

# 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

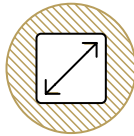
## FOR SALE OR FOR LEASE

15885 Dam Rd Extension  
Clearlake, CA



PRICE

\$695,000



GLA

4,980 SF



LOT SIZE

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.

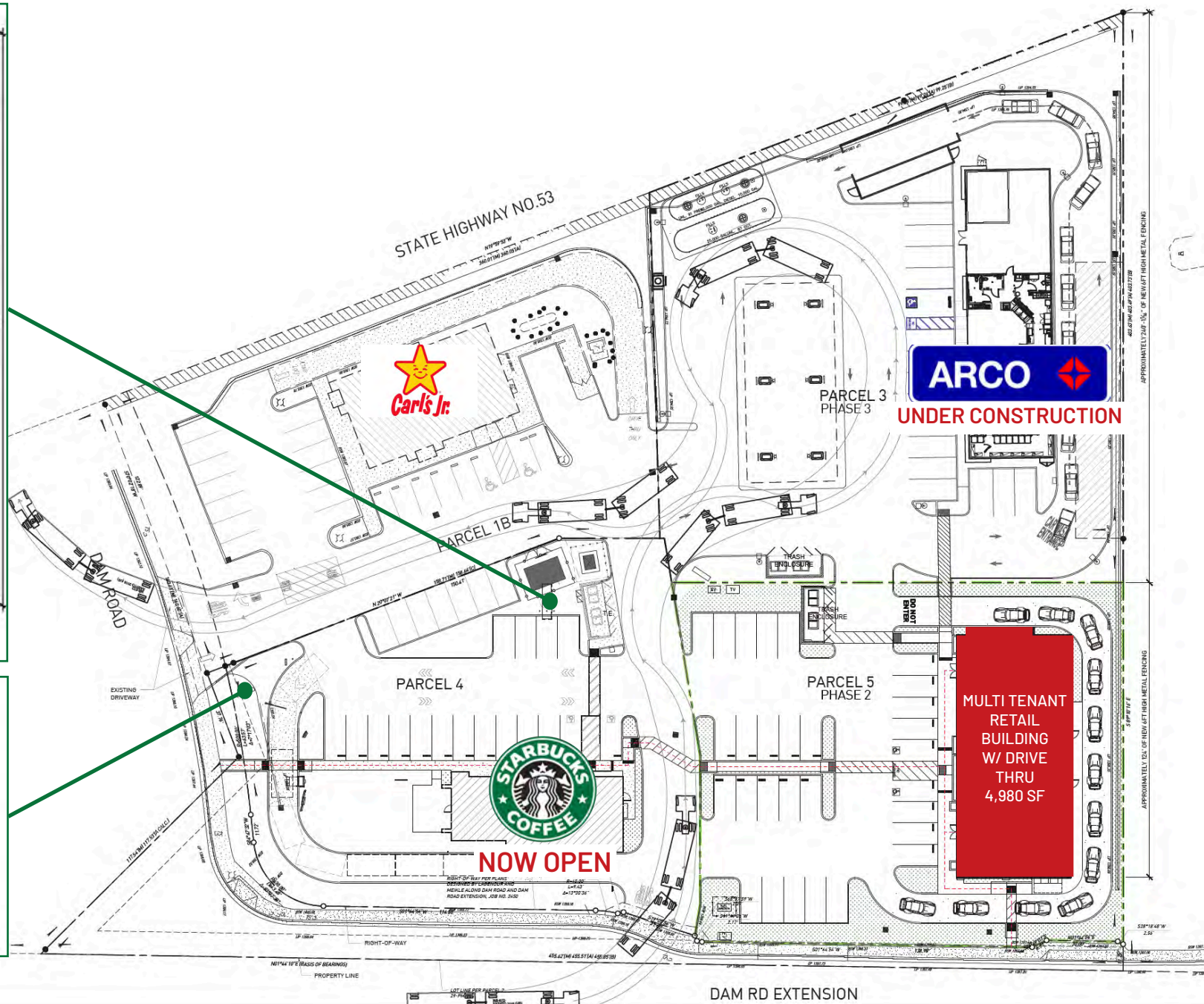
### PROPERTY HIGHLIGHTS

- 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





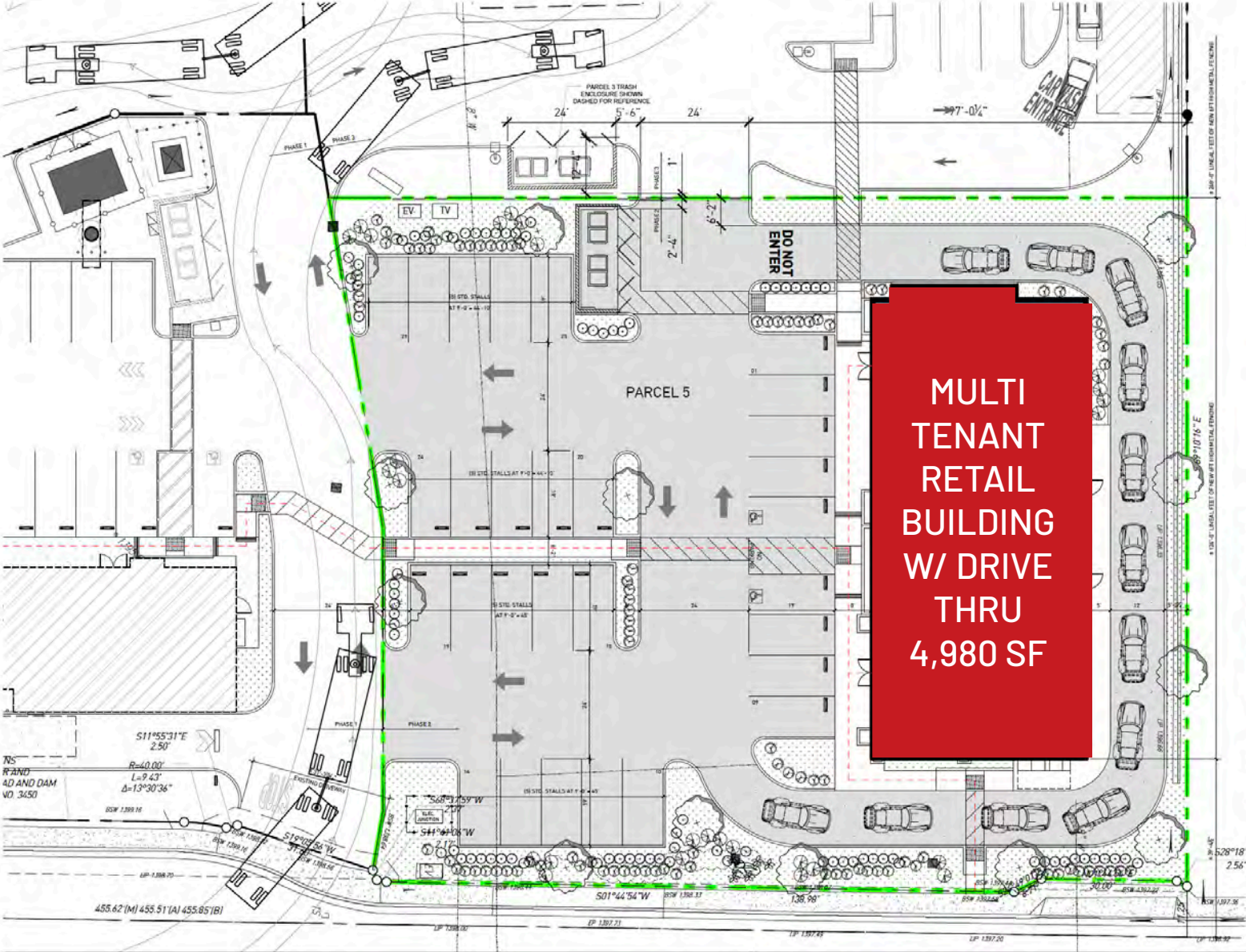
# 15885 Dam Rd Extension | Clearlake, California





# 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:	

BUILDING INFORMATION	
MULTI-TENANT RETAIL BUILDING AREA	
SUITE 101	2,348 SF
SUITE 102 (REST. W/ DRIVE-THRU)	2,432 SF
TOTAL	4,980 SF

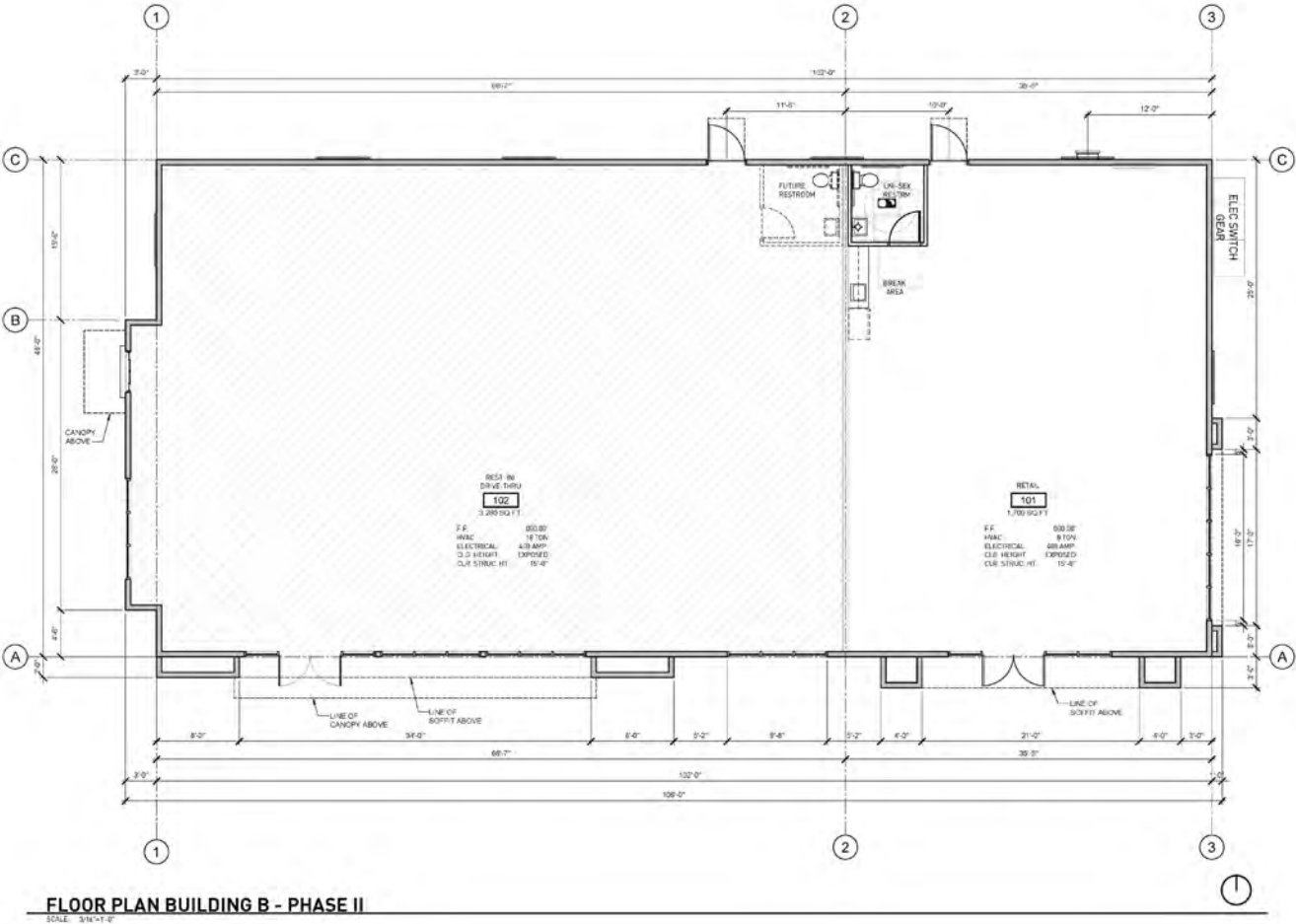
PARKING SUMMARY			
USER	RATIO REQUIRED	SPACES REQUIRED	SPACES PROVIDED
MULTI-TENANT BLDG			
RETAIL	1/300 SF (8 MIN.)	8	8
REST. W/ DRIVE-THRU TOTAL	1/40 SF DINING + 1/100 S.F. KITCHEN	21 (TOTAL)	21
OUR STACKING PROVIDED:			12 VEHICLES

CLIENT PROJECT  
**DAM ROAD RETAIL**  
DAM ROAD & DAM ROAD EXTENSION  
CLEARLAKE, CA 95422

 0 5 10 20 30 40  
**PHASE 2 SITE PLAN**  
SCALE: 1"=10'  
8/18/2022

# FLOOR PLAN- 1

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CLIENT

PROJECT

**DAM ROAD RETAIL**  
DAM ROAD & DAM ROAD EXTENSION  
CLEARLAKE, CA 95422

**FLOOR PLAN - BLDG B**  
PHASE II  
9/30/2022

# RENDERINGS

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# AERIAL MAP

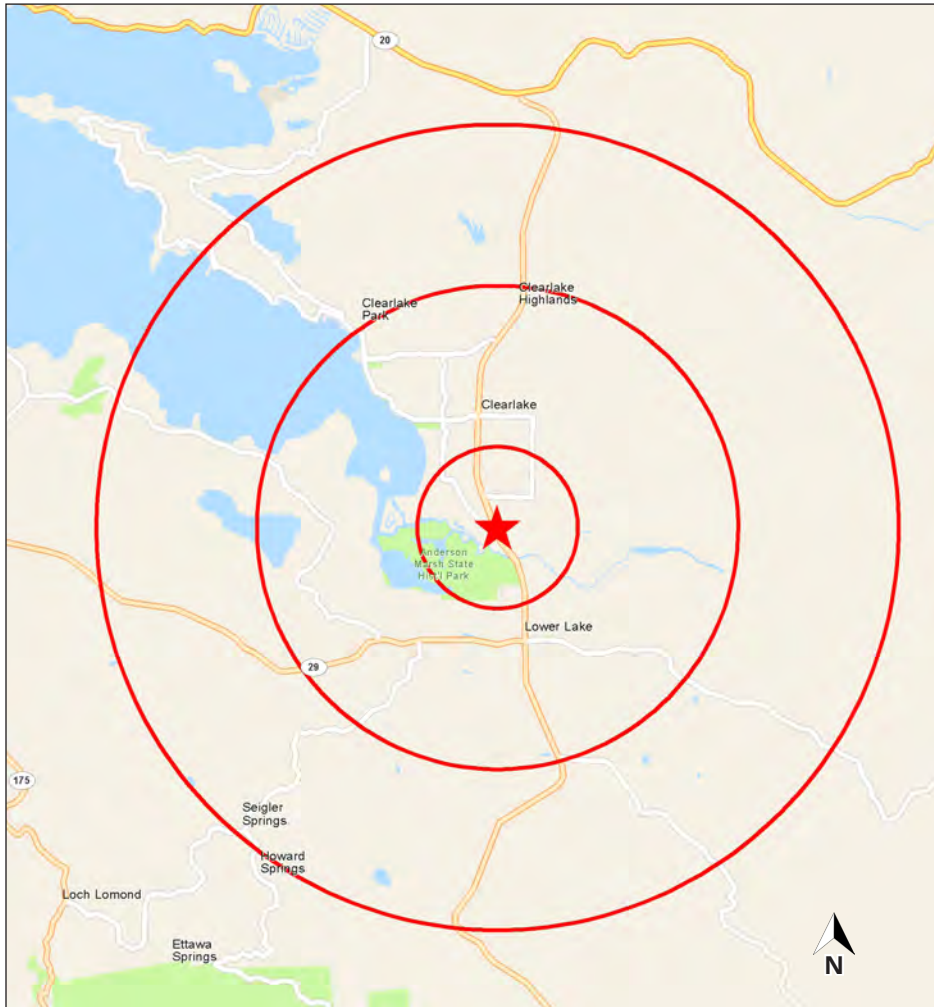
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# DEMOGRAPHICS

15885 Dam Rd Extension | Clearlake, California



## DEMOGRAPHIC SUMMARY

### POPULATION

	1 MILE	5 MILES	10 MILES
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 & Infogorup, U.S. Census

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**STEVE KALYK**

415.354.1467

steve@alphare.com

*CA License No. 02018743*



**ALPHA**

REAL ESTATE ADVISORS