

0.64+ Acre Downtown Commercial Lot



Traffic Count 34,700

Renz & Renz
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El Camino Real, Greenfield, CA 93927

List Price	\$300,000
Zoning	Professional Office / Commercial
APN	024-012-018-000
Lot Size	0.64+

Property Highlights

- PO Zoning (see possible uses on next page)
- Excellent Exposure
- Rare Small Commercial Lot
- Adjacent to Civic Center/City Hall
- 1/2 mile from Hwy 101
- Level Lot



Subject Property

Approved Uses

Ag - Resource Protection
Industry - Research Service
Civic Recreation
Indoor Commercial Recreation
Indoor Fitness
Library & Museum
Parks & Playgrounds
Public Office
Public Safety
Ambulance Service
Cafe or Specialty Shop
Neighborhood Market
Office Use
Broadcasting/Telecommunication
Bus & transit
Park & Ride
Utility Facility

Conditional Use Permit Uses

Clubs, lodges, meeting hall
Indoor Amusement
Religious Use
Schools
Theatre Auditorium
Transit Station
Radio Transmission
Retail Sales/Rentals
Accessory Storage
Alcohol Sales
Adult Related Sales
ATM, Bank, & Financial
Bar & Nightclub
Business Support
Call Center
Convenience Store
Hospital
Personal Services
Restaurant

About Greenfield, CA

The city of Greenfield is located in the heart of the Salinas Valley, formed by the Gabilan Mountains range to the east and the Santa Lucia Mountains range to the west. Greenfield is approximately 135 miles south of San Francisco, 95 miles south of San Jose and 60 miles north of Paso Robles.

According to the United States Census Bureau, the city has a total area of 2.1 square miles (5.4 km²), all of it land.

Due to its location near California’s Central Coast, the area is filled with rich soil and desirable climate, ideal for many agricultural and wine companies. Some of the Vineyards and Wineries located nearby are Chalone, Scheid Vineyards, Paraiso Vineyards, Pisoni Vineyards, Hahn Estates Smith & Hook, San Saba, J.Lohr, Kendall-Jackson, Ventana, Hess Select, Estancia, The Michaud Vineyard, and Graff Family Vineyard.

Greenfield is the second most populous city in the Salinas Valley and is the fifth most populous city in Monterey County. In 2006, Greenfield was the fourth fastest growing city in California growing 15.6%.

The city of Greenfield is centered in one of the most productive agricultural areas in the world. About 60 percent of the leaf lettuce grown in the United States is grown in the Salinas Valley. The area has often been coined as the “Salad Bowl of the World.” More than \$3 billion (US) worth of fruits, vegetables and nuts are produced and shipped annually across the U.S. and abroad. (2018 crop report). As a result, many major vegetable producers are headquartered in the nearby city of Salinas. Local tourism is increasing as more people are attracted to the area, which is also known as the center of “Steinbeck Country” because of famed author John Steinbeck. The area is also known as a premier wine grape growing region due to the rich soil and desirable climate. Vineyards, wineries and wine tasting rooms continue to expand throughout the region.

***information gathered from the Wikipedia website: https://en.wikipedia.org/wiki/Greenfield,_California



Population

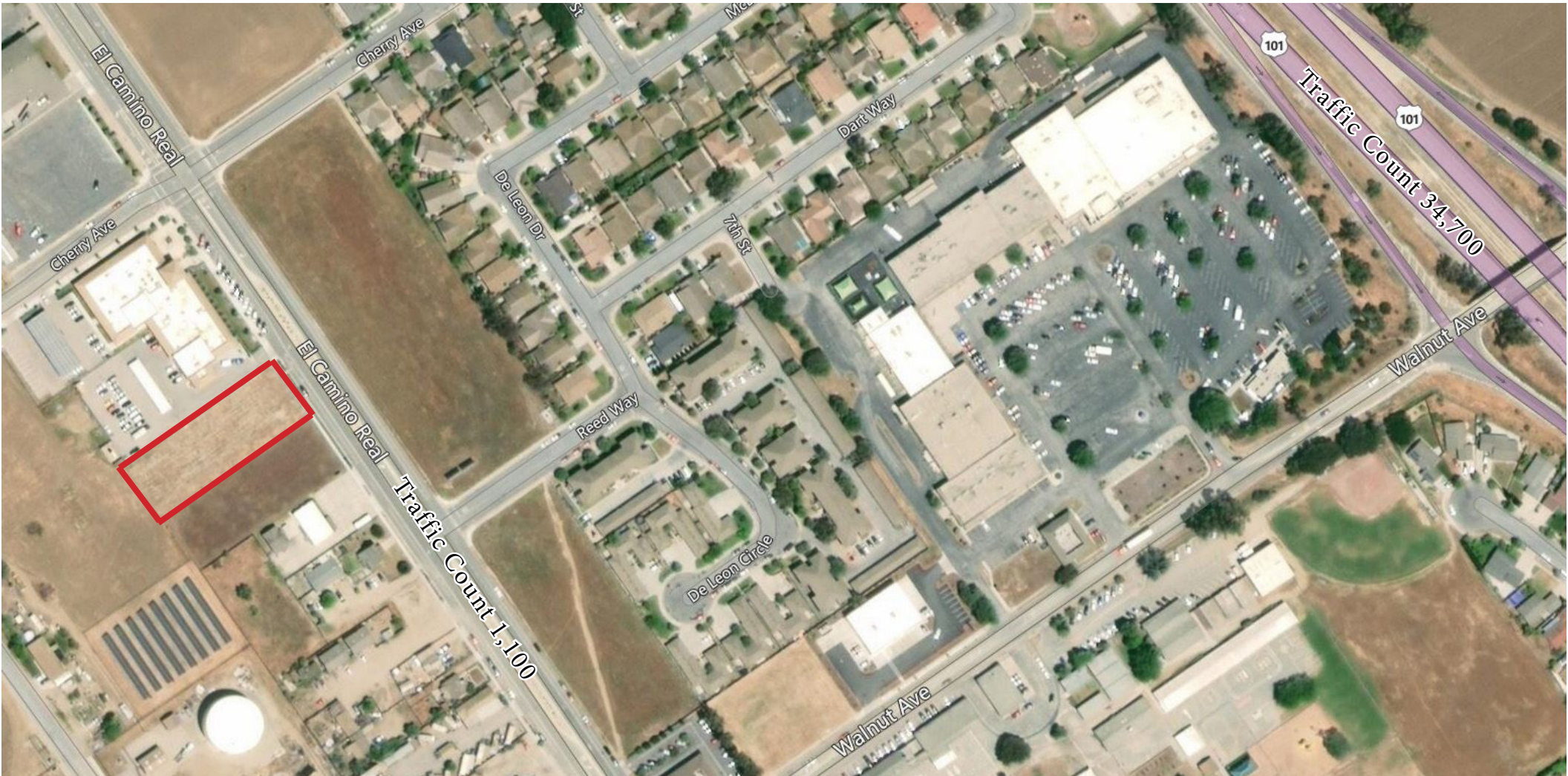
2010	16,330
2019	17,689
2024 (projected)	18,252

Households

2010	3,460
2019	3,706
2024 (projected)	3,816
2019 Average Size	4.77

2019 Households Income

Median Income	\$57,355
Average Income	\$69,109
Per Capita Income	\$14,604



Parcel lines are approximate and drawn in house for aerial visual only Seller nor Broker warrant exact parcel shape.

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