

AVAILABLE FOR LEASE OR BUILD-TO-SUIT
1.0± ACRE OF COMMERCIAL LAND

SEC JOSEPH GALLO COURT & WINTON PARKWAY

LIVINGSTON, CA



◉ < SITE



Nick Frechou
Senior Vice President
t. 559-447-6266
nick@retailcalifornia.com
CA RE Lic. #01887999

Shane Sousa
Sales Associate
t. 559-447-6221
shane@retailcalifornia.com
CA RE Lic. #02152527

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FRESNO OFFICE: 7480 N. Palm Ave. #101, Fresno, CA 93711, t. 559-432-6200

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LIVINGSTON, CA

PROPERTY INFORMATION

Availability: 1.0± Acre
Zoning: CH (*Commercial Highway and Auto*)
APN: 022-020-011 (*Merced County*)

PROPERTY / LOCATION DESCRIPTION

The subject property is adjacent to Rancho San Miguel Markets, CVS, AutoZone, Jack in The Box, & Panda Express

HIGHLIGHTS

- 1.0± Acre Commercial Lot
- Zoned Highway Service Commercial
- Surrounded by National Tenants such as Rancho San Miguel Markets, CVS, AutoZone, Panda Express, & Jack in the Box
- Close to Highway 99 on/off ramps



Contact Agent
FOR LEASE RATE

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AREA
DEMOGRAPHICS

POPULATION

HOUSEHOLD

DEMOGRAPHICS	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
2029 Projection	7,950	19,297	33,729
2024 Estimate	7,448	18,184	32,131
Growth 2024-2029	6.75%	6.12%	4.97%
Growth 2020-2024	15.71%	9.66%	5.78%
Growth 2010-2020	11.32%	3.51%	2.43%
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2029 Projection	2,034	5,139	9,003
2024 Estimate	1,903	4,816	8,542
Growth 2024-2029	6.87%	6.72%	5.40%
Growth 2020-2024	13.05%	10.34%	6.44%
Growth 2010-2020	15.46%	8.18%	6.29%
2024 Est. Average HH Income	\$77,644	\$79,071	\$83,171

Source: Claritas 2024



TRAFFIC COUNTS

(Within a One Mile Radius)

61,068± ADT

Highway 99 at Winton Pkwy.
(Northbound & Southbound)

4,742± ADT

Winton Pkwy. at Joseph Gallo Dr.
(Eastbound & Westbound)

Source: Kalibrate TrafficMetrix 2024



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SITE

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ROBIN AVENUE

WINTON PARKWAY

CAMPBELL BOULEVARD

MAIN STREET

JOSEPH GALLO DRIVE

B STREET

LIVINGSTON COMMUNITY HEALTH CENTER

F STREET

LIVINGSTON MIDDLE SCHOOL

SELMA HERNDON ELEMENTARY SCHOOL



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