

AVAILABLE FOR SALE OR LEASE

≈5.73 ACRES



Smith's  
Marketplace

TERRIBLE'S

IN-N-OUT  
BURGER  
COMING SOON

DEL TACO



WHITECROWREALESTATE.COM

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# Executive Summary

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ASKING RATE  
\$25/SF

SPACE SIZE  
5.73 AC

## Property Highlights

- 5.73-acre site for sale or lease with build-to-suit options.
- Can be divided into up to five parcels.
- Surrounded by major retailers like Smith's, In-N-Out, and Café Rio.
- Costco coming soon nearby to boost traffic.
- High-visibility location in a fast-growing area.
- Ideal for retail, restaurant, or office use.
- Easy access and strong daily traffic.

## Other Details

**Zoning**

Commercial



# Property Description

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## Property Description

This exceptional 5.73-acre commercial property presents a rare opportunity to secure a highly visible site within one of the area's fastest-growing retail corridors. Offered for sale or lease with flexible build-to-suit options, the site provides developers and end users the versatility to design projects tailored to their operational needs. The property may also be subdivided into as many as five separate parcels, allowing for a mix of retail, restaurant, or professional office uses within a cohesive development plan.

Strategically positioned near major national retailers including Smith's Marketplace, In-N-Out, Café Rio, Del Taco, Les Schwab, and AutoZone, the site enjoys excellent visibility, strong daily traffic counts, and convenient access from surrounding arterial roads. The planned addition of a nearby Costco further enhances the area's draw, solidifying its reputation as a thriving hub for both local consumers and regional visitors.

With strong surrounding demographics, steady commercial and residential growth, and exceptional frontage potential, this property represents an ideal location for businesses seeking long-term stability, accessibility, and brand exposure. Whether developed as a single large project or subdivided into multiple pads, this site offers outstanding flexibility and investment potential in one of the market's most dynamic trade areas.

# Photos



# Photos

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# Photos



# Retailer Map

