

FOR LEASE

# ±28K SF Former Rite-Aid - Bishop, CA

1375 Rocking W Drive | Bishop, CA 93514



## Re-development / Leasing Opportunity

28,525 SF / 2.76 AC Lot  
(120,225 SF of Land)

Ceiling Height: 12' to 14'  
Parking: 145 Spaces  
APN: 010-301-18-00

## TRAFFIC COUNTS

US Highway 395 approx. 17,000 cpd  
Source: Costar

## CONTACT

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**Adam Handfield**  
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## DESCRIPTION

- Potential re-development opportunity
- Flexible use for retail or commercial use
- Large 2.76 acre parcel with ample parking
- Located along US Highway 395 serving the western US
- High visibility and access with multiple ingress/egress
- Subject is an anchor positioned within Bishop Plaza; AutoZone, Big 5 Sporting Goods
- Neighboring tenants include; Grocery Outlet, Vons, Smart & Final and more
- Over 11,000 residents and 5,600 daytime population support the trade area

## 2023 DEMOGRAPHICS

	3 Mile	5 Miles	10 Miles
Population	11,131	11,262	12,504
Avg Household Income	\$93,269	\$93,455	\$95,675
Daytime Population	5,497	5,694	5,826

Source: Esri

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N. Barlow Ln

FedEx

Subject  
28,525 SF

Rocking W Dr.

SUBWAY

2.76 AC Lot  
(120,225 SF of Land)  
APN: 010-301-18-00

AutoZone

BIG 5  
SPORTING GOODS

Sierra Green

O'Reilly AUTO PARTS  
PROFESSIONAL PARTS PEOPLE

US Hwy 395  
APPROXIMATELY  
17,000 CPD

High visibility pylon  
signage available

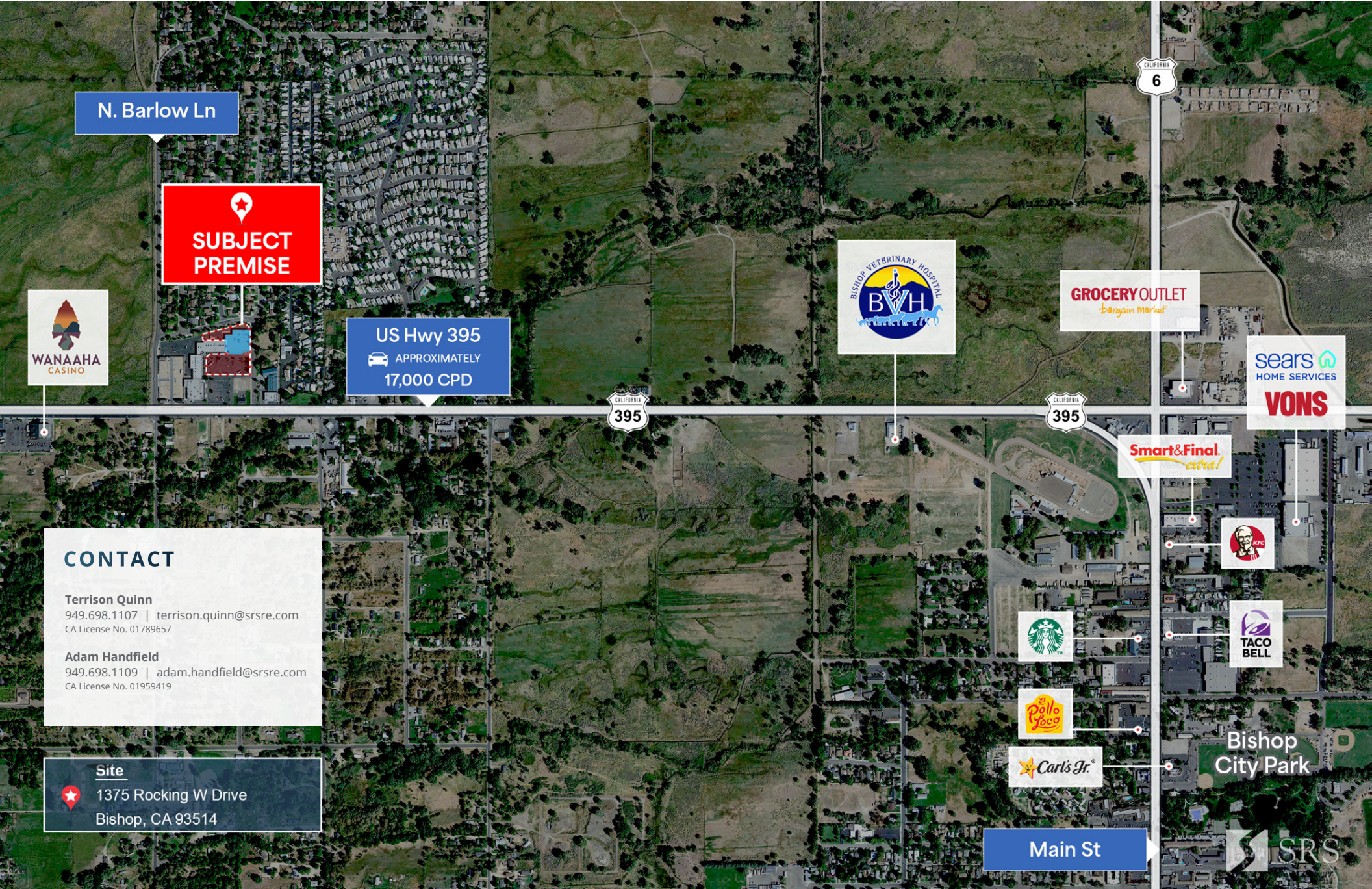
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**SUBJECT PREMISE**

US Hwy 395  
APPROXIMATELY  
17,000 CPD



**GROCERY OUTLET**  
bargain market

sears  
HOME SERVICES  
**VONS**

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**Site**  
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**Smart & Final**  
extra!



Bishop  
City Park

Main St

