

DUNNIGAN GATEWAY
1,300 SF
END CAP

30050 COUNTY ROAD
DUNNIGAN, CA 95937

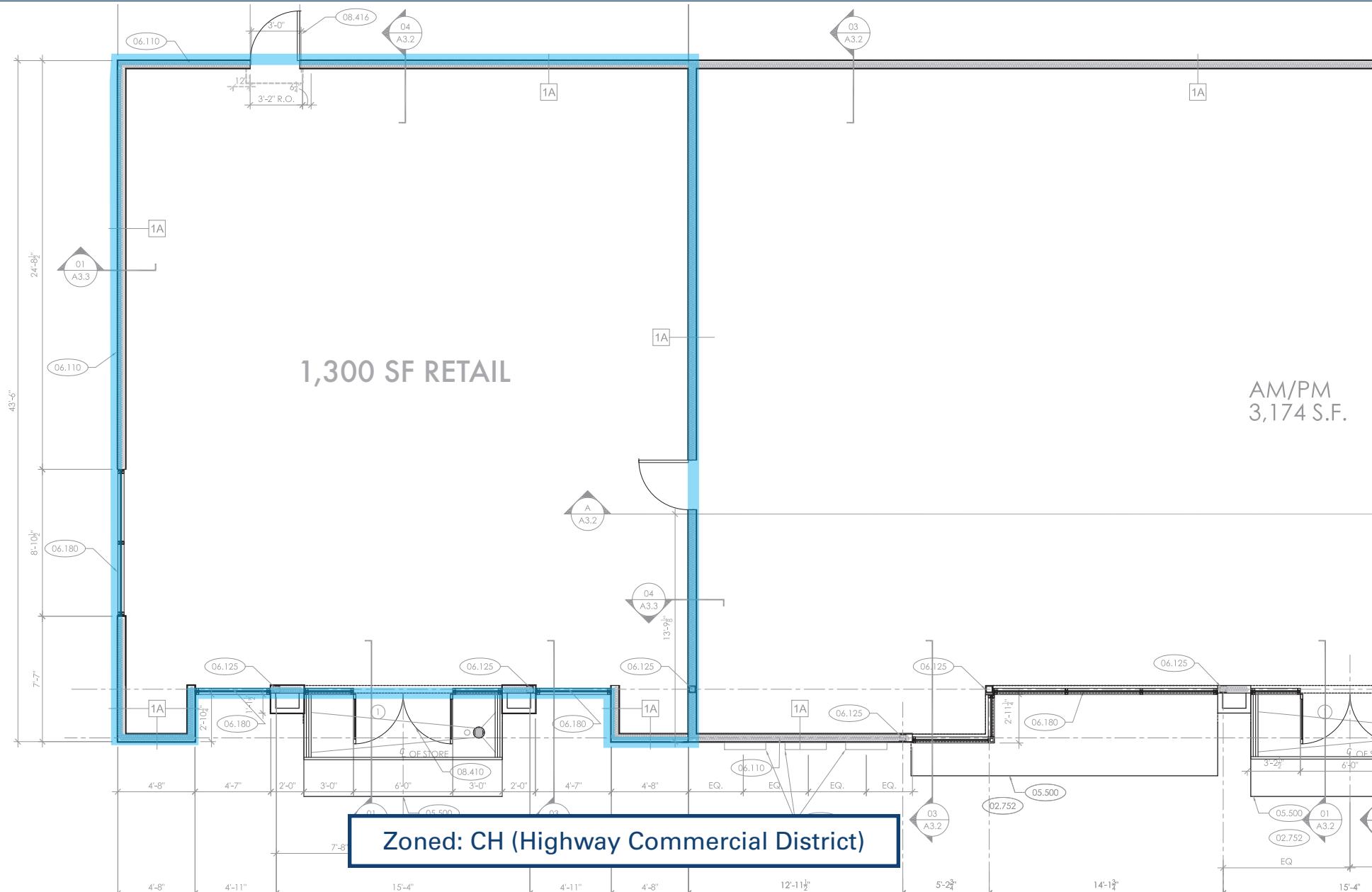


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SITE PLAN

1,300 SF Retail End Cap FOR LEASE

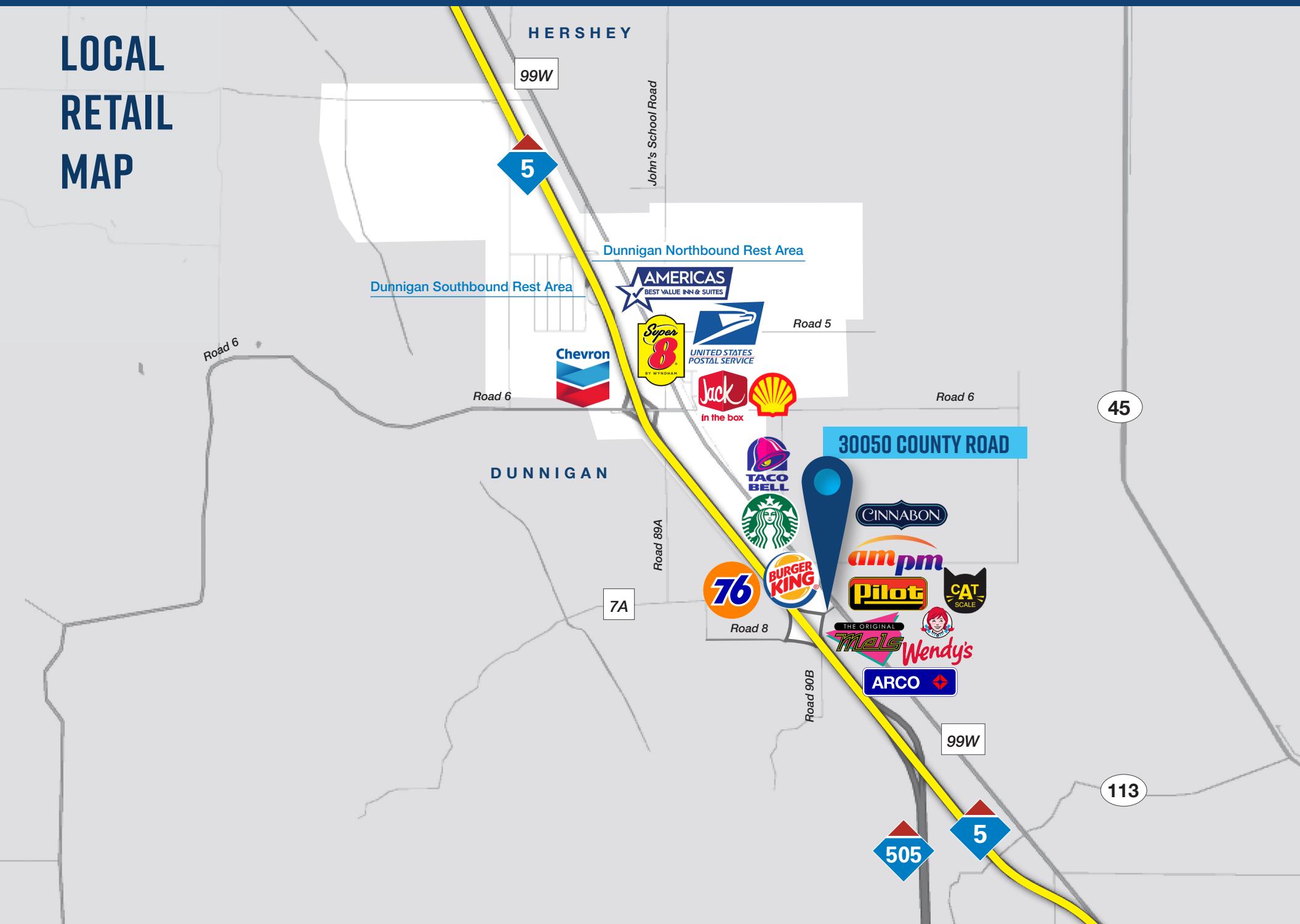


LOCATION HIGHLIGHTS

- End Cap Restaurant Shell Space
- Conveniently Located right off the I-5 Freeway in the Dunnigan Gateway Center
- Truck stop style center with nearby many major retailers including AM/PM, Starbucks, Taco Bell, Wendy's, and Burger King
- Freeway Signage Available on Monument
- Adjacent to multiple gas stations including Arco (AM/PM) & Pilot Travel Center
- High Traffic Counts on I-5 Freeway
- Adjacent to Tesla Charging Station



LOCAL RETAIL MAP



DEMOGRAPHICS

POPULATION				
	1-MILE	3-MILE	5-MILE	15-MILE
2025	286	960	1,595	22,096
2030	279	937	1,557	21,704
HOUSEHOLDS				
	1-MILE	3-MILE	5-MILE	15-MILE
2025	146	342	584	7,392
2030	143	336	574	7,327
DAYTIME POPULATION				
	1-MILE	3-MILE	5-MILE	15-MILE
2025	968	968	1,396	21,878
HOUSEHOLD INCOME				
	1-MILE	3-MILE	5-MILE	15-MILE
2025 MEDIAN	\$45,335	\$57,755	\$76,949	\$86,910
2030 MEDIAN	\$50,385	\$77,383	\$88,809	\$101,789



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