



Colliers



Join McDonald's in  
Lemoore, CA!

Retail Pads Available | +/- 800 SF - 7,200 SF  
Pads for Sale, Ground  
Lease or Build-to-Suit

NEQ Hwy 41 & Bush St | Lemoore, CA

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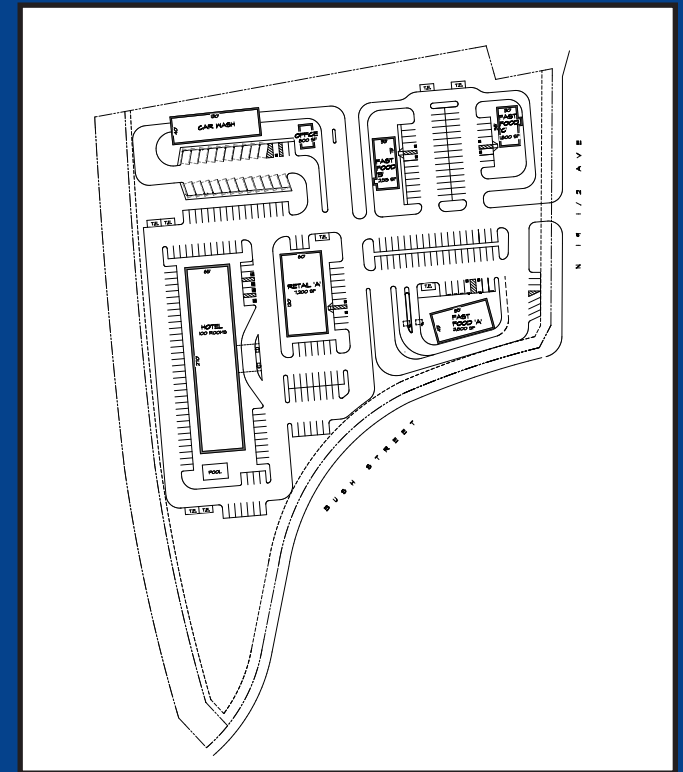
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# Property Overview

Strategically positioned at the northeast quadrant of the Highway 41 & Bush Street interchange in Lemoore, California, this premier retail development site offers exceptional visibility and access in a high-growth commercial corridor of Kings County. The location benefits from prominent exposure to both north-south and east-west traffic patterns, anchored by the Highway 41 and Highway 198 regional thoroughfares.

## Property Highlights:

- Large pylon signage along Highway 41 providing outstanding visibility to high-volume regional traffic.
- Monument signage on Bush Street offering strong exposure to local traffic and surrounding neighborhoods.
- Located within a high-profile commercial corridor featuring hotels, QSR users, and sit-down restaurant concepts, creating strong retail synergy
- Positioned at the interchange serving West Hills College Lemoore, generating steady daily traffic from students, faculty, and visitors
- Convenient proximity to Naval Air Station Lemoore, supporting a built-in population of approximately 29,000 residents.
- Just north of the Highway 41 / Highway 198 junction, capturing commuter, regional, and pass-through traffic.
- Excellent access and ingress/egress with signalized intersections serving both highway and local customers.
- Ideal for retail, QSR with drive-thru, casual dining, and service-oriented commercial uses.
- Supported by continued residential growth and limited competing retail sites within the immediate trade area of Lemoore.



## Demographics



**Population**  
1 Mile: 9,704  
3 Mile: 28,319  
5 Mile: 34,336



**Daytime Population**  
1 Mile: 7,312  
3 Mile: 21,498  
5 Mile: 27,092



**Businesses**  
1 Mile: 110  
3 Mile: 515  
5 Mile: 587



**Households**  
1 Mile: 3,334  
3 Mile: 9,813  
5 Mile: 11,640



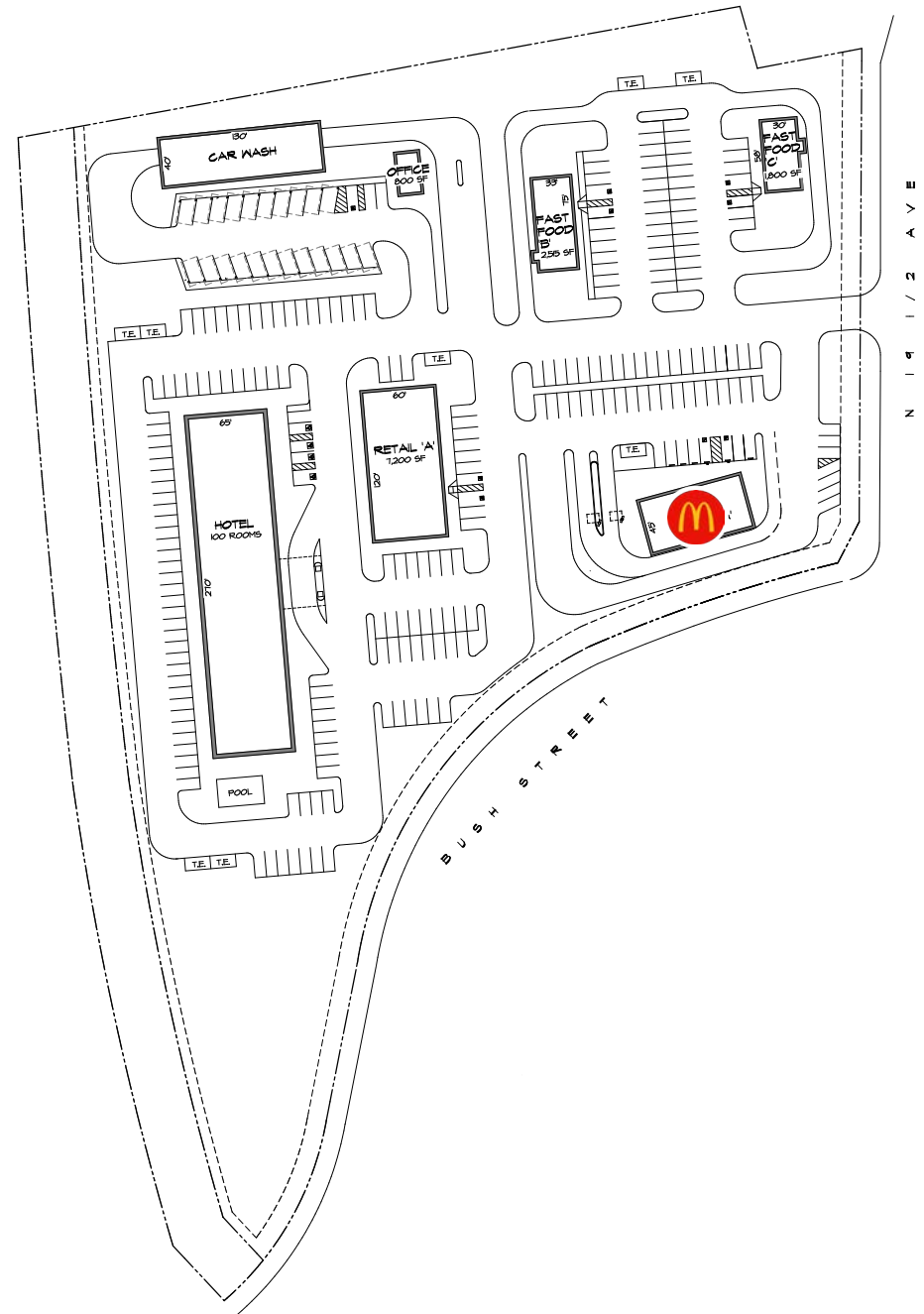
**Average HH Income**  
1 Mile: \$94,837  
3 Mile: \$90,673  
5 Mile: \$75,807



**Median Age**  
1 Mile: 33.1  
3 Mile: 32.8  
5 Mile: 31.4

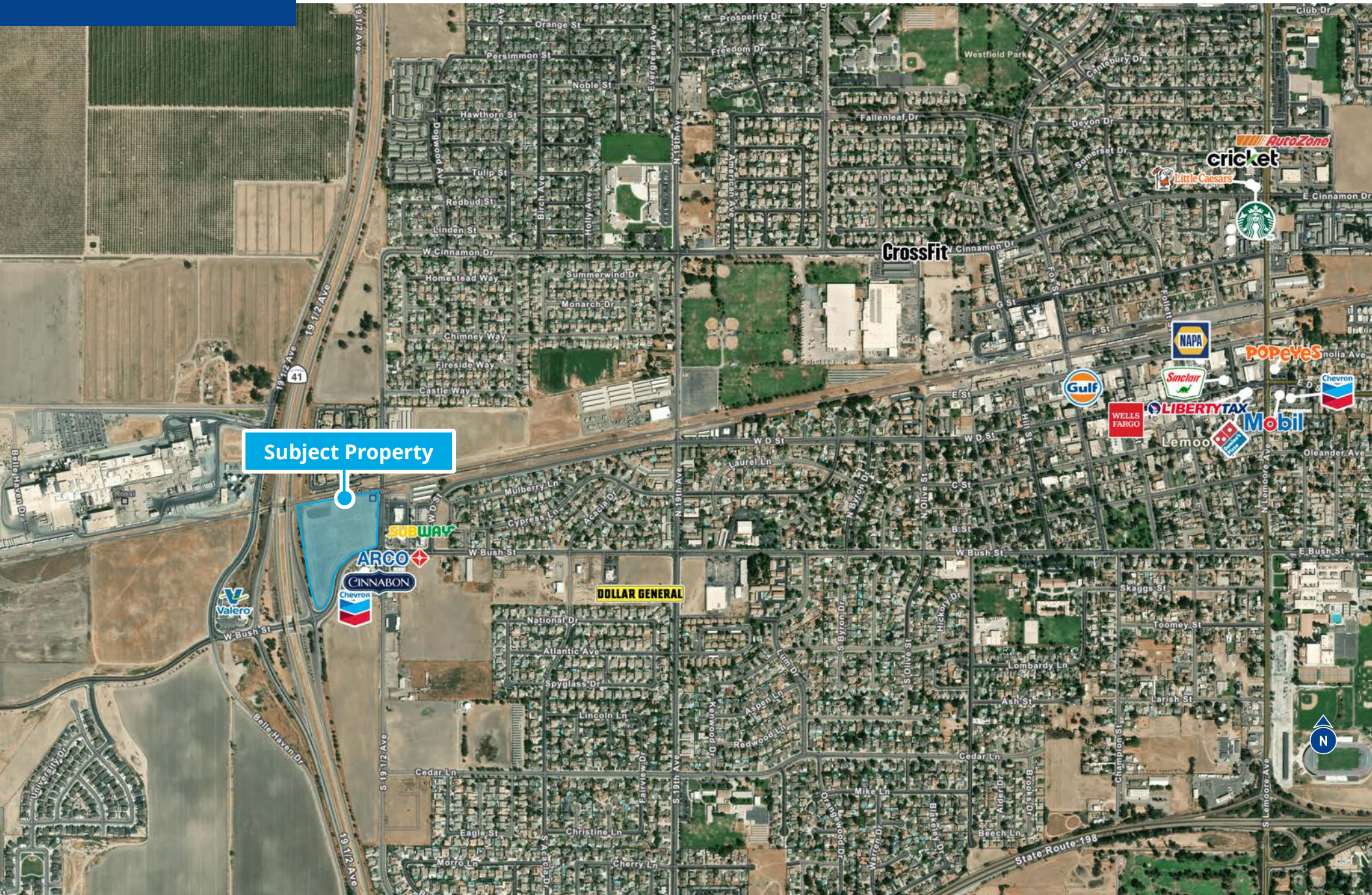
# Site Plan

	Space Type	Square Feet	Rent Range
Pad A	Fast Food A	3,800 SF	Leased
Pad B	Fast Food B	2,515 SF	Call Broker
Pad C	Fast Food C	1,800 SF	Call Broker
Pad D	Retail A	7,200 SF	Call Broker
Pad E	Hotel	100 Rooms	Call Broker
Pad F	Office	800 SF	Call Broker
Pad G	Carwash	800 SF	Call Broker



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# Aerial



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## Contact Us:

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