

FOR LEASE

BEST DRIVE-THRU SITE IN GONZALES WITH OUTSTANDING ACCESS & HIGH VISIBILITY

800 5TH ST | GONZALES, CA



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DESCRIPTION

This new drive-thru opportunity is the best site of its kind in Gonzales. It is an ideal freeway oriented site located on the off ramp of US Hwy 101. This site has an existing monument sign for an incoming tenant and is situated on the main retail row in town. Co-tenancy with a high volume Chevron and outstanding accessibility with a left in and left out, makes this site a tenant's dream.

Located just west of the site on 5th Street is Gonzales High School & Fairview Middle School which makes this ideal for a QSR. Other national tenants in the immediate vicinity include Starbucks, McDonald's, Taco Bell, Little Caesars & Auto Zone.

PROPERTY HIGHLIGHTS

- + Existing monument signage
- + Ability to build a drive-thru up to 2,500 SF
- + Outstanding visibility and access
- + Ground lease only

FIVE CITIES

Gonzales is a great place to raise a family, run a business, or do business with. Gonzales is peaceful, hardworking, and inventive. The City is surrounded by prime agricultural land in the heart of the 90-mile long Salinas Valley between the Sierra de Salinas and Gabilan Mountains. The City is located 17 miles south of Salinas, 111 miles north of San Luis Obispo, and 35 miles southeast of the Monterey Peninsula. The view traveling on Highway 101 is a patchwork quilt of farms ranging in size from 20 to several hundred acres. The valley has some of the most fertile soils in California making agriculture the area's strongest economic industry.

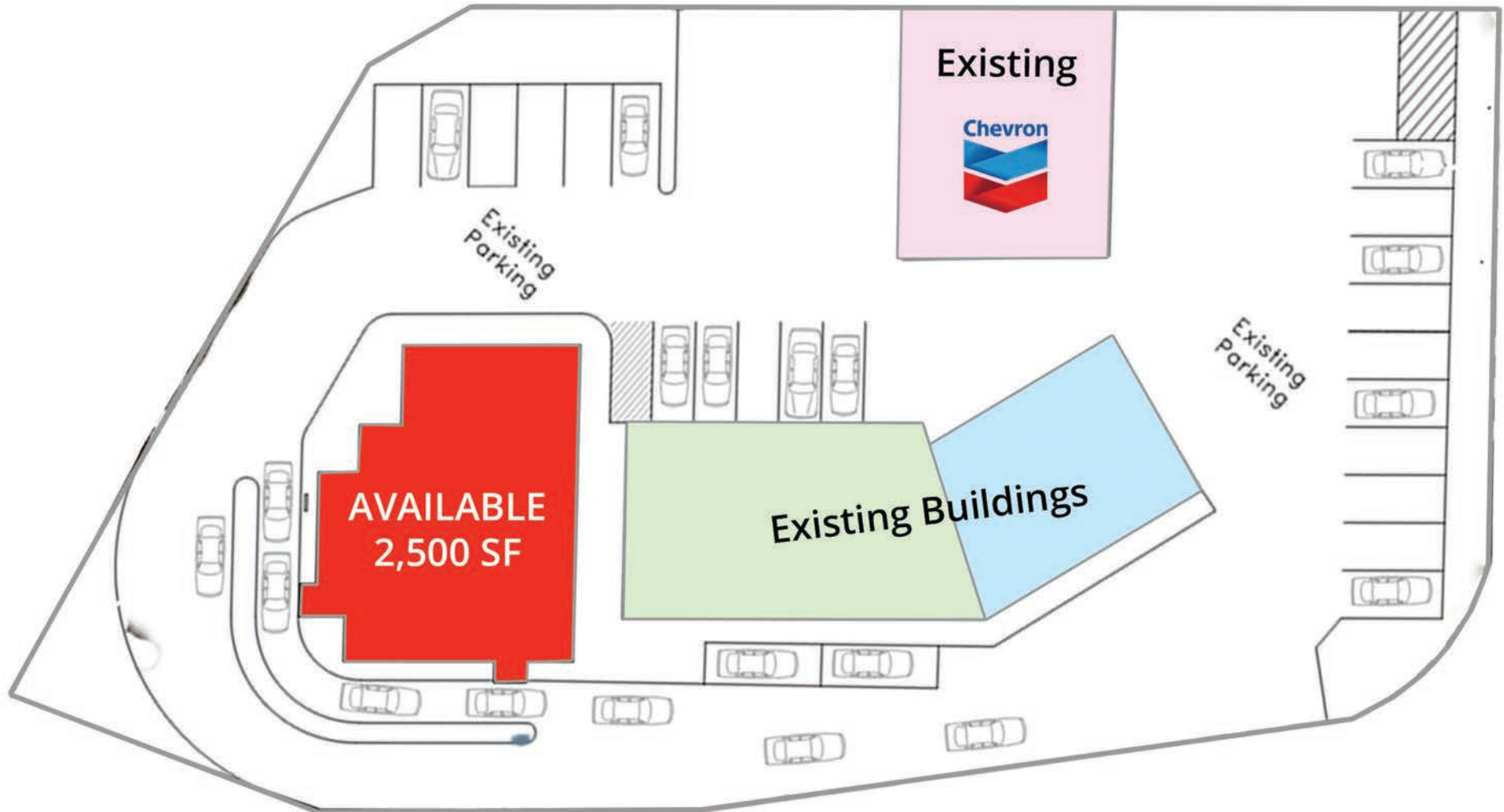
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Conceptual Site Plan - 2,500 SF

5th Street



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Conceptual Site Plan - 1,000 SF

5th Street



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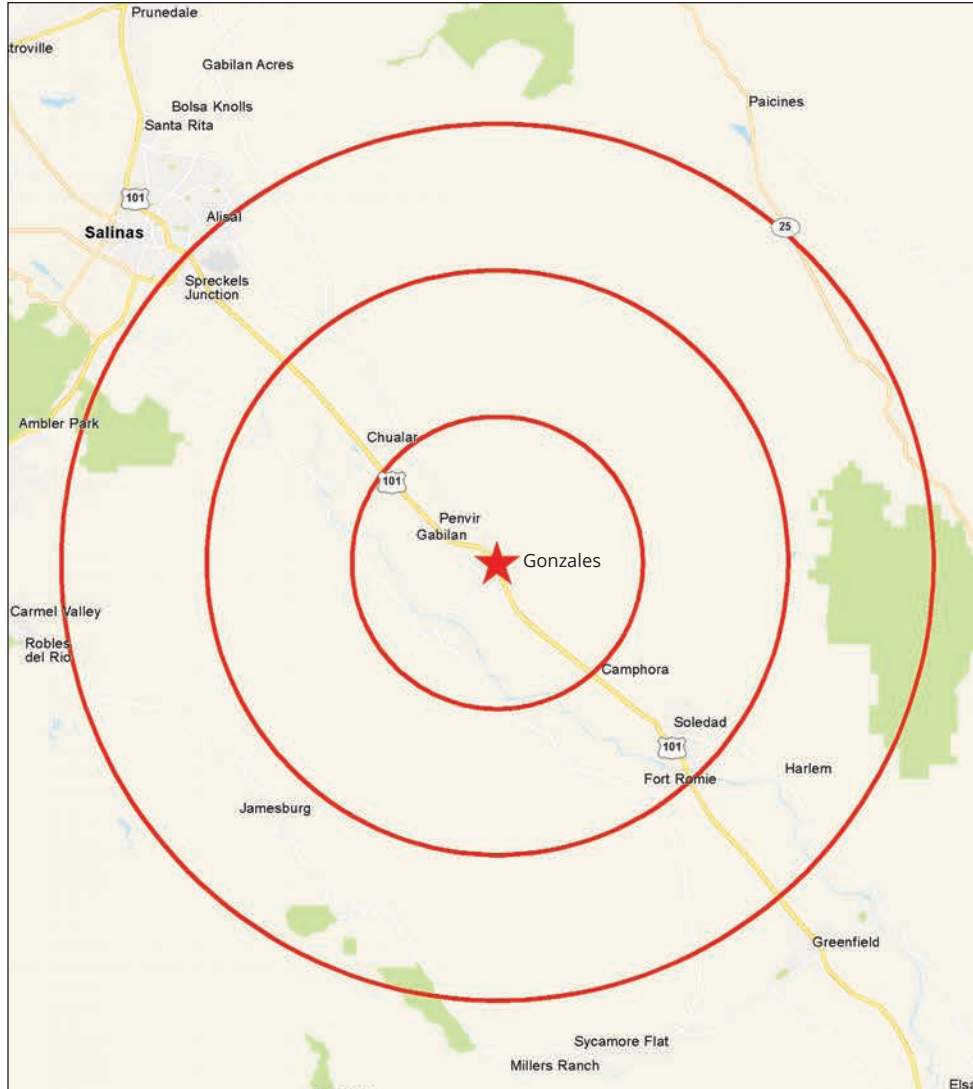
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DEMOGRAPHIC SUMMARY

POPULATION	1 MILE	3 MILES	5 MILES
2019 Population	19,386	38,865	66,256
2024 Population	19,515	39,468	67,503
2019-2024 Annual Rate	0.13%	0.31%	0.37%
2014 Median Age	37.4	33.6	33.1
Daytime Population	9,880	29,165	59,236

HOUSEHOLDS	1 MILE	3 MILES	5 MILES
2019 Total Households	2,273	6,884	14,144
2024 Total Households	2,304	7,026	14,444
2019 - 2024 Annual Rate	0.27%	0.41%	0.42%

MEDIAN HH INCOME	1 MILE	3 MILES	5 MILES
2019 Median HH Income	\$59,111	\$60,875	\$69,679
2024 Median HH Income	\$66,805	\$69,636	\$78,771
2019-2024 Annual Rate	2.48%	2.73%	2.48%

AVERAGE HH INCOME	1 MILE	3 MILES	5 MILES
2019 Average HH Income	\$73,680	\$79,559	\$93,191
2024 Average HH Income	\$85,086	\$91,470	\$106,162
2019-2024 Annual Rate	2.92%	2.83%	2.64%

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