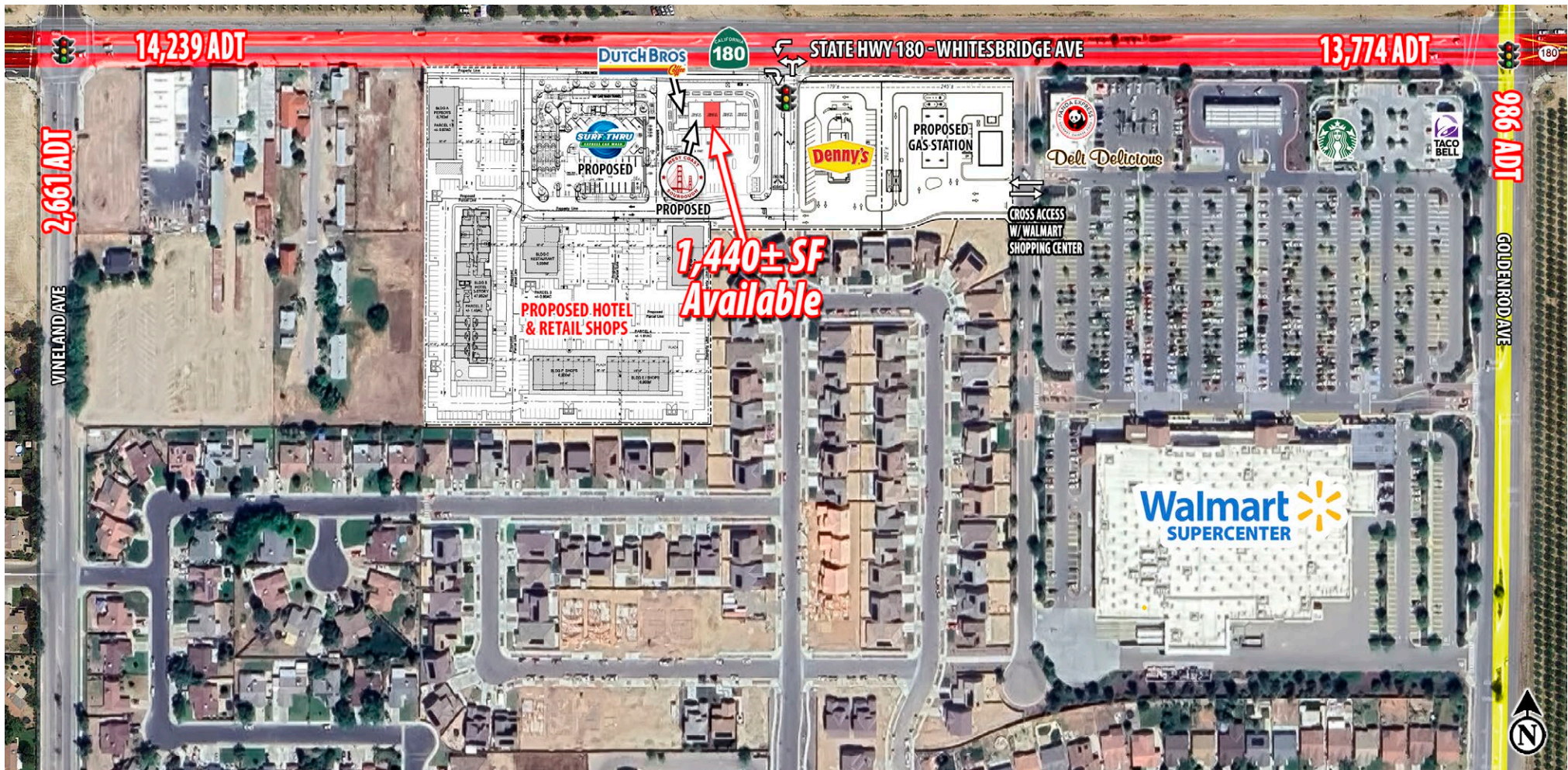


# NEXT TO NEW DUTCH BROS & WALMART SUPERCENTER RETAIL SHOP SPACE FOR LEASE

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



FOR INFORMATION, CONTACT:

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**Fresno, CA 92711**

[www.retailcalifornia.com](http://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.



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## 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.

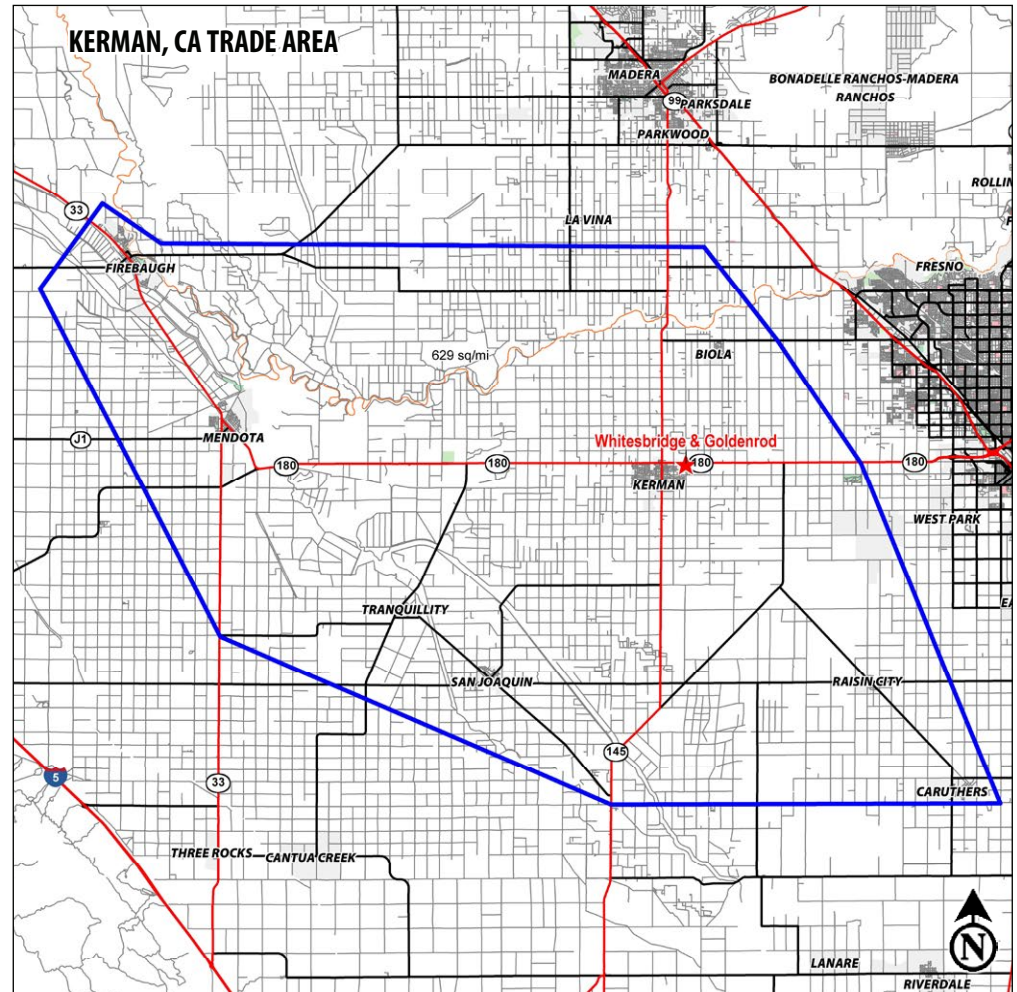
## 2024 Trade Area Demos:

Total Population:	61,902
Total Households:	16,198
Avg. HH Income:	\$76,118
Daytime Population:	55,241

## 2024 Traffic Counts:

Whitesbridge Ave (Hwy 180):	28,013 ADT
Vineland Ave	2,661 ADT
Goldenrod Ave	986 ADT
Total:	31,660 Avg Daily Traffic

Sources: Claritas, LLC; Kalibrate TrafficMetrix



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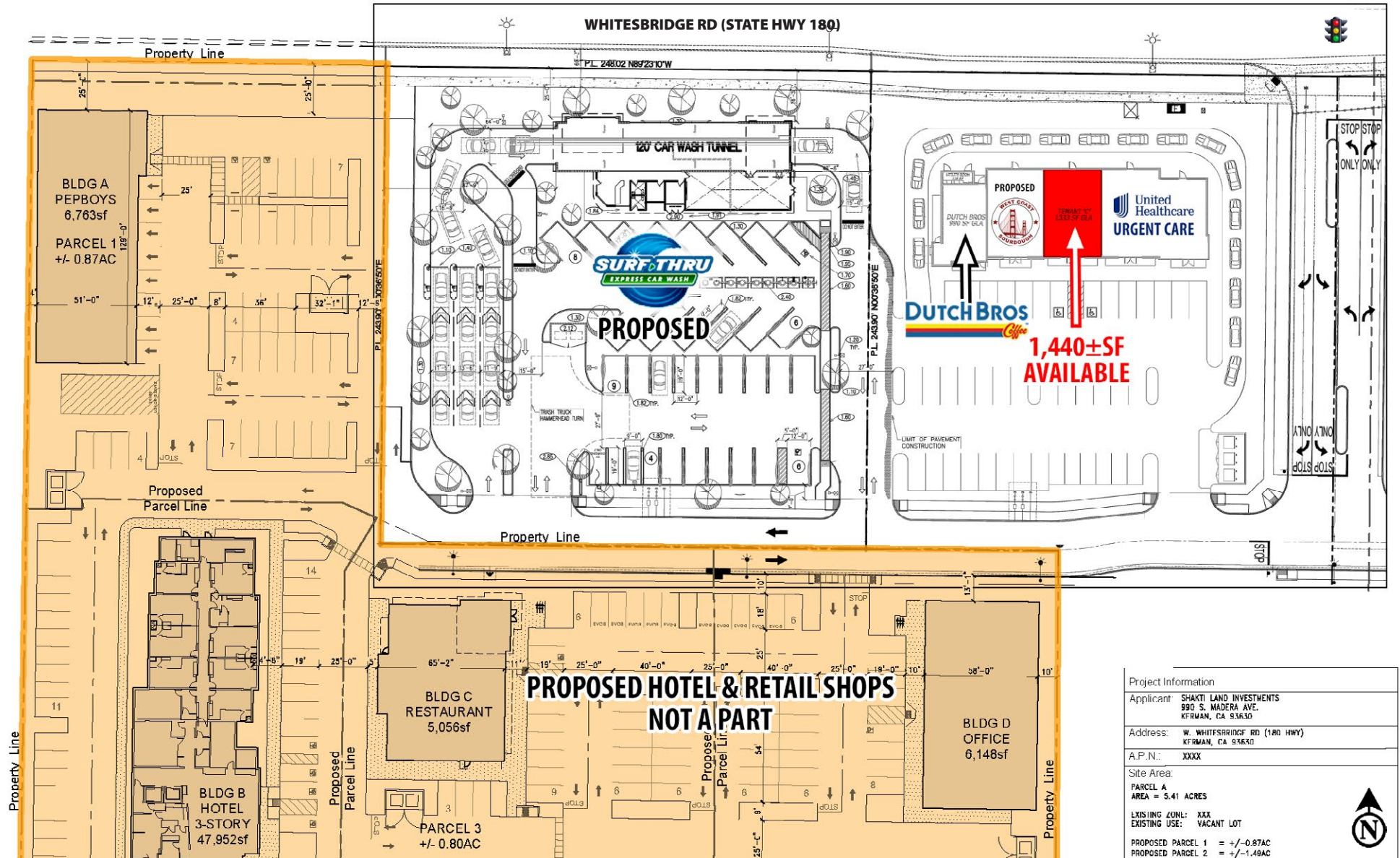
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# NEXT TO NEW DUTCH BROS & WALMART SUPERCENTER

## RETAIL SHOP SPACE FOR LEASE

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### PROPOSED SITE PLAN



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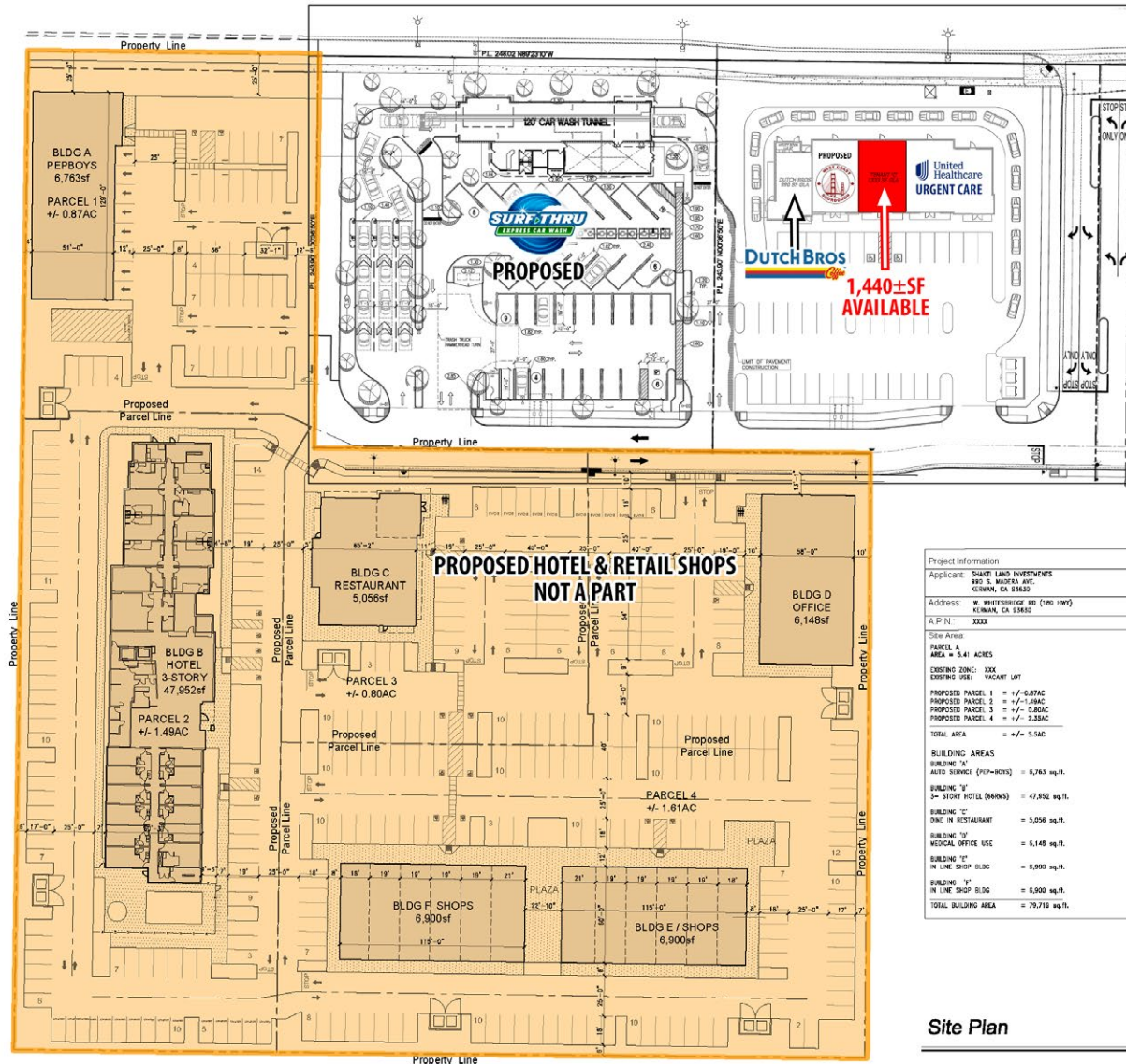


# NEXT TO NEW DUTCH BROS & WALMART SUPERCENTER

# RETAIL SHOP SPACE FOR LEASE

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

## PROPOSED SITE PLAN



Project Information	
Applicant:	SHAWT LAND INVESTMENTS
Address:	800 S. MADISON AVE. KIRWAN, CA 93630
Address:	W. WHITESBRIDGE RD (180 HWY) KIRWAN, 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:	= +/- 1.49AC
PROPOSED PARCEL 3:	= +/- 0.80AC
PROPOSED PARCEL 4:	= +/- 1.81AC
TOTAL AREA:	= +/- 5.97 ACRES
BUILDING AREAS	
BUILDING "A"	EXIST. SURVEY (FIP-HOVS) = 8,763 sq.ft.
BUILDING "B"	3- STORY HOTEL (666K) = 47,852 sq.ft.
BUILDING "C"	ONE- OR RESTAURANT = 5,056 sq.ft.
BUILDING "D"	MEDICAL OFFICE USE = 6,148 sq.ft.
BUILDING "E"	IN LINE SHOP BLDG = 6,900 sq.ft.
BUILDING "F"	IN LINE SHOP BLDG = 6,900 sq.ft.
TOTAL BUILDING AREA:	= 75,719 sq.ft.

Site Plan

1"=30'-0"



**SIA**  
Design Group

1915 Carolina Ave.  
Clovis CA 93611  
PH: 559.593.9692

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



Date: 05.16.22  
Drawn By: Susan Jones  
Project # 22023

Site Plan

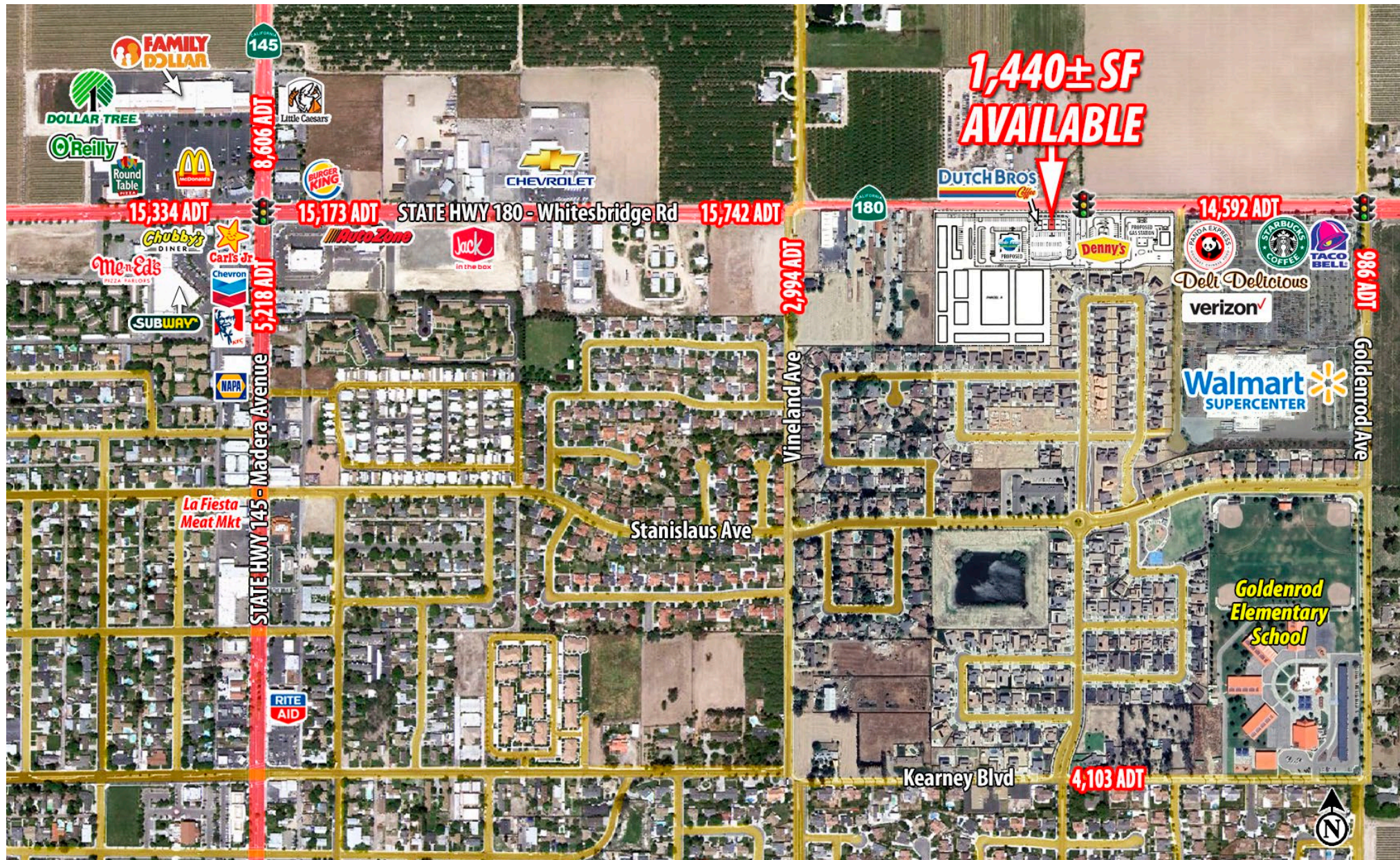
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