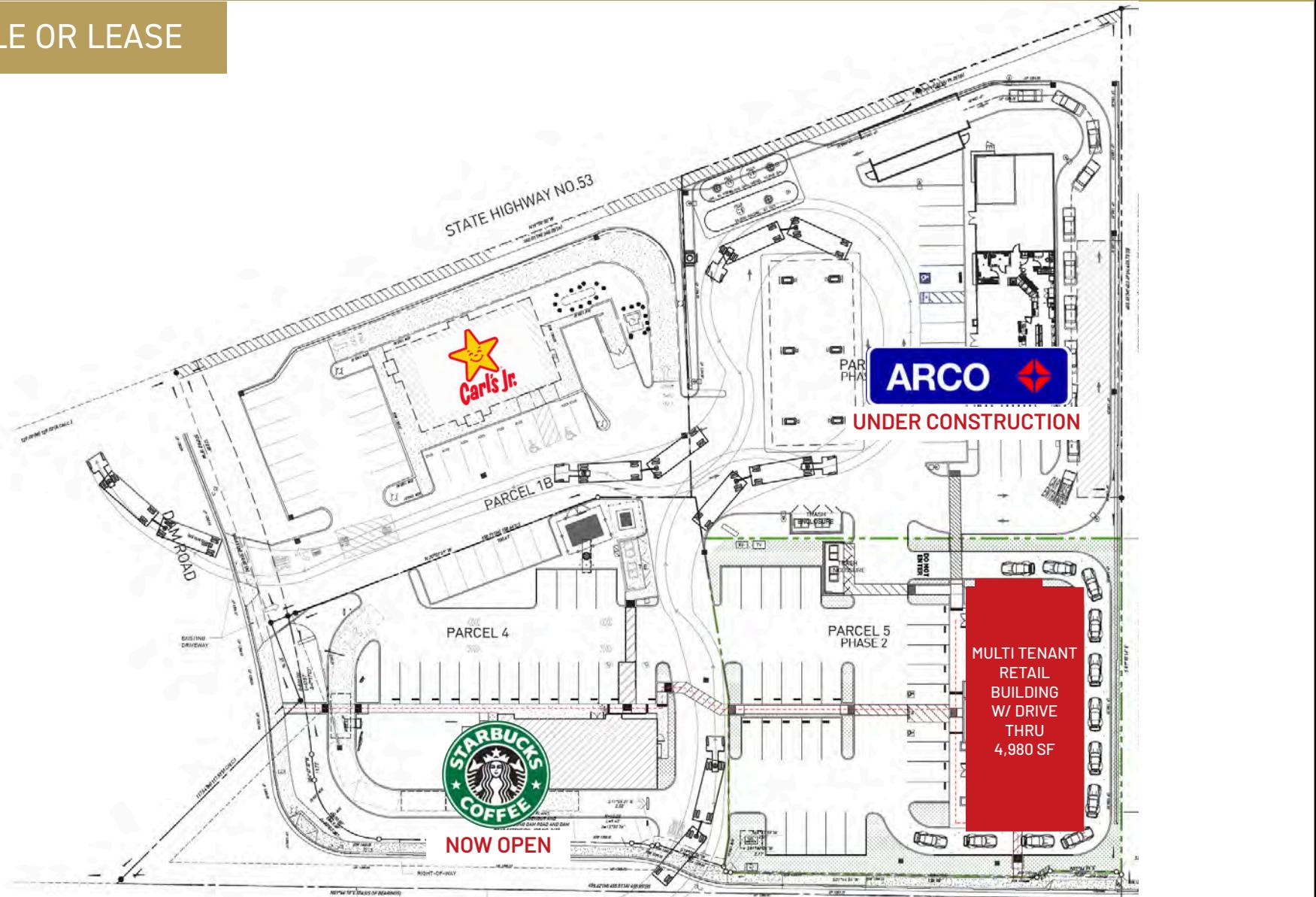


Highway Oriented Retail Opportunity w/Drive-Thru Outparcel to Walmart Supercenter

15885 Dam Rd Extension | Clearlake, California



FOR SALE OR LEASE



EXECUTIVE SUMMARY

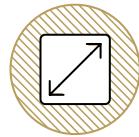
15885 Dam Rd Extension | Clearlake, California

FOR SALE OR FOR LEASE

15885 Dam Rd Extension
Clearlake, CA



PRICE



GLA



LOT SIZE

\$695,000

4,980 SF

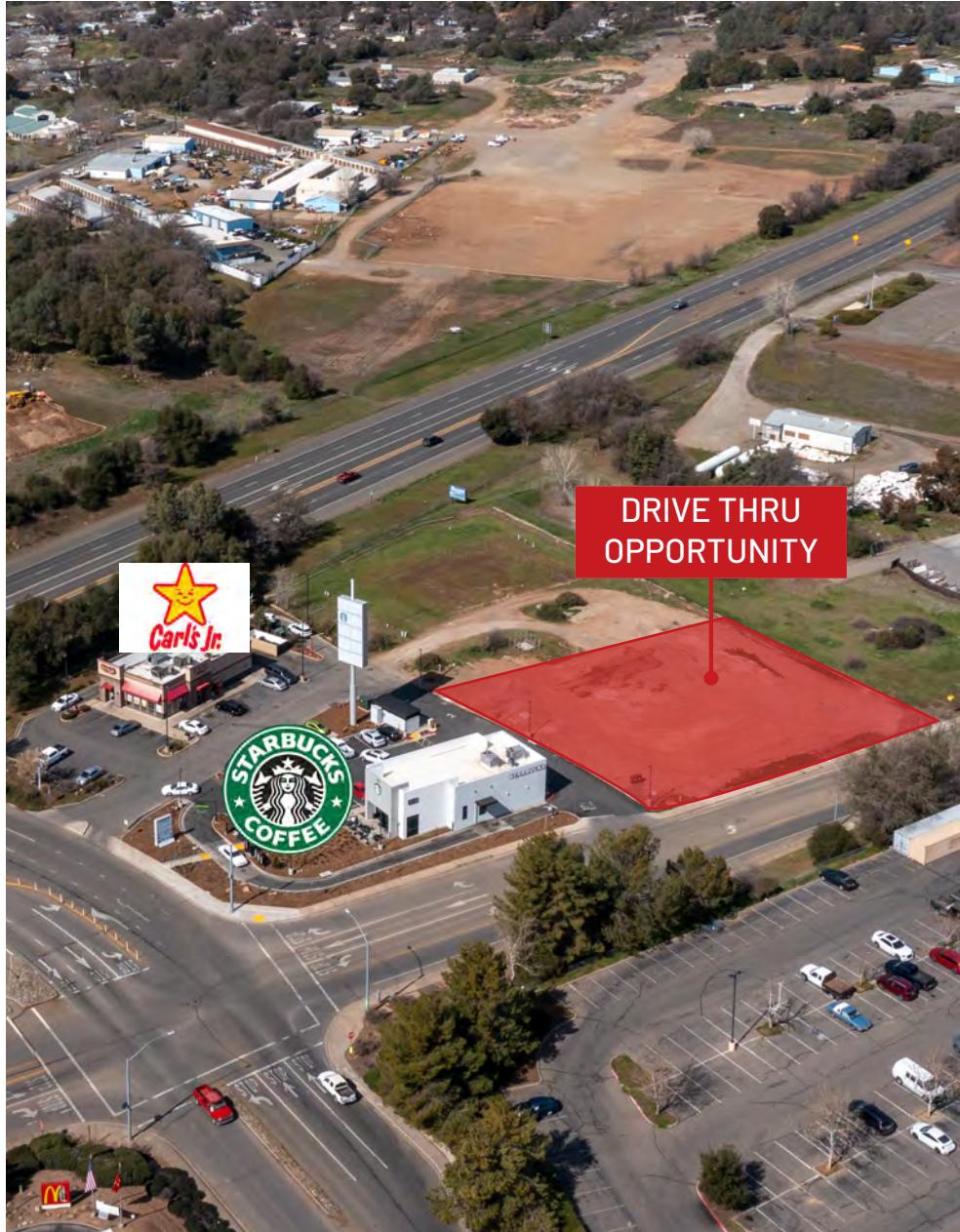
0.7 AC

DESCRIPTION

This 0.7 acre site, proposed drive-thru building of 4,980 SF is for sale or lease and is a well-located highway oriented opportunity perfect for QSR, retail, car wash, gas and other highway users. The property is highly visible and is located on the outparcel of a high-performing Walmart Supercenter, which is currently undergoing expansion and serves all of Lake County.

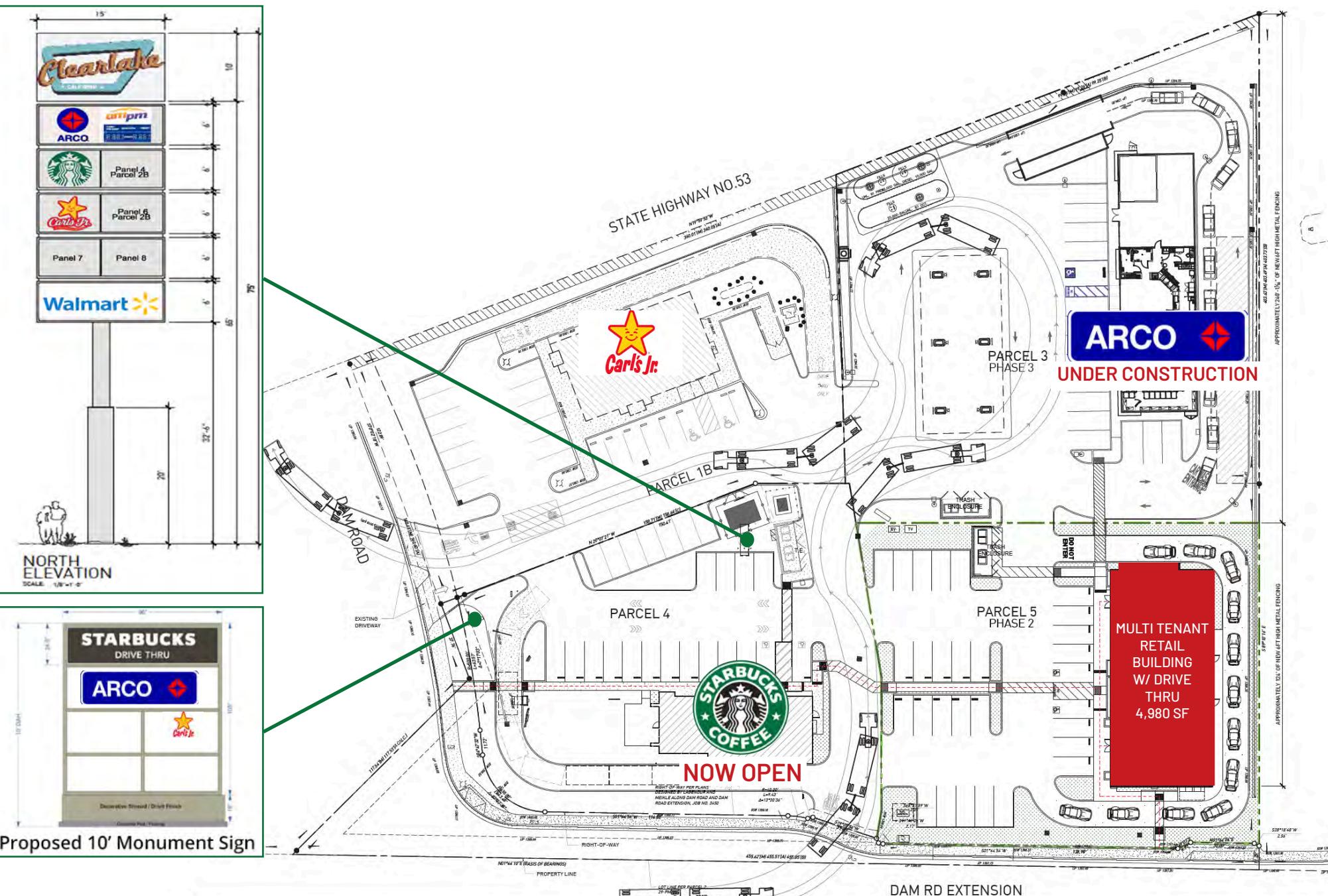
PROPERTY HIGHLIGHTS

- Brand new construction
- Opportunity for multi-tenant retail and with drive-thru
- Co-tenancy with Starbucks and BP Arco
- Benefits from local and regional tourism traffic
- Located just north of the strategic Highway 53/29 intersection
- Close proximity to St Helena Hospital, schools and government offices
- Proposed pylon on monument signage
- Join high performing Walmart, Jack in the Box, McDonald's, Tractor Supply, Big 5 Sporting Goods & the Brand New DMV.
- Limited retail competition



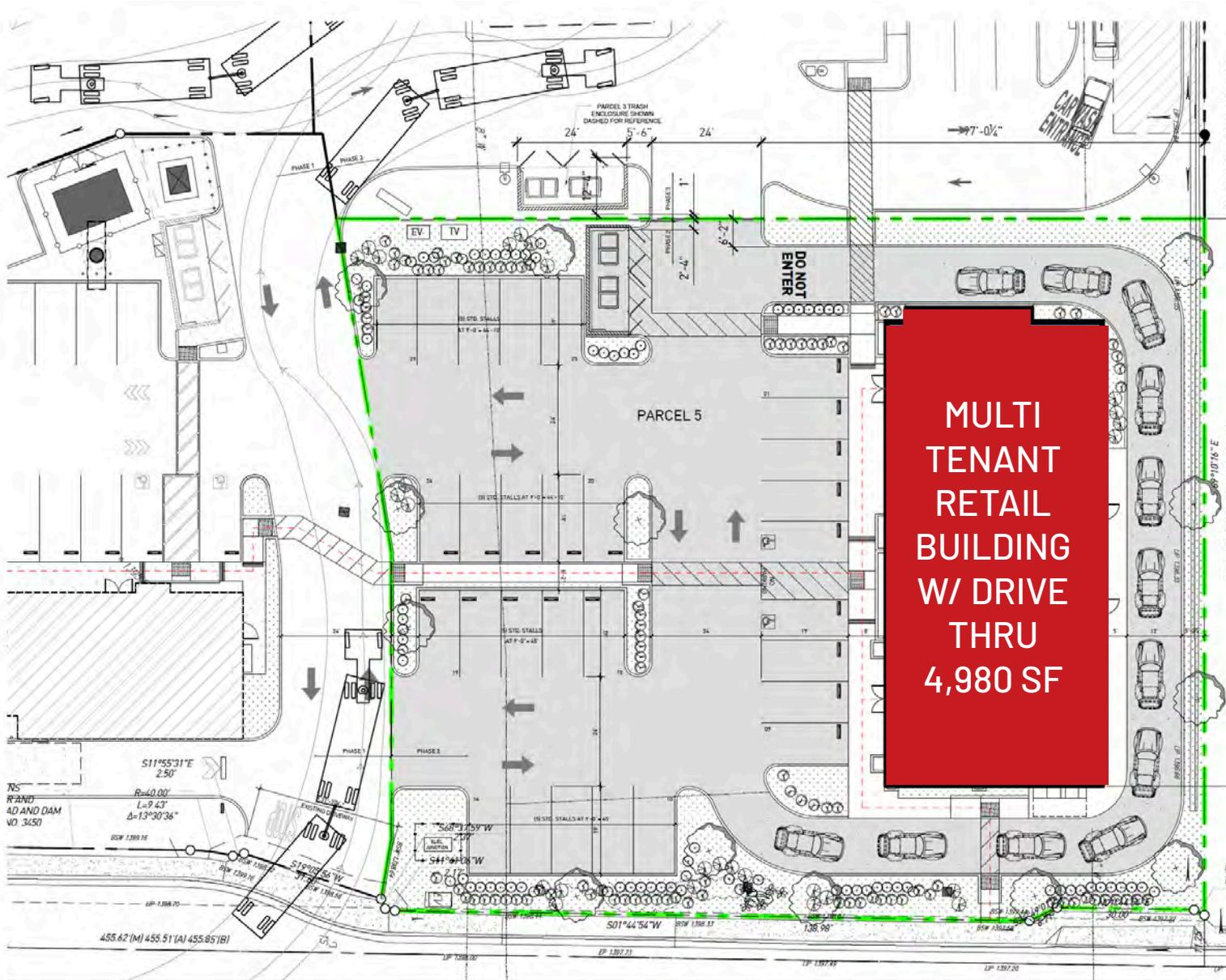
SITE

15885 Dam Rd Extension | Clearlake, California



SITE PLAN

15885 Dam Rd Extension | Clearlake, California



PROJECT INFORMATION

ZONING CLASSIFICATION

JURISDICTION: CLEARLAKE, CA
EXISTING ZONE: C2-SC COMMUNITY COMMERCIAL
GENERAL PLAN: COMMERCIAL

SITE AREA - PARCEL 5

TOTAL NET SITE AREA: 30,542 SF / 0.70 AC
TOTAL GROSS SITE AREA: 30,542 SF / 0.70 AC

BUILDING INFORMATION

MULTI-TENANT RETAIL BUILDING AREA	2,348 SF
SUITE 101	2,348 SF
SUITE 102 (REGT. W/ DRIVE-THRU)	2,632 SF
TOTAL	4,980 SF

PARKING SUMMARY

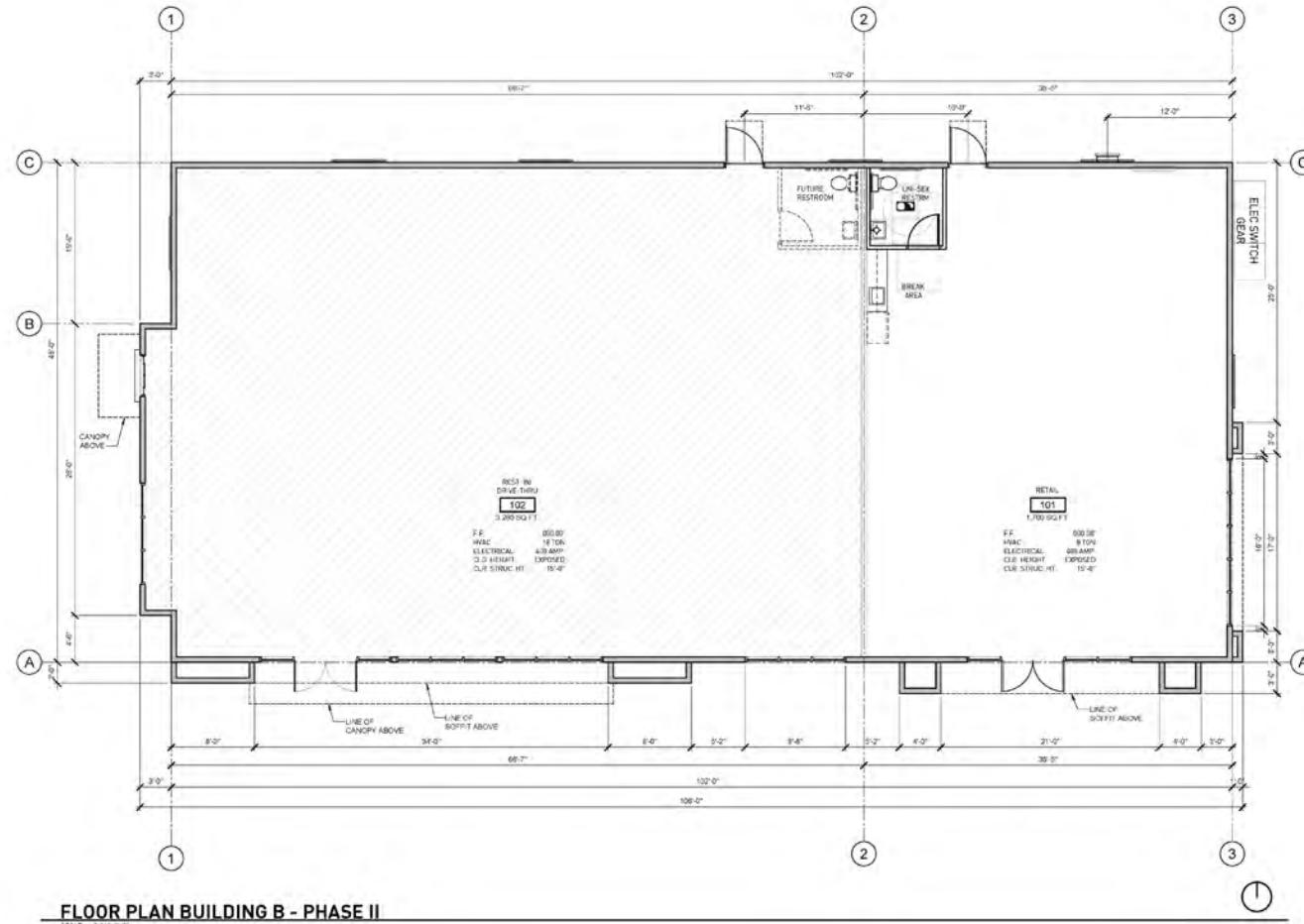
USER	RATIO REQUIRED	SPACES REQUIRED	SPACES PROVIDED
MULTI-TENANT BLDG RETAIL	1/300 SF (8 MINI)	8	8
REST. W/ DRIVE-THRU TOTAL	1/40 SF DINING + 1/100 S.F. KITCHEN	21 (18D) 29	21 29
DSR STACKING PROVIDED:			12 VEHICLES

PHASE_2 SITE PLAN
SCALE: 1'=10'

8/18/2022

FLOOR PLAN- 1

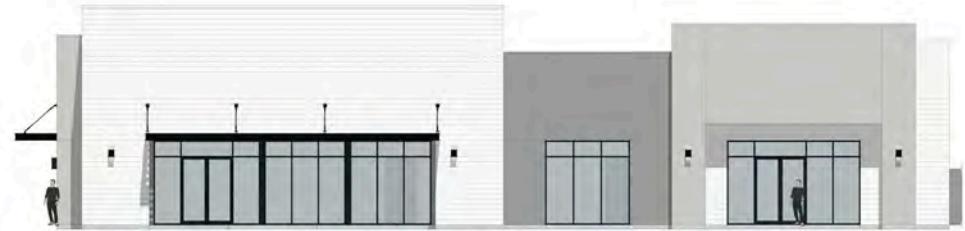
15885 Dam Rd Extension | Clearlake, California



CLIENT	PROJECT	FLOOR PLAN - BLDG B
	DAM ROAD RETAIL DAM ROAD & DAM ROAD EXTENSION CLEARLAKE, CA 95422	PHASE II 9/30/2022

RENDERINGS

15885 Dam Rd Extension | Clearlake, California



RENDERINGS

15885 Dam Rd Extension | Clearlake, California



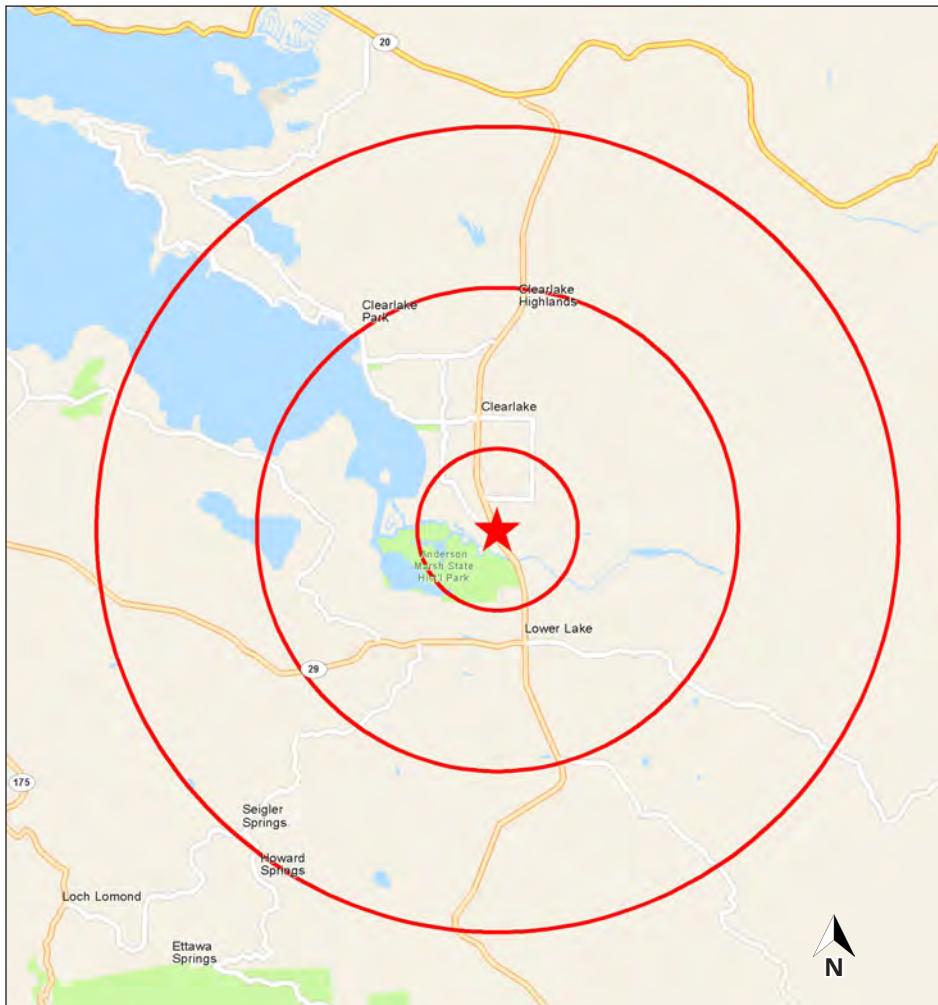
AERIAL MAP

15885 Dam Rd Extension | Clearlake, California



DEMOGRAPHICS

15885 Dam Rd Extension | Clearlake, California



DEMOGRAPHIC SUMMARY

	1 MILE	5 MILES	10 MILES
POPULATION			
2022 Population	3,550	17,117	34,741
2027 Population Projection	3,566	17,267	35,322
Annual Growth 2022-2027	0.1%	0.2%	0.3%
Median Age	39.3	41	45.3
Total Specified Consumer Spending (\$)	\$30.2M	\$165.8M	\$406.7M
HOUSEHOLDS			
2022 Households	1,427	6,784	14,325
2027 Household Projection	1,433	6,844	14,572
Annual Growth 2022-2027	0.1%	0.2%	0.3%
MEDIAN HH INCOME			
Avg Household Income	\$35,953	\$46,786	\$62,180
Median Household Income	\$29,897	\$35,716	\$44,415
< \$25,000	594	2,367	3,771
\$25,000 - 50,000	544	2,411	4,600
\$50,000 - 75,000	213	919	2,000
\$75,000 - 100,000	51	447	1,446
\$100,000 - 125,000	15	297	1,031

Source: Esri, Esri & Infogroup, U.S. Census

EXCLUSIVELY LISTED BY

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Α L P H A

REAL ESTATE ADVISORS