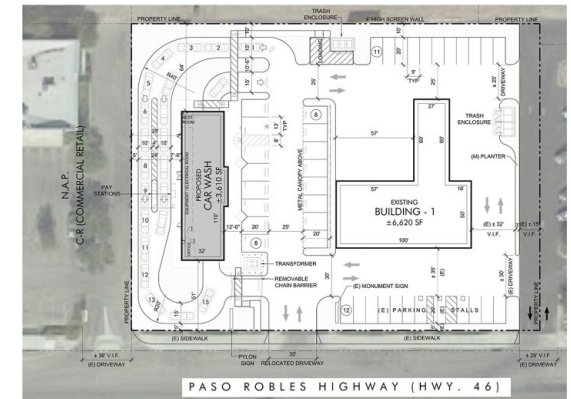
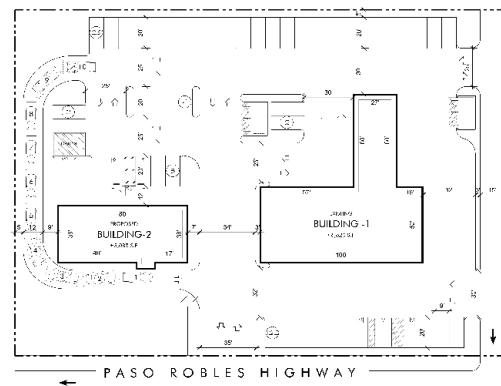
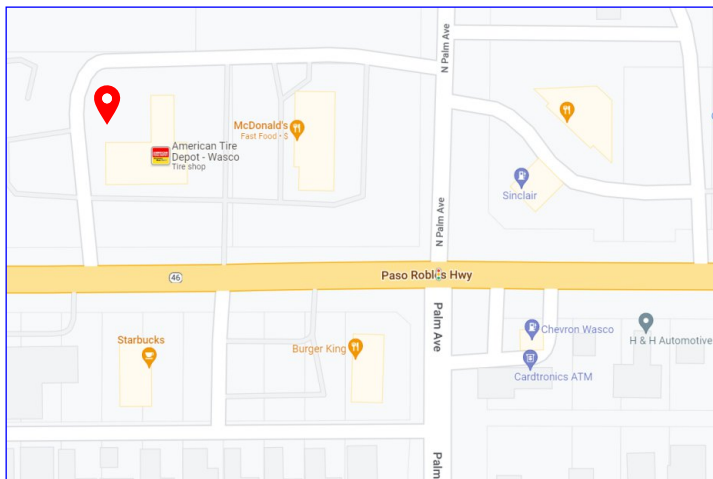


PROPERTY OVERVIEW

- New Retail Development located on Busy Highway 46 Wasco's Main Retail Corridor.
- APN: 487-290-02-00-0
- Legal Brief Description: LOT:1 PARCEL MAP 10498, LOT 1 MAP REF:PM 10498
- Lot size: ±71,874SF / 1.65 ACRES ML
- Existing Zoning: CR

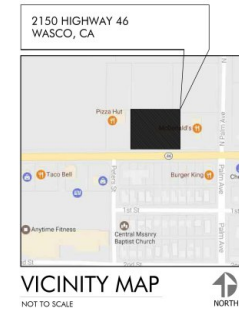
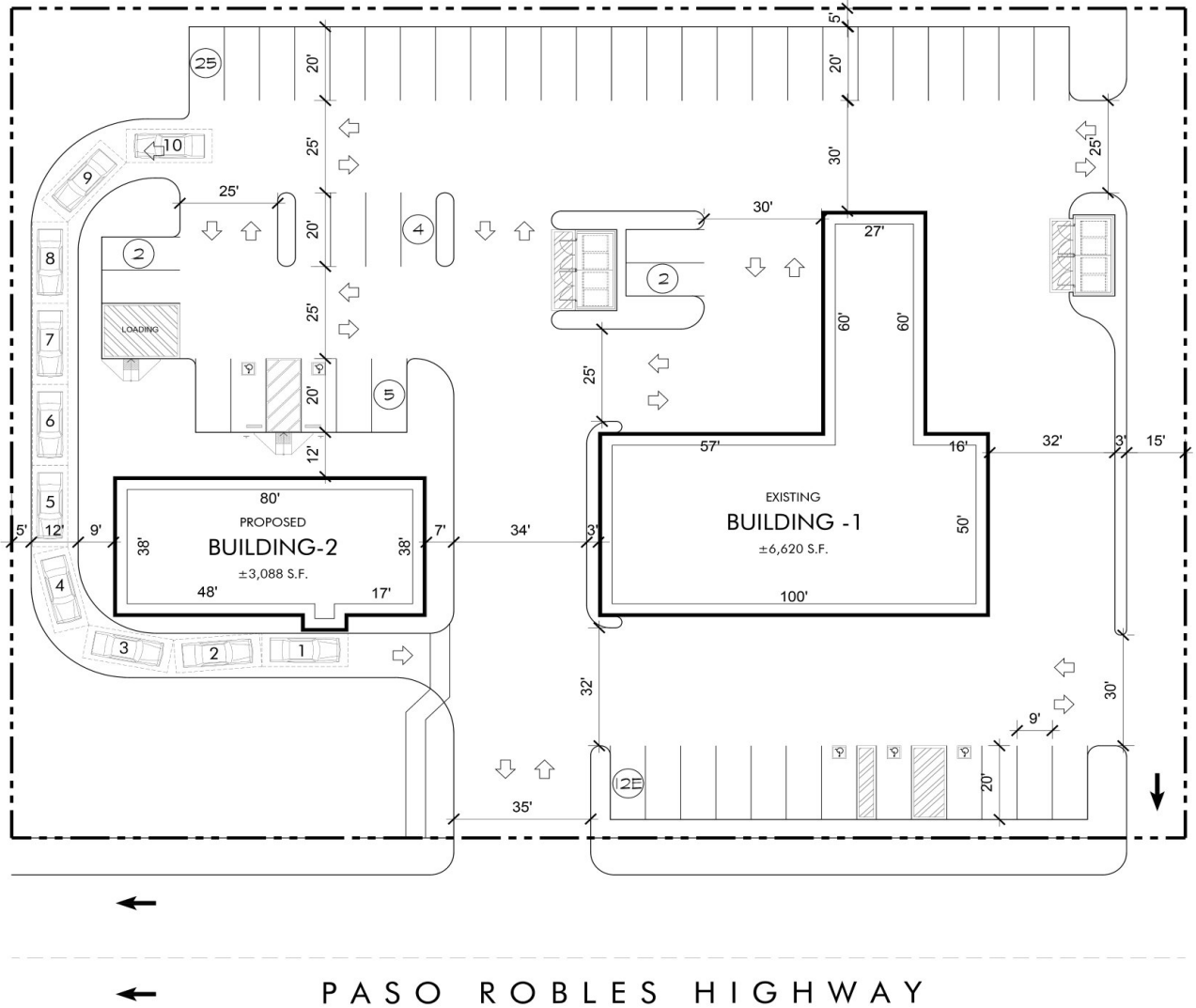
**±3,088SF Drive-Thru
or ±3,610SF Car Wash**



NEARBY MAJOR RETAILERS



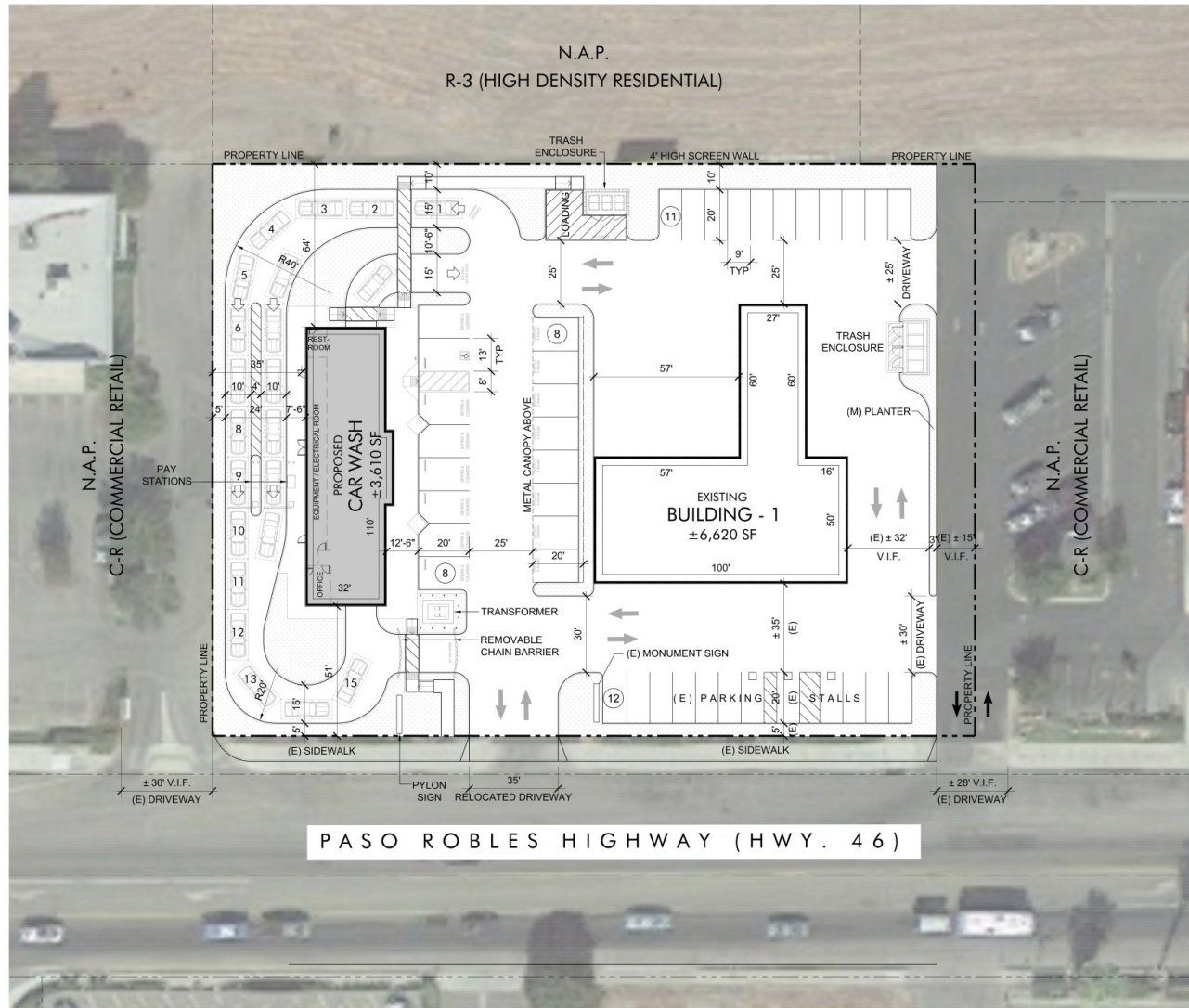
±3,088SF Drive-Thru



PROJECT DATA	
CLIENT:	ATV, Inc. American Tire Depot
PROJECT ADDRESS:	2150 HIGHWAY 46 WASCO, CA
JURISDICTION:	CITY OF WASCO, CA
APN NUMBER:	
ZONING:	
PROPOSED USE:	
SITE SUMMARY	
SITE AREA	
SITE AREA	±64,125 SF
BUILDING DATA	
BUILDING AREA	
EXISTING BUILDING - 1	±6,620 SF
PROPOSED BUILDING - 2	±3,088 SF
TOTAL	±9,708 SF
PARKING DATA	
EXISTING BUILDING - 1 TIRE SHOP	
SALES AREA (±1,350 S.F. / 300)	5 STALLS
SHOP AREA (±5,270 S.F. / 400)	13 STALLS
PROPOSED BUILDING - 2	
DRIVE THRU (±3,088 S.F. / 100)	31 STALLS
TOTAL REQUIRED	49 STALLS
TOTAL PROVIDED	50 STALLS
PARKING RATIO	5.15 / 1,000 S.F.
SITE LAYOUT DATA	
MIN. DRIVE AISLE WIDTH	25'-0"
STANDARD PARKING STALL	9'-0" x 20'-0"

PRELIMINARY SITE PLAN SUBJECT TO CHANGE.

±3,610SF Car Wash



VICINITY MAP
NOT TO SCALE

PROJECT DATA

CLIENT: ATV, Inc. American Tire Depot
 PROJECT ADDRESS: 2150 HIGHWAY 46
 WASCO, CA
 JURISDICTION: CITY OF WASCO, CA
 APN NUMBER: 487,290.02.00
 ZONING: C-R (COMMERCIAL RETAIL)
 DESIGN DISTRICT: DD4 - HIGHWAY 46 CORRIDOR

SITE SUMMARY

SITE AREA:	±71,874 SF OR 1.65 AC
BUILDING SETBACK:	
REQUIRED:	
FRONT	25' MIN. (80' FROM LEGAL C.L. OF PRIMARY HIGHWAY)
REAR	20' MIN. (ADJ. RESIDENTIAL ZONE DISTRICT)
SIDE YARD	10' MIN. (ADJ. RESIDENTIAL ZONE DISTRICT)
PROVIDED:	
FRONT	80'-0" (115' FROM C.L. OF HWY.)
REAR	55'-0"
SIDE YARD	35'-4"
PARKING DATA:	
REQUIRED:	
CAR WASH	3 STALLS (1 PER EMPLOYEE)
AUTOMATED FULL SERVICE	(3 ESTIMATED EMPLOYEES)
(E) BUILDING-1 (TIRE SHOP)	
SALES AREA (±1,300 SF/2000)	3 STALLS
SHOP AREA (±5,270 SF/4000)	13 STALLS
TOTAL REQUIRED:	21 STALLS
PROVIDED:	
(N) PARKING	11 STALLS (9' X 20')
(E) PARKING	12 STALLS (8'4" X 20')
CLEANING AND DETAILING	16 STALLS (12' X 20')
TOTAL PROVIDED:	39 STALLS
PARKING STALLS SIZE:	
STANDARD STALL	9' X 20' @ 90°
LOADING SPACE	10' X 20' (LESS THAN 25K GFA)
MINIMUM DRIVE AISLE	25' @ 90° (2-WAY)
BUILDING HEIGHT:	45' MAX.
NOTE:	
	<ul style="list-style-type: none"> • 10' MINIMUM LANDSCAPE SETBACK ALONG PUBLIC R.O.W. • MINIMUM OF 5% OF PARKING AREA SHALL BE LANDSCAPED • MINIMUM OF (1) TREE EVERY 3 PARKING SPACES, 30 SF MIN. • A LANDSCAPED PLANTER WITH AT LEAST 80 SF SHALL BE PROVIDED EVERY 10 PARKING SPACES. • PERPENDICULAR PARKING SPACES THAT ADJUT PUBLIC STREET SHALL PROVIDE ORNAMENTAL FENCE, WALL OR BERMED VEGETATION NOT MORE THAN 4' HIGH. • TO INCREASE PARKING LOT LANDSCAPED AREA, A MAXIMUM OF 3 OF THE PARKING STALL DEPTH MAY BE LANDSCAPED IN LIEU OF ASPHALT.

PRELIMINARY SITE PLAN SUBJECT TO CHANGE.



GROUND LEASE / BTS

2150 Highway 46, Wasco, CA, 93280

Population	2 mile	5 mile	10 mile
2010 Population	19,994	20,748	53,468
2022 Population	24,113	24,844	59,097
2027 Population Projection	25,499	26,245	61,688
Annual Growth 2010-2022	1.7%	1.6%	0.9%
Annual Growth 2022-2027	1.2%	1.1%	0.9%
Median Age	29.2	29.2	29.9
Bachelor's Degree or Higher	4%	4%	6%
U.S. Armed Forces	18	18	24

Households	2 mile	5 mile	10 mile
2010 Households	5,194	5,371	12,948
2022 Households	6,501	6,671	14,975
2027 Household Projection	6,906	7,080	15,734
Annual Growth 2010-2022	1.9%	1.9%	1.3%
Annual Growth 2022-2027	1.2%	1.2%	1.0%
Owner Occupied Households	3,775	3,862	8,901
Renter Occupied Households	3,131	3,218	6,833
Avg Household Size	3.8	3.8	3.9
Avg Household Vehicles	2	2	2
Total Specified Consumer Spending (\$)	\$176.1M	\$181.7M	\$430M

Housing	2 mile	5 mile	10 mile
Median Home Value	\$177,977	\$178,581	\$182,241
Median Year Built	1987	1987	1984

Income	2 mile	5 mile	10 mile
Avg Household Income	\$51,007	\$51,625	\$54,519
Median Household Income	\$39,621	\$39,768	\$40,550
< \$25,000	1,827	1,864	4,376
\$25,000 - 50,000	2,179	2,229	4,582
\$50,000 - 75,000	1,406	1,441	2,999
\$75,000 - 100,000	565	578	1,319
\$100,000 - 125,000	166	181	650
\$125,000 - 150,000	148	151	326
\$150,000 - 200,000	127	132	478
\$200,000+	82	96	244

Demographics

Estimated by CoStar 2022 CoStar™

	2 MILES	5 MILES	10 MILES
Population	24,113	24,844	59,097
AHH	\$51,007	\$51,625	\$55,519

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