

PAD AVAILABLE

NWC
Highway 46 &
N Central Avenue

Wasco, CA

Property Highlights

- 1.03 Acre pad available next to Walmart Supercenter
- Co-tenants with Panda Express, Strata Credit Union, Burger King and Walmart Gas

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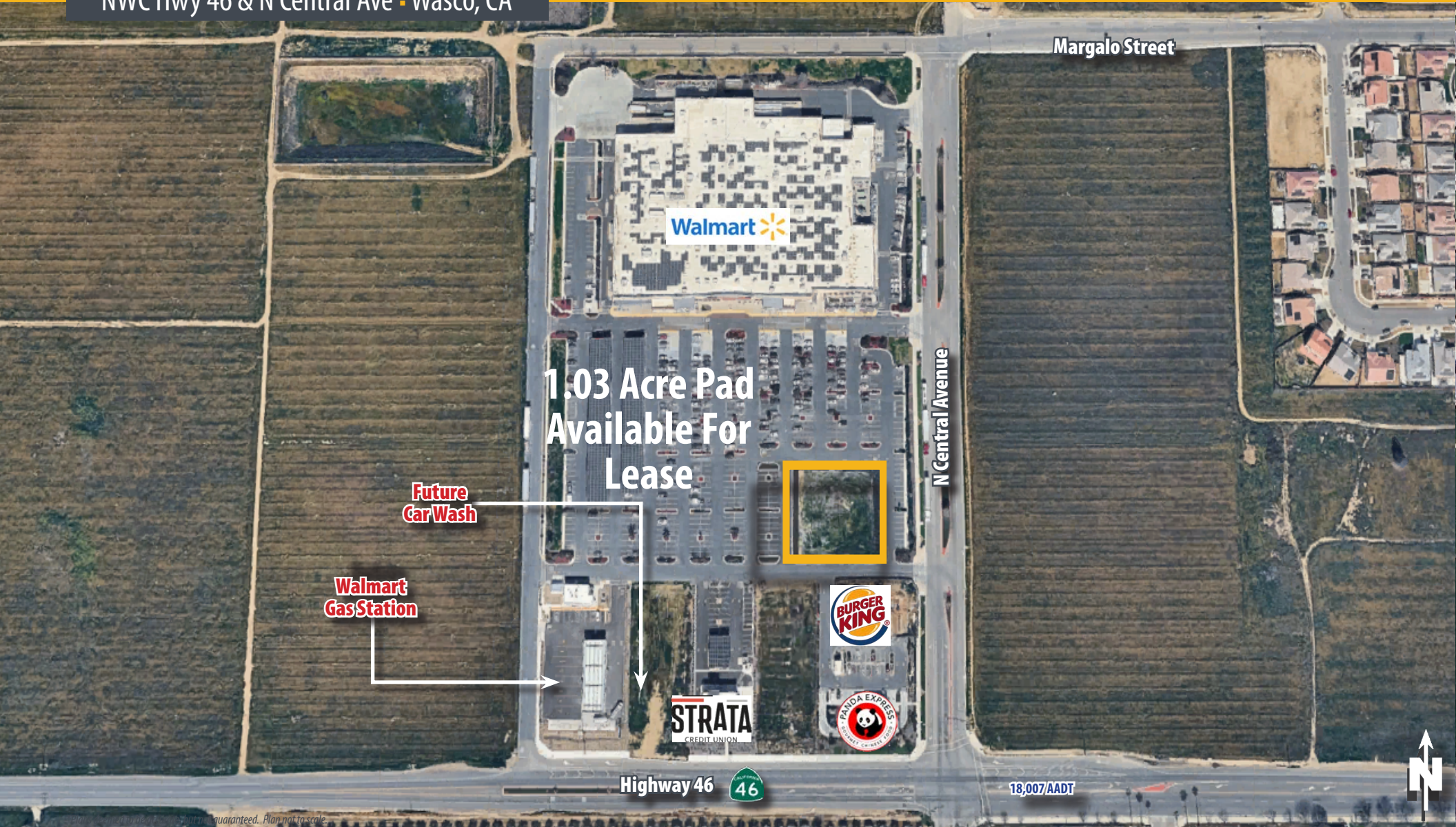


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1.03 Acre Pad Available For Lease

Site Aerial

NWC Hwy 46 & N Central Ave - Wasco, CA



Margalo Street

Walmart

1.03 Acre Pad Available For Lease

N Central Avenue

Future Car Wash

Walmart Gas Station

BURGER KING

PANDA EXPRESS

STRATA CREDIT UNION

Highway 46

18,007/AADT

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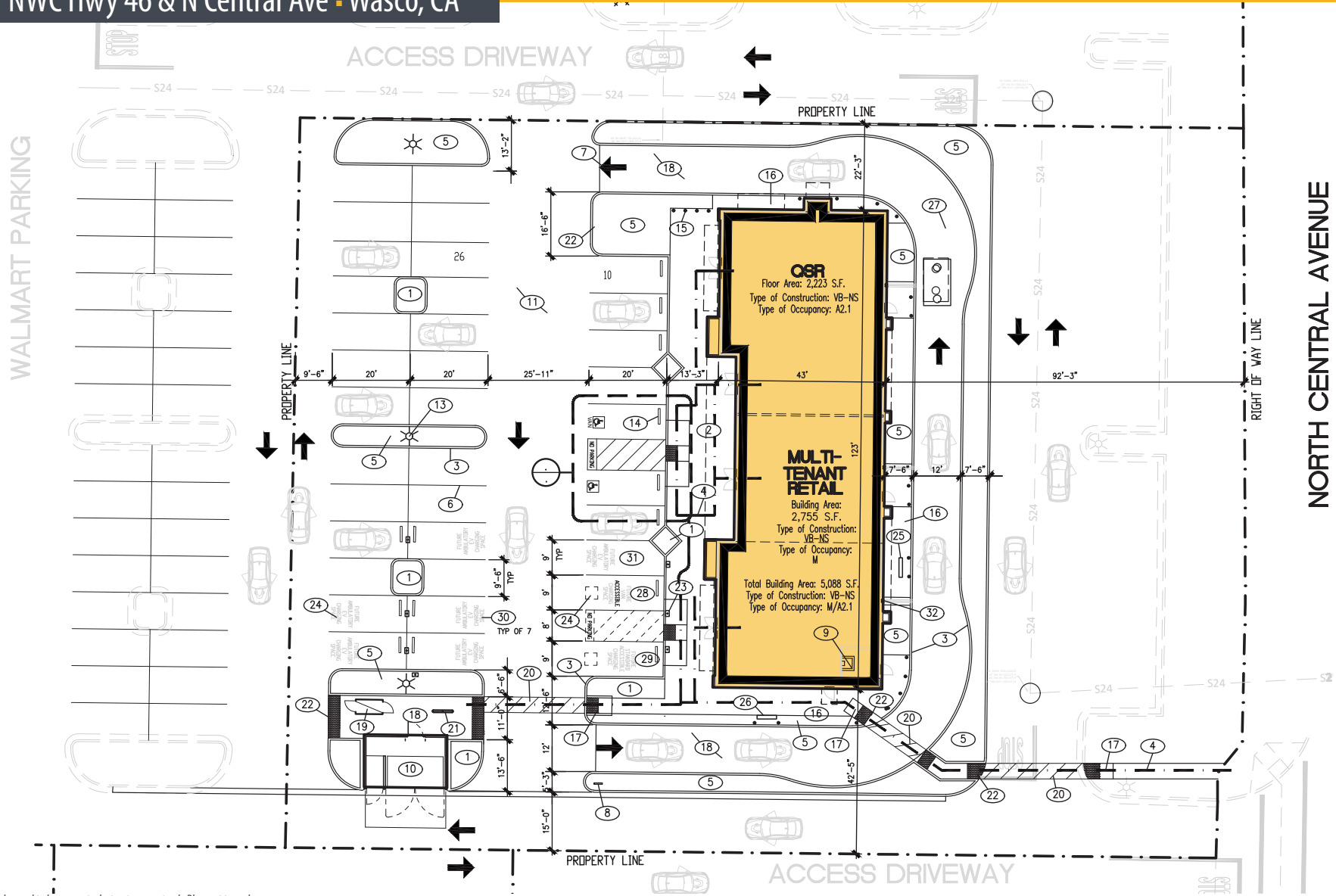
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Site Plan

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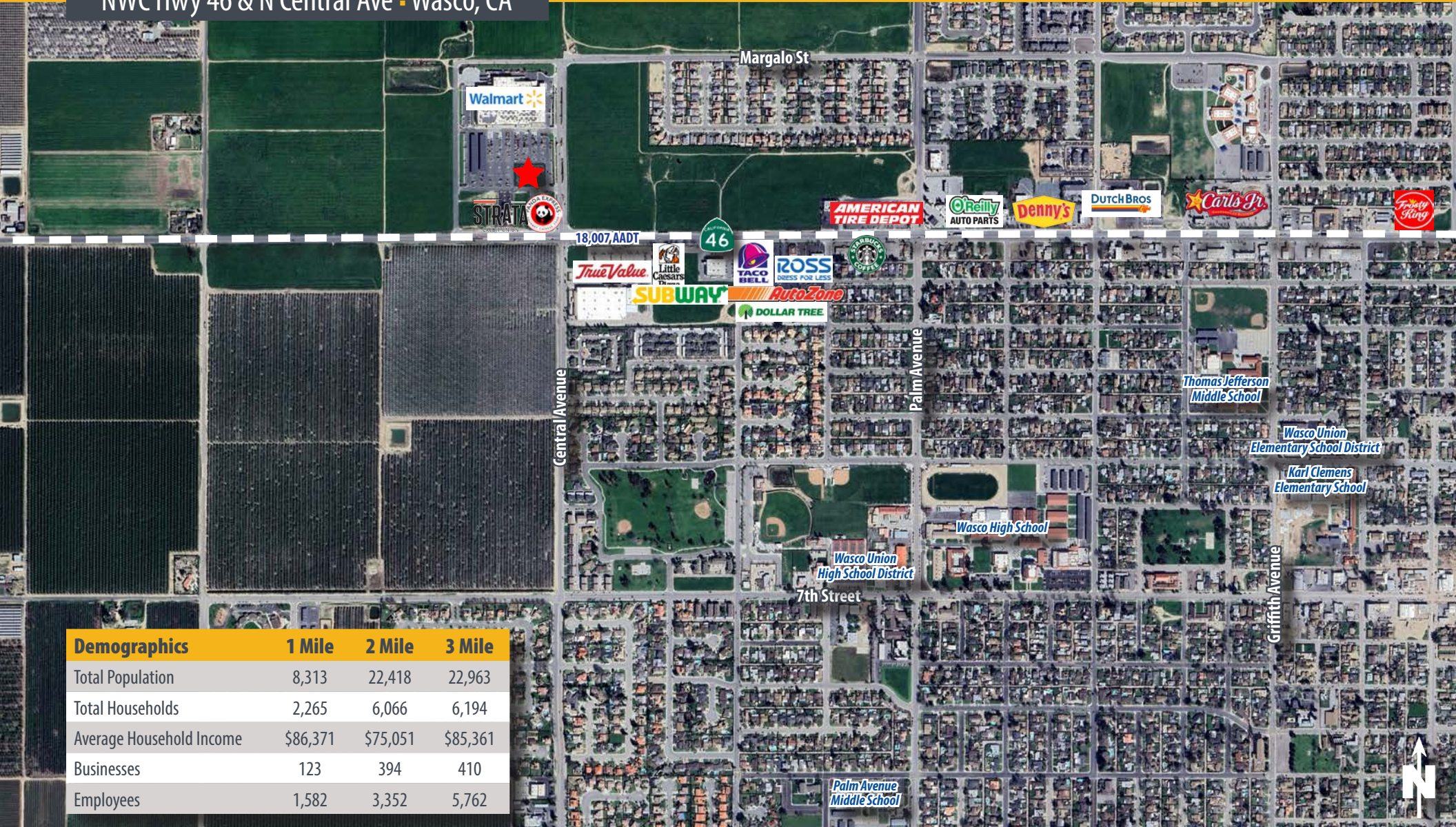
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Aerial

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Demographics	1 Mile	2 Mile	3 Mile
Total Population	8,313	22,418	22,963
Total Households	2,265	6,066	6,194
Average Household Income	\$86,371	\$75,051	\$85,361
Businesses	123	394	410
Employees	1,582	3,352	5,762