



PROPERTY HIGHLIGHTS

ALTOS

US Route 101 & El Camino Real, Greenfield, CA

PROPERTY OVERVIEW

 \pm 1.739AC (\pm 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.

POTENTIAL SITE PLAN

US Route 101 & El Camino Real, Greenfield, CA







| PROJECT INFOR | MATION |
|---------------|--------|
|---------------|--------|

ZONING CLASSIFICATION

EXISTING ZONE CH (HIGHWAY COMMERCIAL), GMO OVERLAY (GATEWAY & MIXED USE)

109-141-003-0000

CITY OF GREENFIELD. CA

±1.159 AC (± 50,478 SF

±3,600 SF

PROPOSED ZONE CH (HIGHWAY COMMERCIAL) GMO OVERLAY (GATEWAY & MIXED USE)

SITE AREA

PARCEL A SITE AREA: PARCEL B SITE AREA: ±0.707 AC (± 30,798 SF) ±1.866 AC (± 81,276 SF) R-O-W DEDICATION AREA: TOTAL GROSS PARCEL AREA: ±0.130 AC (± 5,677 SF) ±1.996 AC (± 86,953 SF)

PROPOSED PAD 1 PROPOSED PAD 2

±2,500 SF ±7.1 % (±3,106 SF/AC)

SITE COVERAGE (PAD 1) SITE COVERAGE (PAD 2)

±8.1 % (±3.536 SF/AC)

PARKING SUMMARY

| | RATIO | SPACES | SPAC |
|-------|----------------|----------|--------|
| USER | REQUIRED | REQUIRED | PROVID |
| PAD 1 | 1 SP/200 S.F.* | 5 | |
| PAD 2 | 1 SP/200 S.F.* | 4 | |
| | | | |

| STANDARD ACCESSIBLE COMPACT (25% MAX OF REQ'D SP) EV CAPABLE (3 W) EVSE) | |
|-----------------------------------------------------------------------------------|---|
| TOTAL | 9 |

PAD 1 TOTAL STACKING PROVIDED: ±26 VEHICLES +11 VFHICLES PAD 2 TOTAL STACKING PROVIDED:

* PARKING FOR RESTAURANTS FAST FOOD: 1 SP/ 200 S.F. OF DINING AREA PAD 1 PARKING IS BASED ON ±1,000 S.F. OF DINING AREA.

PAD 2 PARKING IS BASED ON ± 800 S.F. OF DINING AREA.

TOTAL BICYCLE PARKING PROVIDED: (20% OF REQ'D VEHICLE SP)

BUILDING SETBACKS:

LANDSCAPING SETBACKS:

BUILDING SELBEAGAS
FRONT: 20 FT
STREET: 20 FT
SIDE (INCLUDES ADJ.TO
RESIDENT: 0 FT
REAR (INCLUDES ADJ. TO
RESIDENT: 0 FT; 20 FT IF
FRONTAGE IS > 300 L.F.

HEIGHT(MAX.): 45 FT/ 3-STORIES

PROJECT NOTES

1. THIS CONCEPTUAL SITE PLAN IS FOR PLANNING SUBMITTAL PURPOSES ONLY. 2. THIS SITE PLAN IS BASED ON A PDF OF THE MONTEREY COUNTY GIS MAPPING & DATA

DRAWING ISSUE/REVISION RECORD

GREENBERG FARROW CONTACTS

FRANK CODA







NEARBY RETAILERS

US Route 101 & El Camino Real, Greenfield, CA



NEARBY POINTS OF INTEREST WITHIN 1.5 MILES



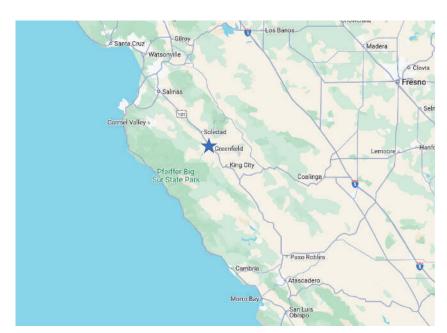


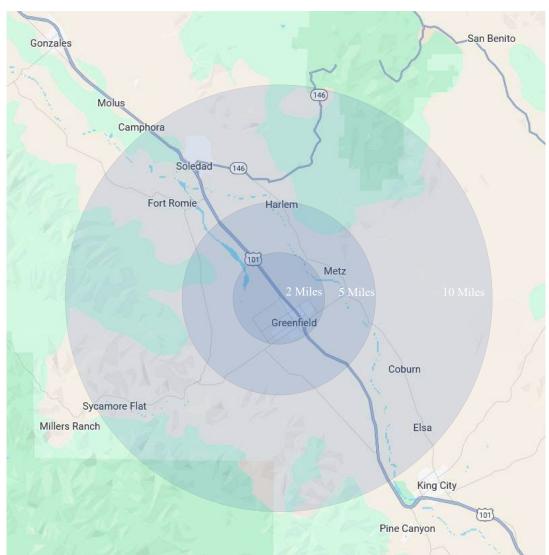
DEMOGRAPHIC PROFILE

ALTOS

US Route 101 & El Camino Real, Greenfield, CA

| 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







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