drive-thru, parking, and signage, or **one larger flagship location** for a high-volume operator.
- **Excellent Visibility & Access:** With over 700' of frontage on El Camino Real and Highway 101, site offers traffic counts exceeding ~37,000 VPD. Both NB and SB Highway 101 offramps/onramps within feet of property with offramps depositing vehicles directly at site(s). Strong highway visibility for brand signage.
- **Established Infrastructure:** City utilities already stubbed in with curb and gutter improvements in place, accelerating project timelines.
- **Strategic Location:** Situated across the street from an existing Shell Gas Station and adjacent to a Loop Neighborhood fuel station for both cars and trucks directly to the south, the property benefits from existing traffic generators and additional entry points.
- **Proven QSR Trade Area:** Nearby national brands include McDonald's, Starbucks, Burger King, Carl's Jr, and Taco Bell. Loop Neighborhood fuel station/convenience store to open location across the street, breaking ground August 2025.

## AVAILABILITY

Flexible ground leases or build-to-suit opportunities for brands looking to establish a long-term presence in a growing commercial corridor with excellent highway access and established infrastructure.

**All sites delivered within 6-12 months in shovel-ready condition, with  
Altos Development to secure entitlements and horizontal improvements.**







### NEARBY POINTS OF INTEREST WITHIN 1.5 MILES

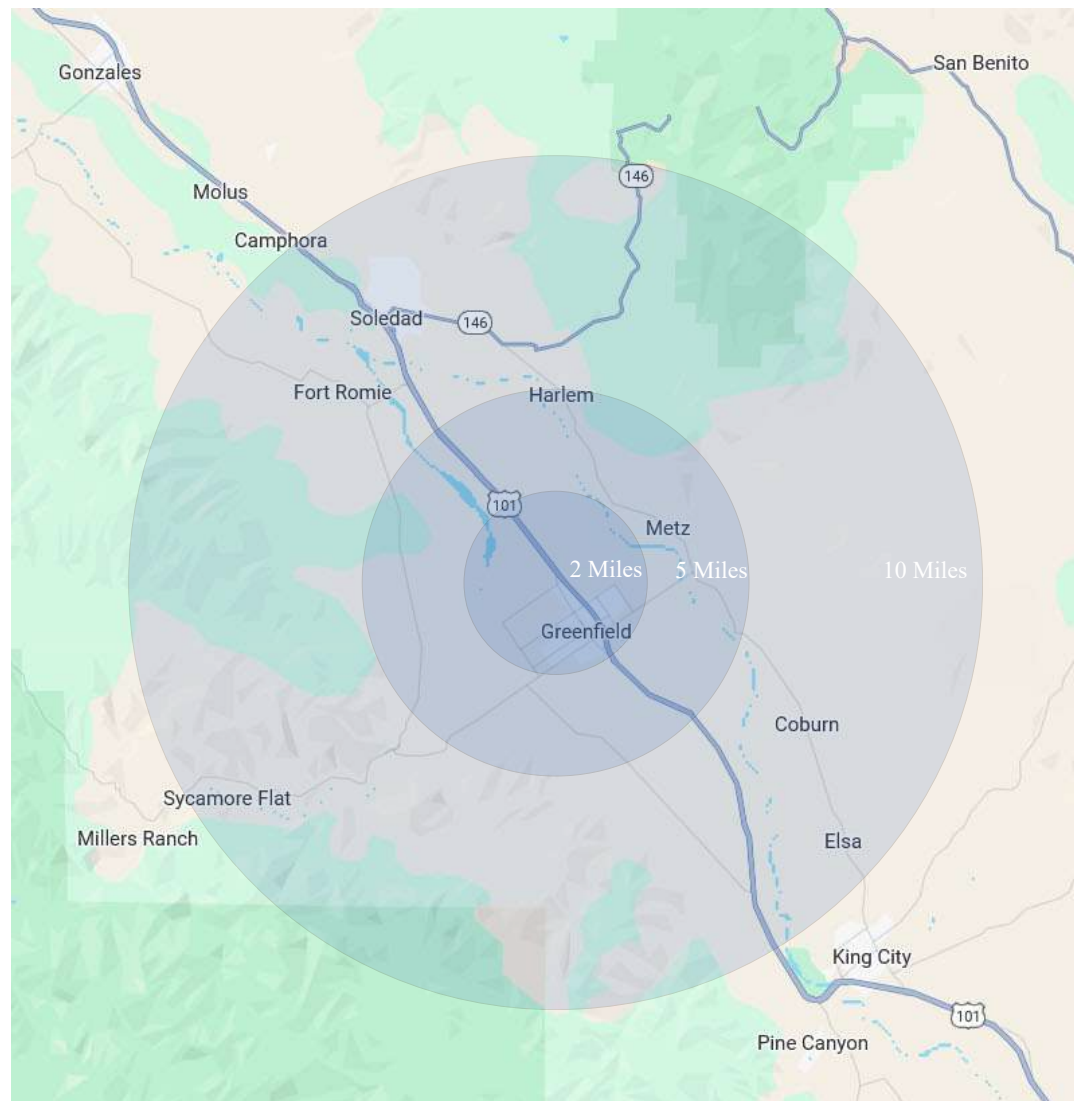
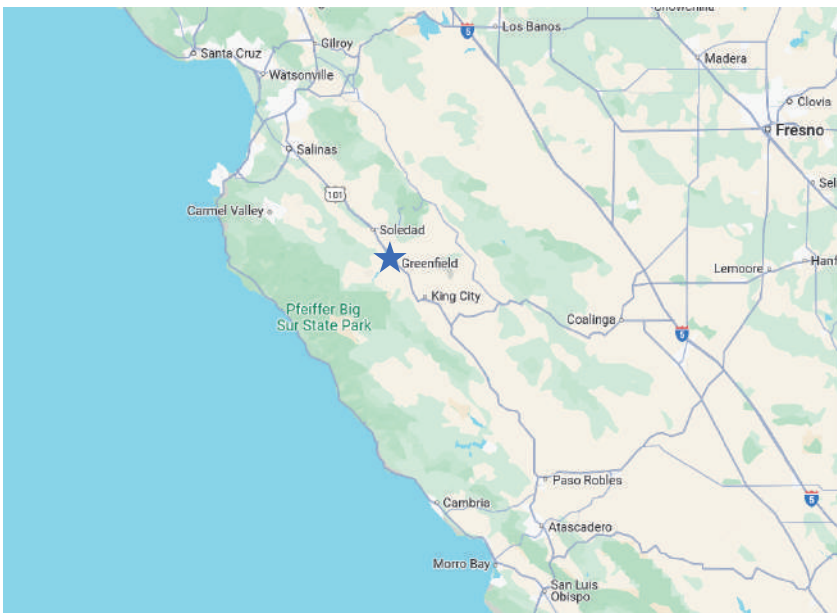




# DEMOGRAPHIC PROFILE

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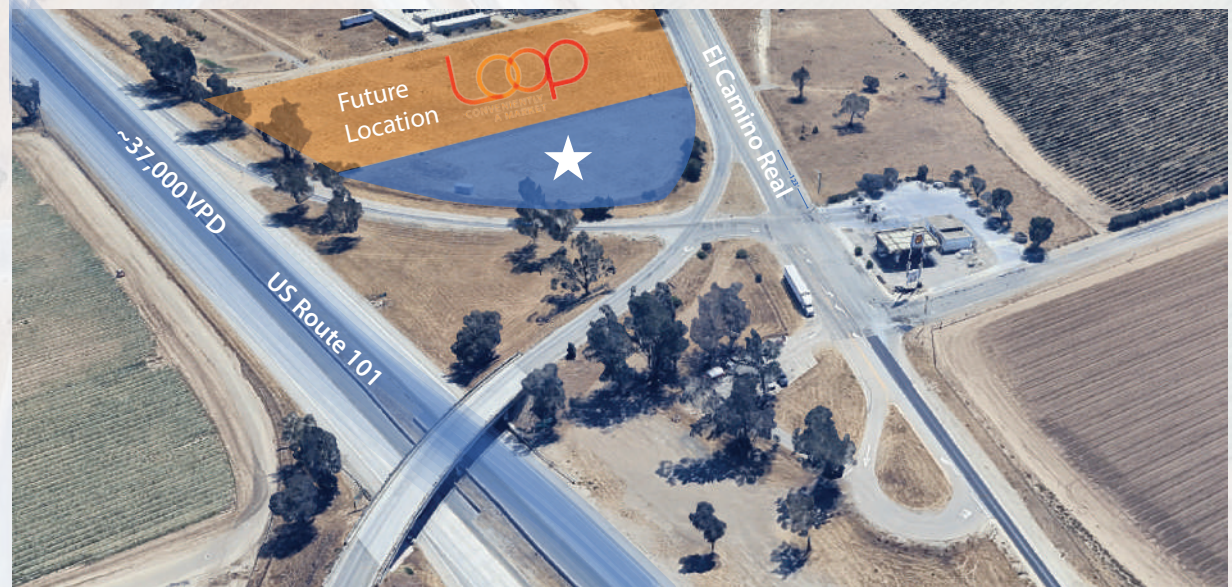
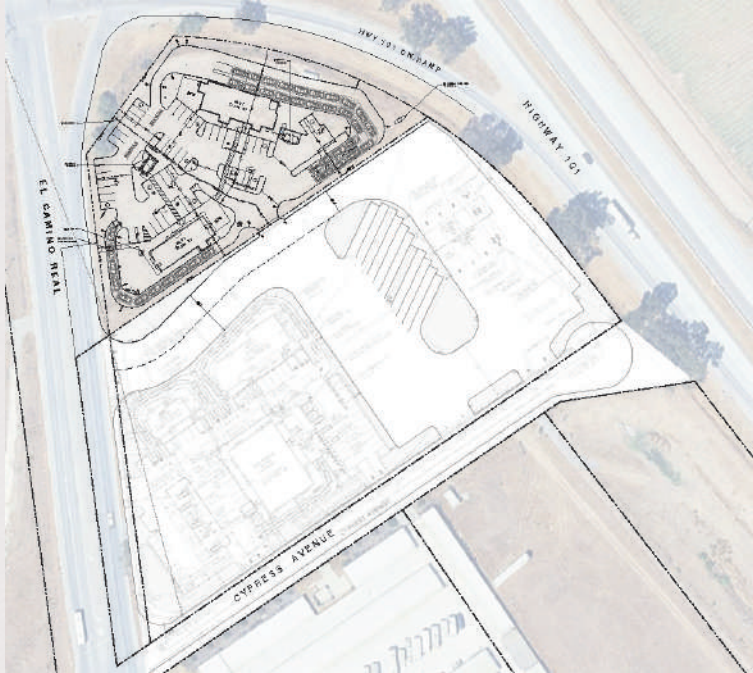
SUMMARY	2 MILES	5 MILES	10 MILES
Population	18,992	19,658	38,700
Households	4,084	4,188	8,737
Average Household Size	4.4	4.4	4.3
Owner Occupied Households	2,025	2,060	4,633
Renter Occupied Households	1,996	2,057	3,946
Median Age	28.3	28.4	29.5
Average Household Income	\$85,085	\$84,992	\$86,899





# CONTACT INFORMATION

US Route 101 & El Camino Real, Greenfield, CA



## ALTOS DEVELOPMENT

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