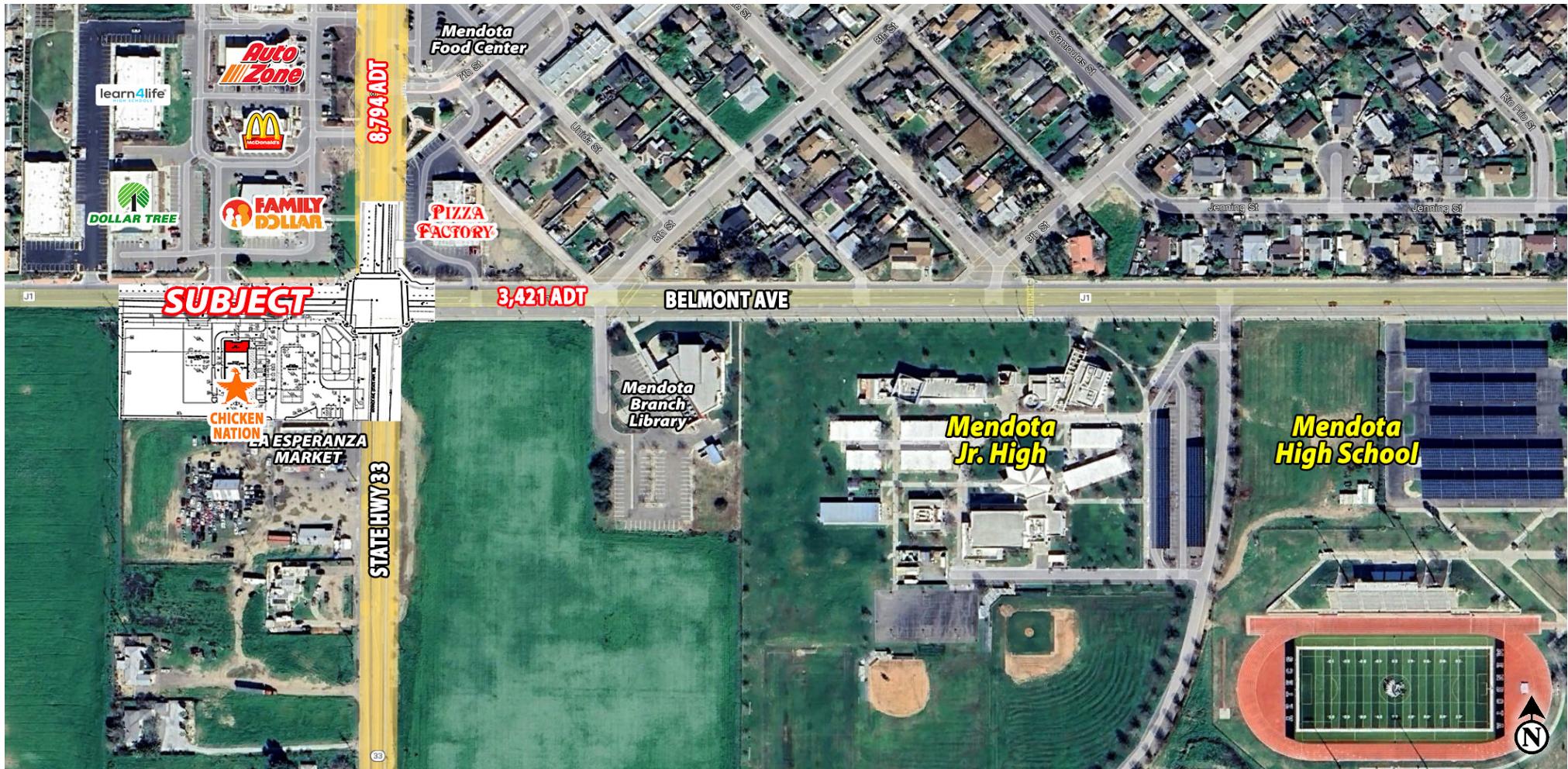


SWC BELMONT & DERRICK AVE (HWY 33)

# 1,000± SF SPACES FOR LEASE NEXT TO PROPOSED C-STORE

State Hwy 33 & Belmont Ave · Mendota, CA 93640



**RETAIL CALIFORNIA CRE**

A division of Pearson Realty

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This information is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described herein shall be conducted through this office. The information included here, while not guaranteed, has been secured from sources we believe to be reliable. Each investor is encouraged to have a C.P.A. and/or Financial Advisor make an independent projection. ©2024 Retail California. All rights reserved.

# SWC BELMONT & DERRICK AVE (HWY 33)

# 1,000± SF SPACES FOR LEASE NEXT TO PROPOSED C-STORE

State Hwy 33 & Belmont Ave · Mendota, CA 93640

## Property Description:

The subject property for lease consists of a 1,000 SF space at the southwest corner of State Highway 33 and Belmont Ave in Mendota, CA.

## Property Highlights:

State highways 33 and 180 intersect roughly three quarters of a mile north of the subject property generating traffic counts of 22,790 cars per day. Directly across the street north of Belmont Ave are national retailers Dollar Tree, Family Dollar, and AutoZone with restaurants McDonald's, Pizza Factory and two grocery stores. Mendota High School and Jr High are a quarter-mile west on Belmont Avenue.

**Available Units:** 1,000± SF

**Lease Rate:** Please contact agent(s) for more information.

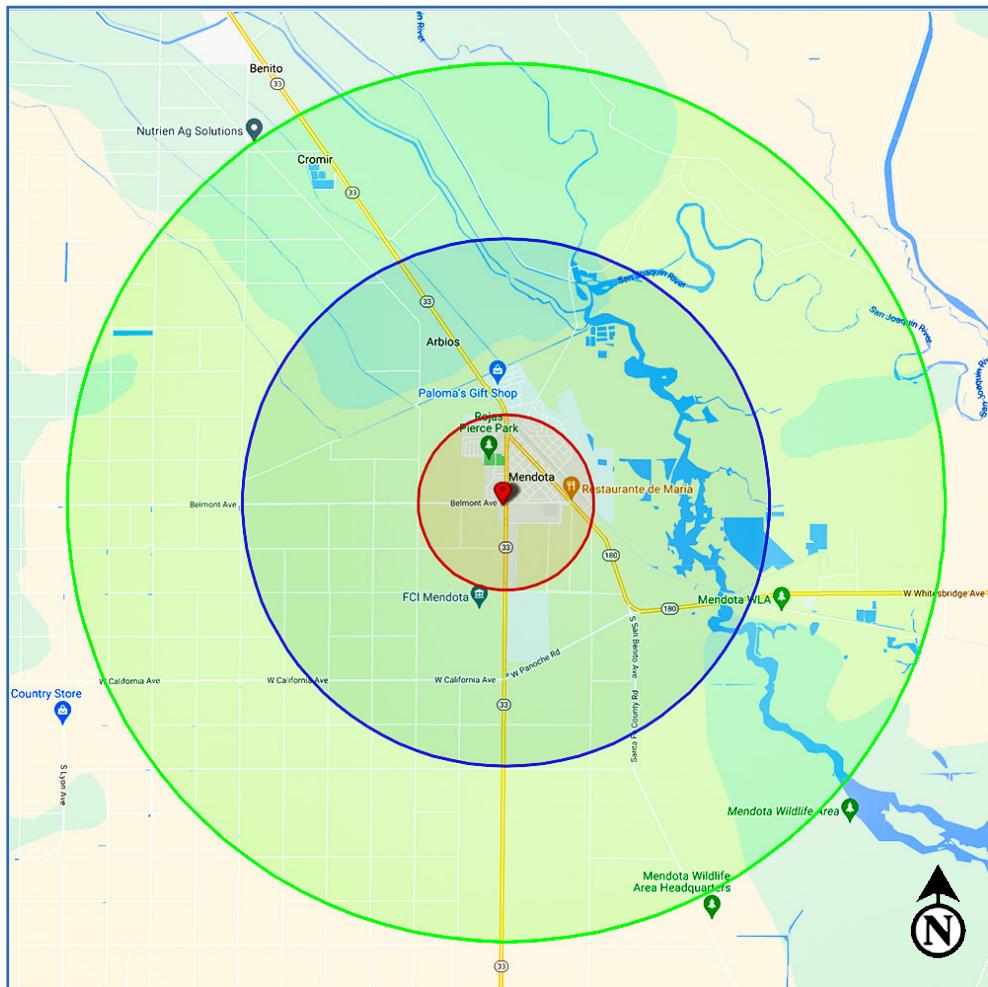
## 2024 Demographics:

	<u>1 Mile</u>	<u>3 Miles</u>	<u>5 Miles</u>
Total Population:	8,832	13,628	14,155
Total Households:	1,999	2,926	3,054
Avg. HH Income:	\$57,111	\$54,611	\$55,812

## 2024 Traffic Counts:

State Highway 33 (N/S):	8,794 ADT
Belmont Ave (E/W):	3,421 ADT
CA-33 at CA-180:	24,437 ADT
Total Exposure:	36,652 Avg Daily Traffic

Data Source: Claritas LLC, Kalibrate, CalTrans



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