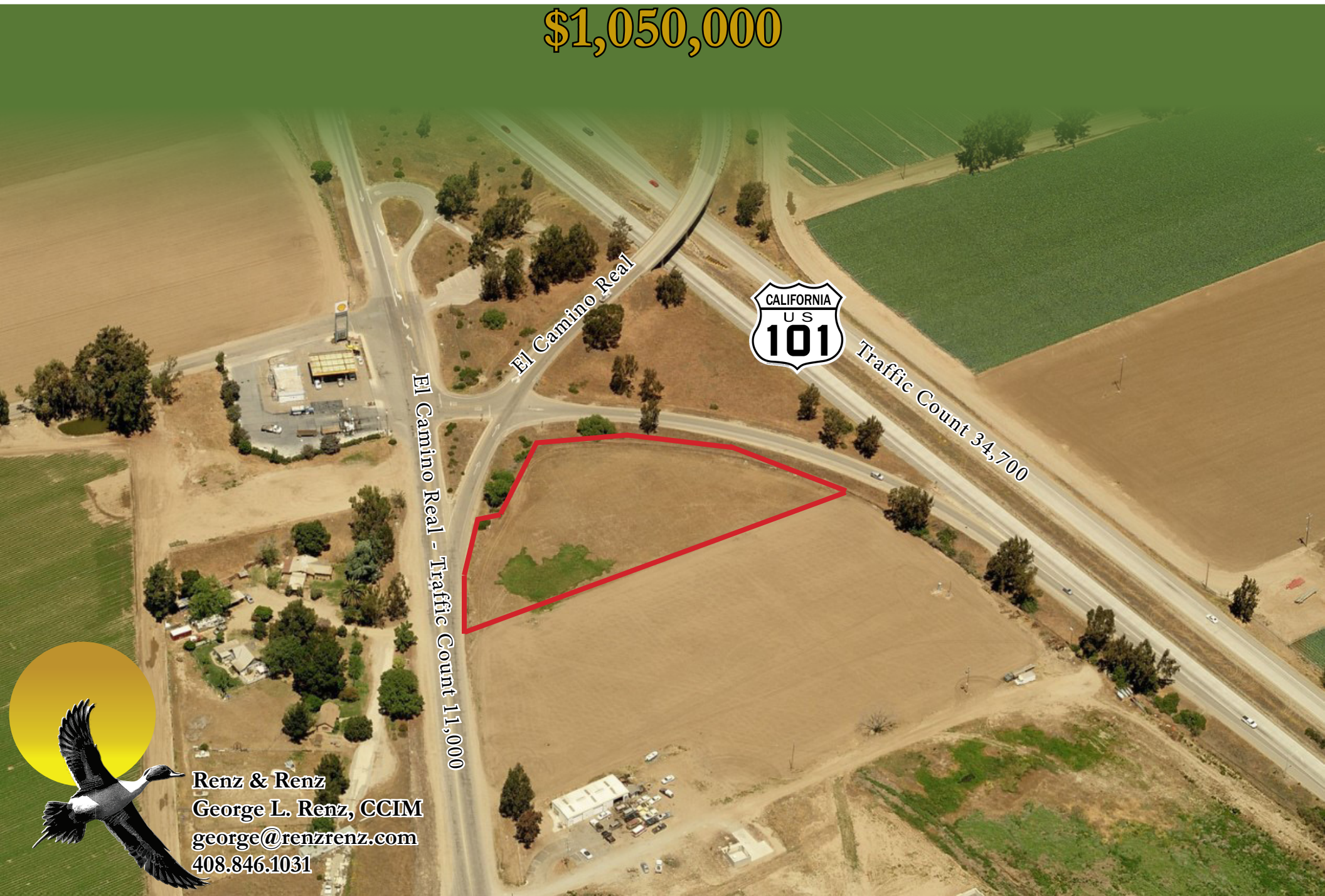


1.73 Acres of Highway Commercial Land

\$1,050,000



El Camino Real - Traffic Count 11,000

Traffic Count 34,700

Renz & Renz
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1.73 Acres of Highway Commercial Land

Highway 101 & El Camino Real, Greenfield, CA 93927

List Price	\$1,050,000
Zoning	Highway Commercial
APN	109-141-003-000
Lot Size	1.73 Acres

Property Highlights

- Excellent Location
- Highway 101 Exposure
- Multi Use Commercial Zoning
- Gateway Mixed Use Overlay (see possible uses on next page)
- Large Amount of Frontage
- Gas Station Across the Street
- Ideal for Fastfood or other Hwy services



1.73 Acres of Highway Commercial Land on Highway 101 & El Camino Real, Greenfield, CA 93927

Approved Uses

Personal Service
Second Hand Shop
Storage
Utility Facility
Telecom
Ag - Resource Protection
Public Safety
Auto Parts Sales
Research & Development
Civic Center
Indoor Amusement
Indoor Commercial Recreation
Library & Museum
Parks & Playgrounds
Public Office
Recreation Equipment Rental
School
Theatre Auditorium
Caretaker Housing
Ambulance
Animal Sales & Grooming
Art & Antique Collectibles
Artisan Shops
Building Materials Sales & Yards
Grocery Store
Hotel/Mottel
Medical
General Retail

Conditional Use Permit Uses

Radio
Veterinary
Bus & Transit
Park & Ride
Restaurant
Vehicle Rentals
Vehicle Storage
Carwash
Club, lodge, & meeting hall
Mini Golf
Religious
Adult Business
Alcohol Sales
Auto Vehicle Parts Sales
ATM, Bank, & Financial
Bed & Breakfast
Call Center
Aquipment Sales & Renatls
Garden Center/Nursery
Hospital
Neighborhood Market
Recycling Facility

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

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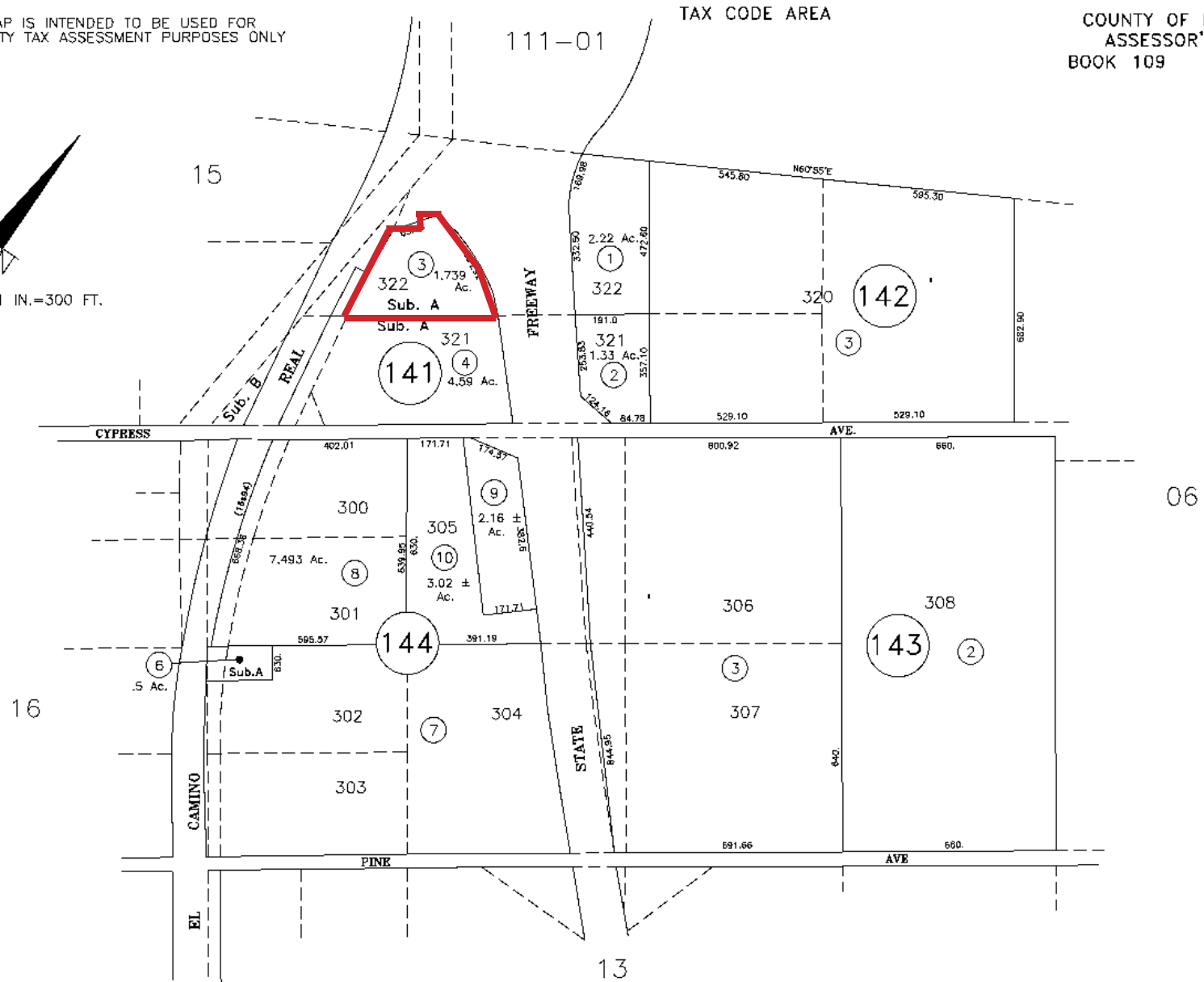
THIS MAP IS INTENDED TO BE USED FOR
PROPERTY TAX ASSESSMENT PURPOSES ONLY

TAX CODE AREA

COUNTY OF MONTEREY
ASSESSOR'S MAP
BOOK 109 PAGE 14



SCALE: 1 IN. = 300 FT.



ASSR'S MAP #4 CLARK COLONY
LOTS 300 thru 308 & 320 thru 322

1.73 Acres of Highway Commercial Land on Highway 101 & El Camino Real, Greenfield, CA 93927

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EXCLUSIVELY LISTED BY



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Investment & Commercial Brokerage

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