

HIGHWAY 99 & LERDO HWY SHAFTER, CALIFORNIA



GROUND LEASE AND BUILD TO SUIT
OPPORTUNITIES

HIGHWAY 99 LOCATION



Highway 99 Commercial Excellent for Restaurants and Drive-thru pads

- Signalized off-ramp intersection
- Freeway Pylon Signage
- Excellent Traffic Counts
 - 64,000 cars per day traveling South on Hwy. 99
 - 57,000 cars per day traveling North on Hwy. 99
- Lack of Services/Restaurants to service the 6,800+ employees that work within a 5 mile radius

For more information, please contact:

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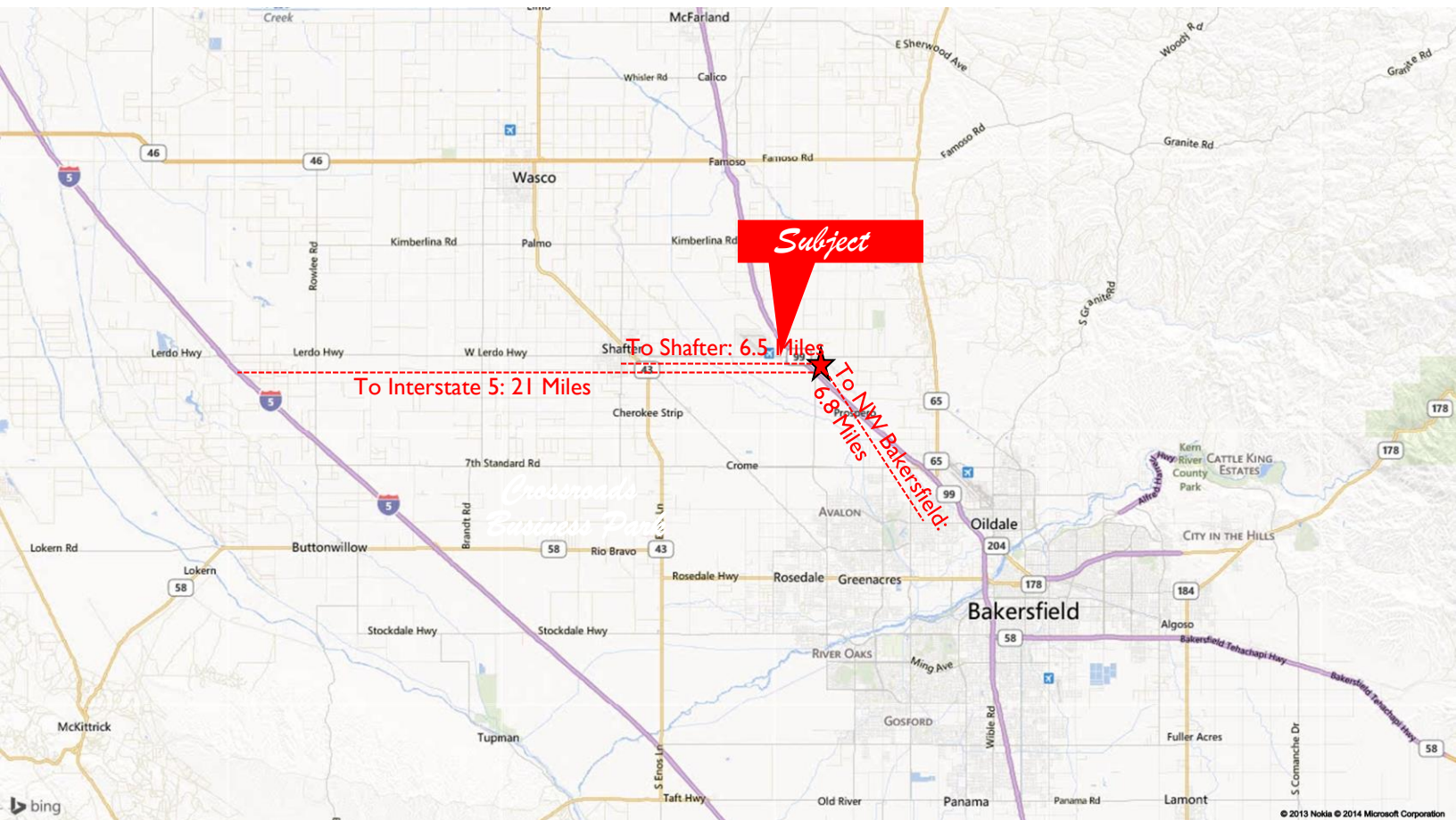
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GROUND LEASE & BTS OPPORTUNITIES

LERDO HIGHWAY & FREEWAY 99, SHAFTER, CA

**HIGHWAY 99
RETAIL
OPPORTUNITY**

2017 DEMOS	5 MILE	10 MILE	20 MILE
POPULATION	1908	145,667	658,357
HOUSEHOLDS	206	48,277	204,285
AVG HH INCOME	\$96,559	\$94,779	\$72,430
TOTAL BUSINESSES	185	4,075	19,035
TOTAL EMPLOYEES	3,764	46,140	206,525



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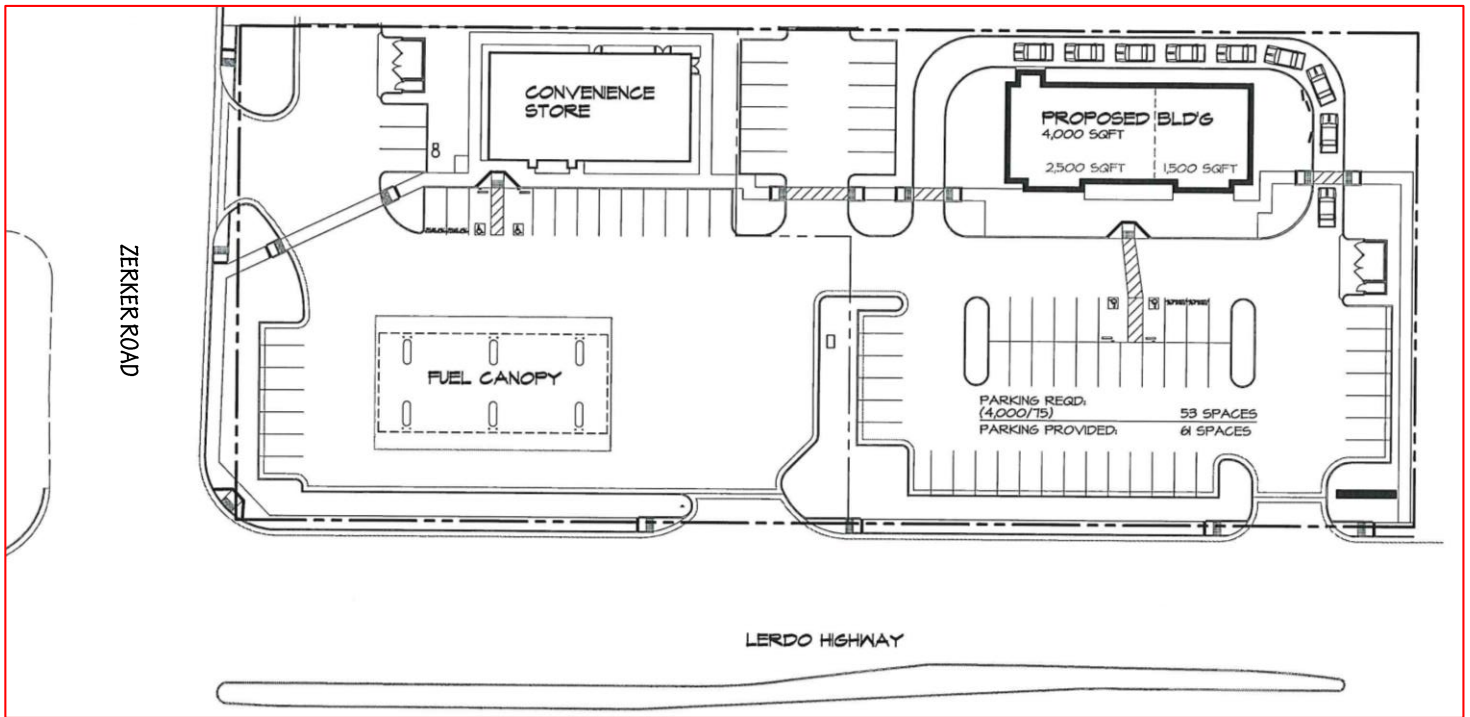
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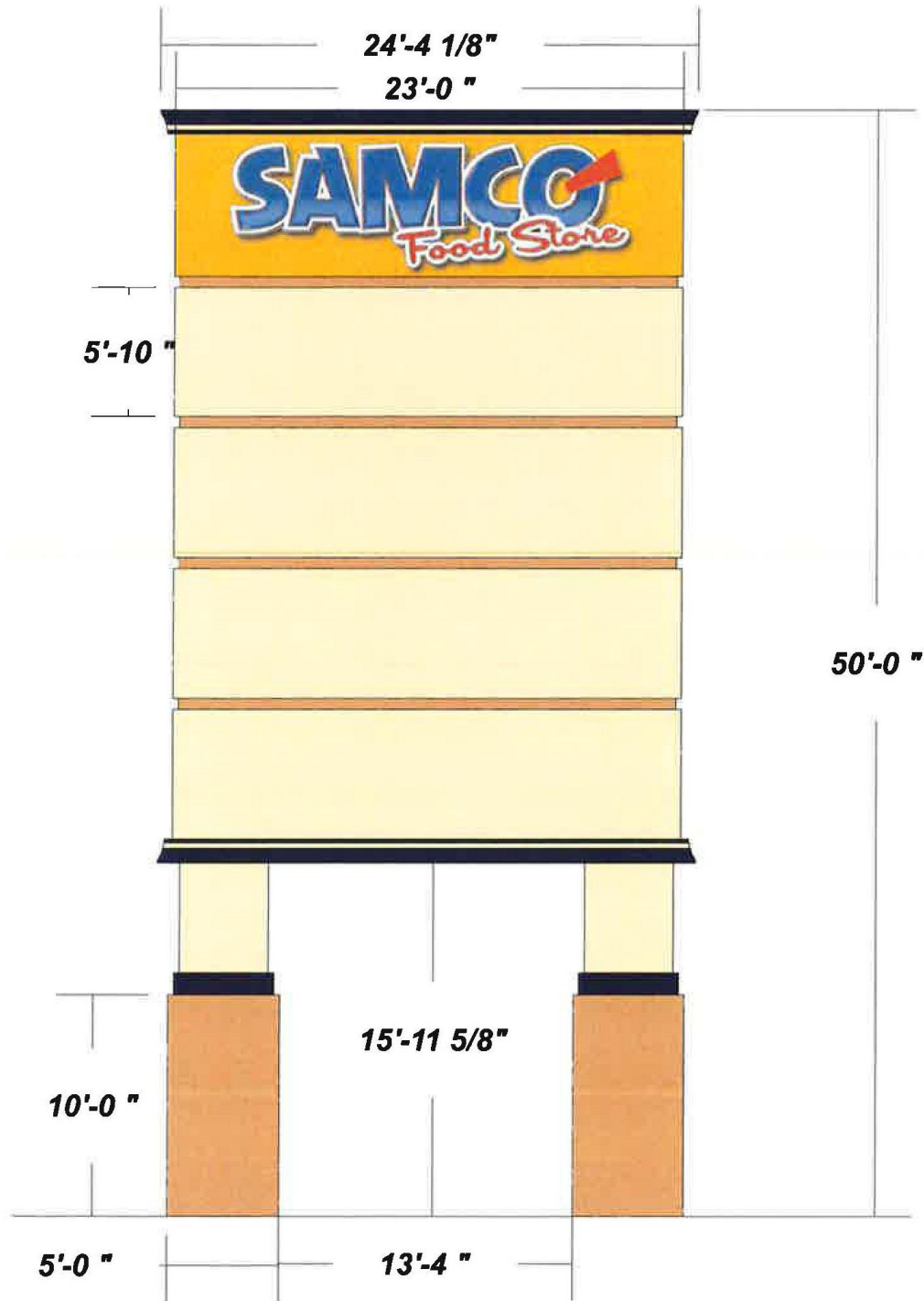
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SUMMARY PROFILE

2000-2010 Census, 2017 Estimates with 2022 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 35.5001/-119.1692

RS1

Lerdo Hwy & Hwy 99

5 mi radius 10 mi radius 20 mi radius

Shafter, CA 93263

		5 mi radius	10 mi radius	20 mi radius
POPULATION	2017 Estimated Population	1,908	145,667	658,357
	2022 Projected Population	1,934	151,665	686,959
	2010 Census Population	2,030	134,171	610,560
	2000 Census Population	2,670	86,338	470,763
	Projected Annual Growth 2017 to 2022	0.3%	0.8%	0.9%
	Historical Annual Growth 2000 to 2017	-1.7%	4.0%	2.3%
	2017 Median Age	29.3	32.3	30.4
HOUSEHOLDS	2017 Estimated Households	206	48,277	204,285
	2022 Projected Households	216	50,662	214,882
	2010 Census Households	199	43,203	183,965
	2000 Census Households	207	27,733	146,980
	Projected Annual Growth 2017 to 2022	0.9%	1.0%	1.0%
	Historical Annual Growth 2000 to 2017	-	4.4%	2.3%
RACE AND ETHNICITY	2017 Estimated White	60.7%	69.3%	54.4%
	2017 Estimated Black or African American	13.1%	2.7%	6.7%
	2017 Estimated Asian or Pacific Islander	1.6%	5.7%	5.8%
	2017 Estimated American Indian or Native Alaskan	1.1%	1.3%	1.5%
	2017 Estimated Other Races	23.5%	20.9%	31.7%
	2017 Estimated Hispanic	50.0%	35.0%	54.3%
INCOME	2017 Estimated Average Household Income	\$96,559	\$94,779	\$72,430
	2017 Estimated Median Household Income	\$59,901	\$83,197	\$62,168
	2017 Estimated Per Capita Income	\$21,022	\$31,661	\$22,793
EDUCATION (AGE 25+)	2017 Estimated Elementary (Grade Level 0 to 8)	13.6%	6.2%	14.2%
	2017 Estimated Some High School (Grade Level 9 to 11)	23.4%	8.3%	12.0%
	2017 Estimated High School Graduate	34.4%	26.1%	27.4%
	2017 Estimated Some College	19.8%	26.3%	22.8%
	2017 Estimated Associates Degree Only	3.7%	8.9%	7.0%
	2017 Estimated Bachelors Degree Only	3.4%	16.5%	11.1%
	2017 Estimated Graduate Degree	1.5%	7.8%	5.5%
BUSINESS	2017 Estimated Total Businesses	185	4,075	19,035
	2017 Estimated Total Employees	3,764	46,140	206,525
	2017 Estimated Employee Population per Business	20.3	11.3	10.8
	2017 Estimated Residential Population per Business	10.3	35.7	34.6

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.