



Colliers

For Lease | Approx. 2,596 SF
Retail/Office Building
in Wasco, CA

1900 Hwy 46 | Wasco, CA 93280

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Property Overview

1900 Hwy 46 offers an excellent retail or office opportunity in a highly visible location just off Highway 46 in Wasco, CA. The property is surrounded by a strong mix of nationally recognized retailers, including Jack in the Box, Denny's, McDonald's, Starbucks, and more. With convenient access to the highway and a prominent location within the established retail corridor, this property provides an ideal location for retailers, restaurants, office users, and service-oriented businesses seeking to serve the growing local market.

Lease Rate:

\$2.50/sf, NNN

Available:

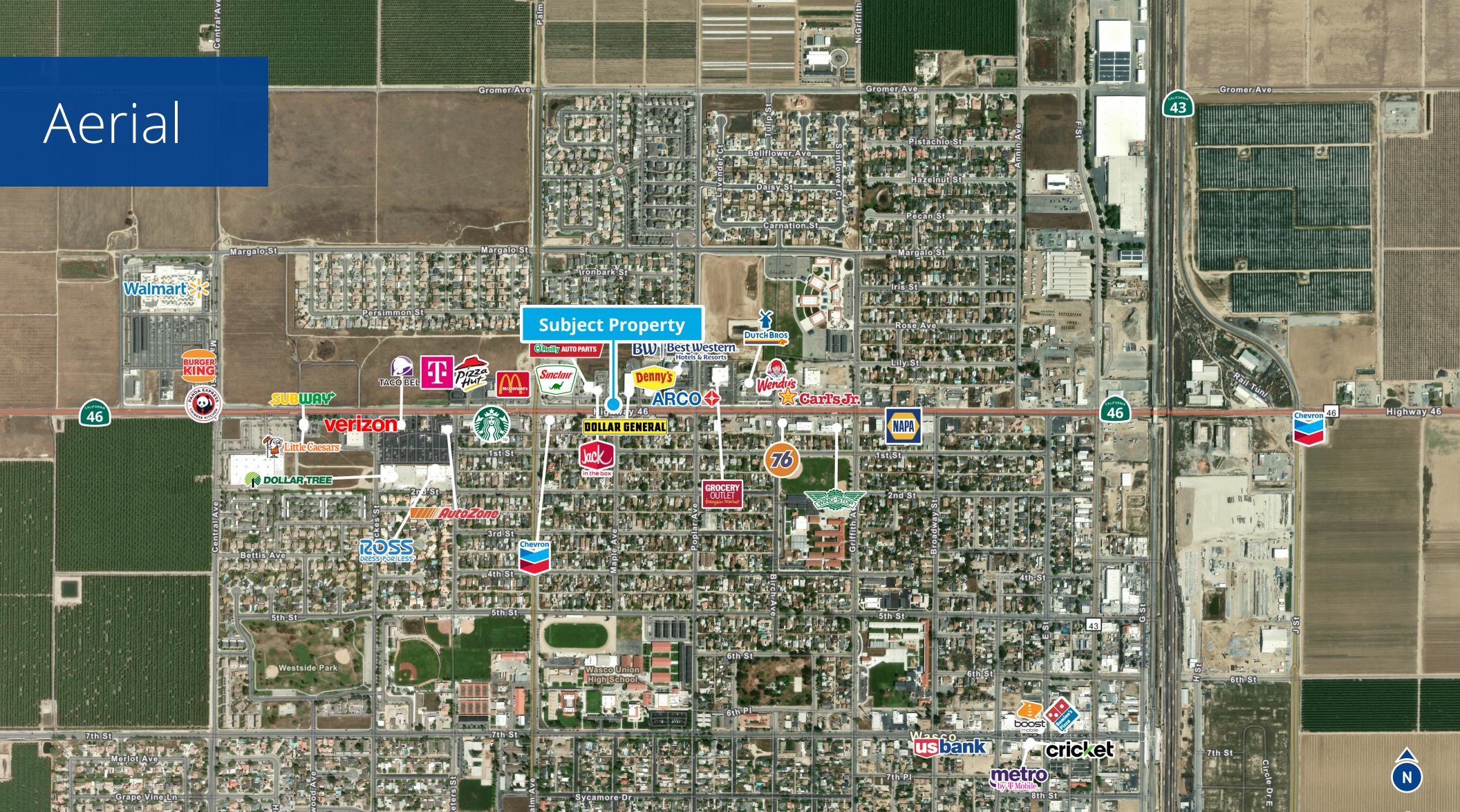
+/- 2,596 SF



Property Highlights

- Located right off of Hwy 46, the main east/west arterial in Wasco
- Rare opportunity for a freestanding building in the area
- Building in good condition
- Easy access and parking for clients
- Zoning: C-2

Aerial



Demographics



Population

1 Mile: 12,496
3 Mile: 23,172
5 Mile: 26,902



Total Employees

1 Mile: 2,268
3 Mile: 3,213
5 Mile: 5,930



Average HH Income

1 Mile: \$68,638
3 Mile: \$60,746
5 Mile: \$60,951



Median Age

1 Mile: 30.1
3 Mile: 29.6
5 Mile: 30.4



Households

1 Mile: 3,525
3 Mile: 6,436
5 Mile: 6,514



Businesses

1 Mile: 281
3 Mile: 400
5 Mile: 431