

PROPERTY DETAILS

ASKING PRICE: \$6,000,000.00

- OFFERING: BUSINESS + REAL ESTATE
- LOT SIZE: +/- 1.02AC
- C-STORE: +/- 4,003 SF
- 4 MPD'S
- FUELS: REGULAR, PREMIUM, DIESEL & E-85
- HWY-180 FRONTAGE WITH HIGH VISIBILITY
- ABC LICENSE INCLUDED (LIQUOR, BEER AND WINE)
- LONG TERM LEASE IN PLACE FOR DRIVE-THRU AND DINE-IN QSR (PHO REEL)
- ZONING: GENERAL COMMERCIAL (CG) IN THE CITY OF KERMAN
- APPROXIMATELY 15 MILES TO FRESNO
- STRONG RESIDENTIAL AND RETAIL GROWTH
- CITY OF KERMAN POPULATION: +/-13,500

BRAND NEW CONSTRUCTION COMPLETED IN 2023

SELLER FINANCING AVAILABLE



9810 Brimhall Road
Bakersfield, CA 93312
www.oliviercommercial.com

For additional information please contact:

J-P Masuda

LIC. #01947962

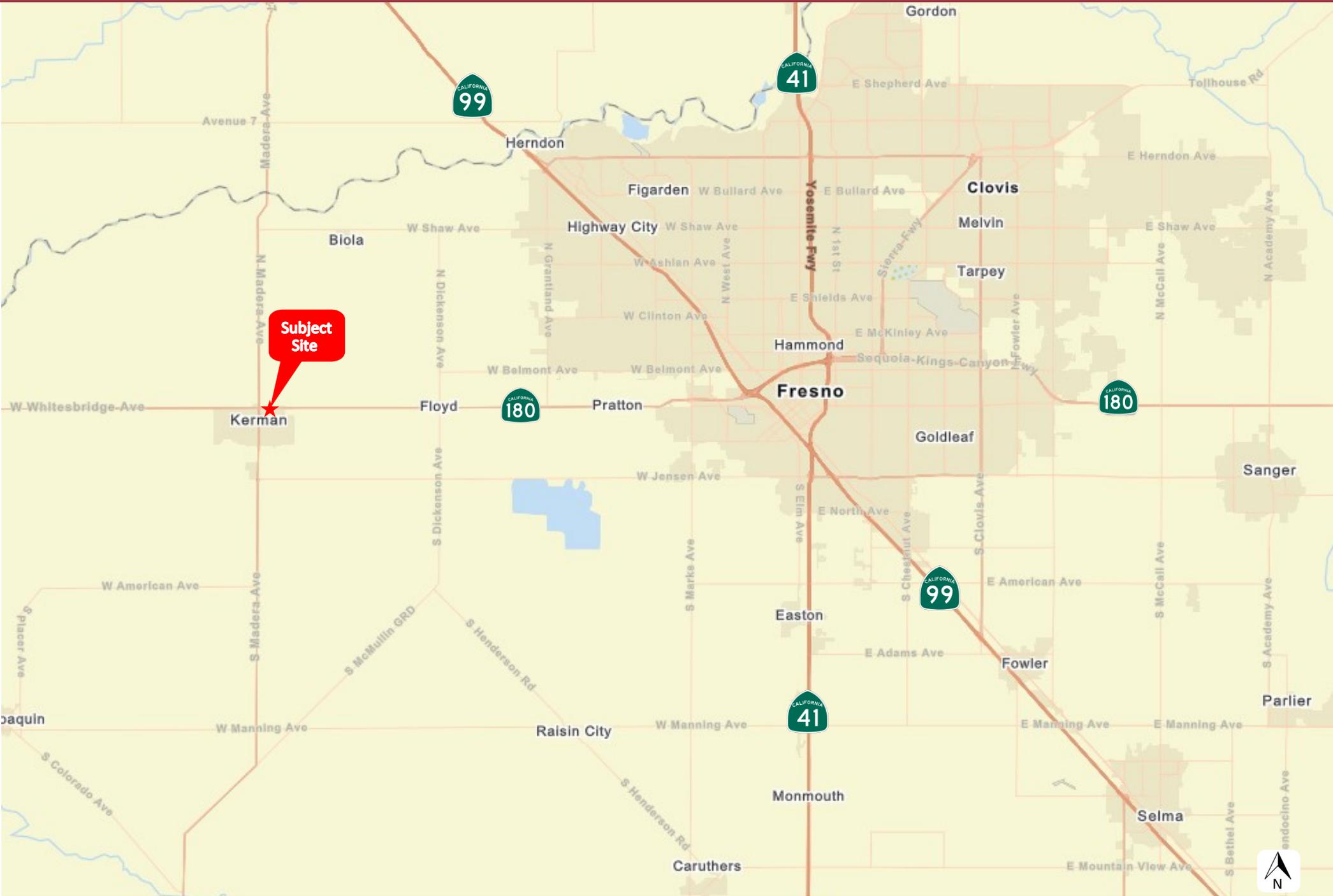
(661) 619-7151

jpmasuda@oliviercommercial.com



LOCATION MAP

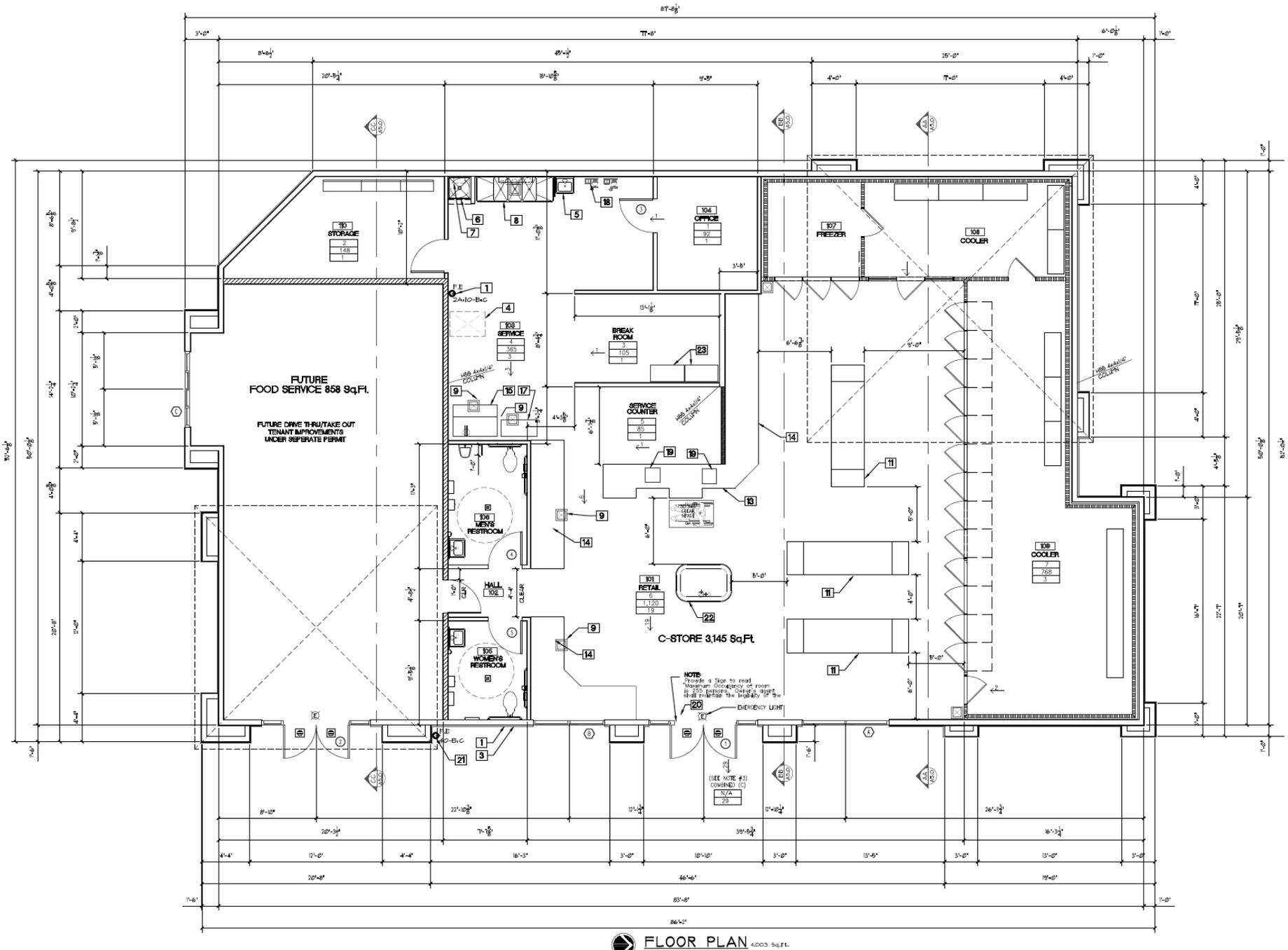
14859 Whitesbridge Ave., Kerman, CA 93630



The information above has been obtained from sources believed reliable. While we do not doubt its accuracy we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Logos are for identification purposes only and may be trademarks of their respective companies.

FLOOR PLAN : C-STORE

14859 Whitesbridge Ave., Kerman, CA 93630



FLOOR PLAN 4,003 Sq.Ft.

Exterior Photos

14859 Whitesbridge Ave., Kerman, CA 93630



The information above has been obtained from sources believed reliable. While we do not doubt its accuracy we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Logos are for identification purposes only and may be trademarks of their respective companies.



KEY FACTS

1 Mile

9,907

Population



3.5

Average Household Size



29.9

Median Age

\$52,253

Median Household Income

BUSINESS



278

Total Businesses



2,161

Total Employees

INCOME



\$52,253

Median Household Income



\$20,503

Per Capita Income



\$52,512

Median Net Worth

KEY FACTS

3 Miles

17,614

Population



3.6

Average Household Size



30.1

Median Age

\$60,333

Median Household Income

BUSINESS



374

Total Businesses



2,969

Total Employees

INCOME



\$60,333

Median Household Income



\$22,496

Per Capita Income



\$75,805

Median Net Worth

KEY FACTS

5 Miles

20,147

Population



3.6

Average Household Size



30.5

Median Age

\$61,371

Median Household Income

BUSINESS



416

Total Businesses



3,366

Total Employees

INCOME



\$61,371

Median Household Income



\$23,312

Per Capita Income



\$78,170

Median Net Worth



For additional information please contact:

J-P Masuda

LIC. #01947962

(661) 619-7151

jpmasuda@oliviericommercial.com

