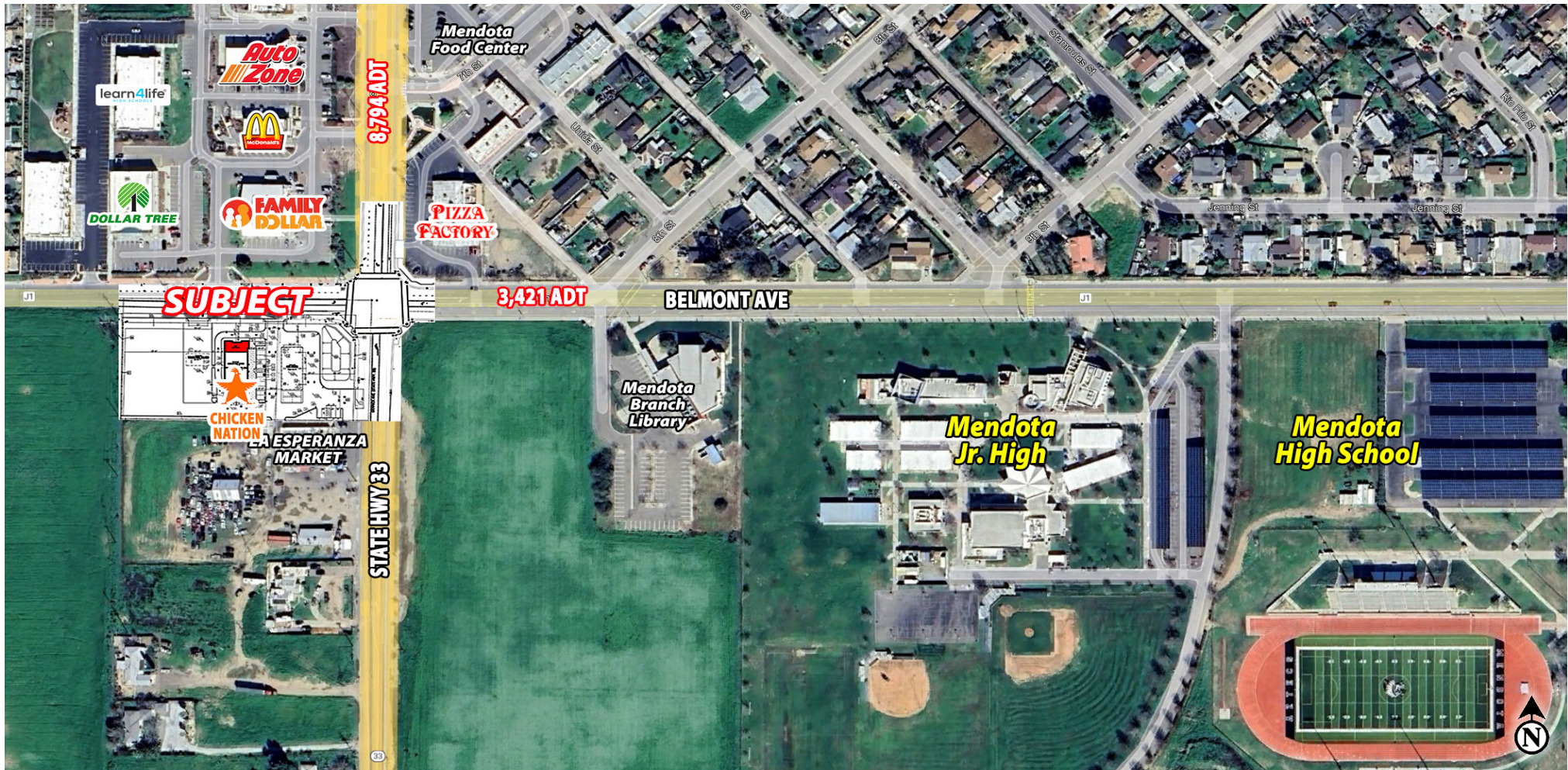


SWC BELMONT & DERRICK AVE (HWY 33)

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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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.

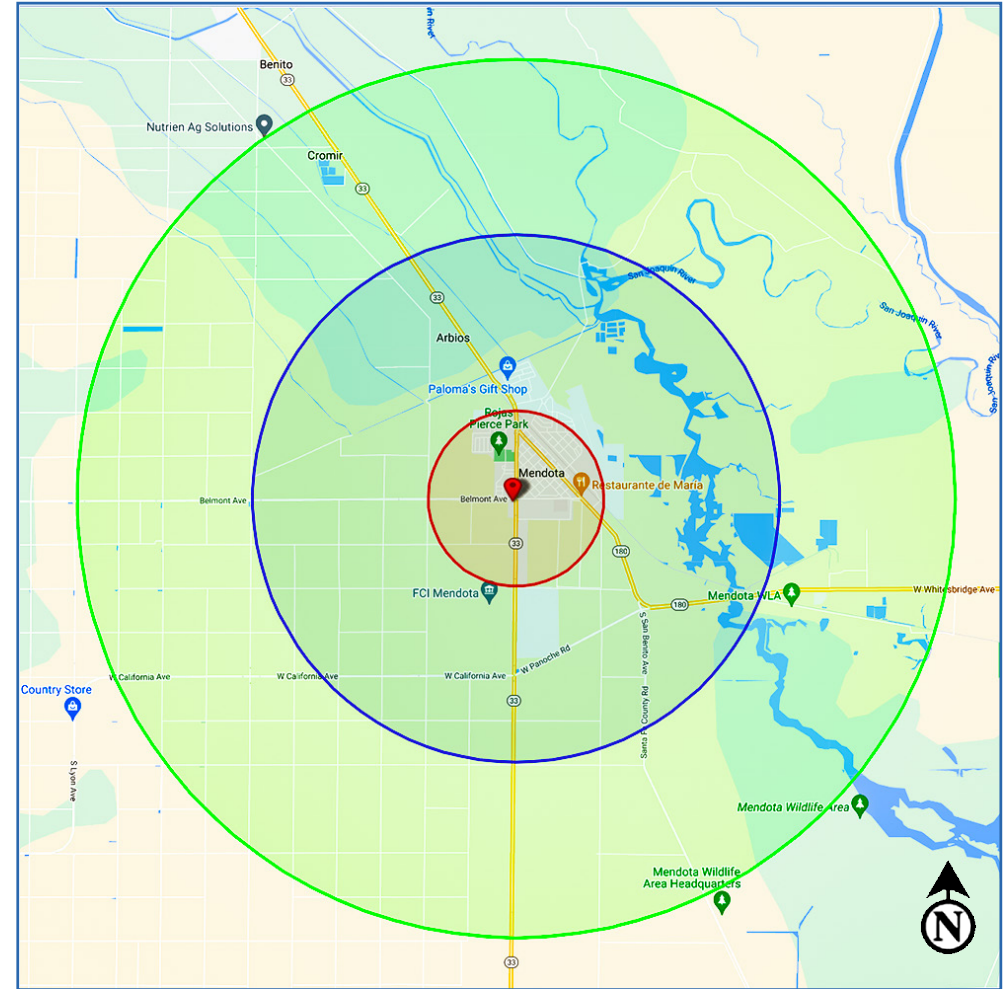
2024 Demographics:

	1 Mile	3 Miles	5 Miles
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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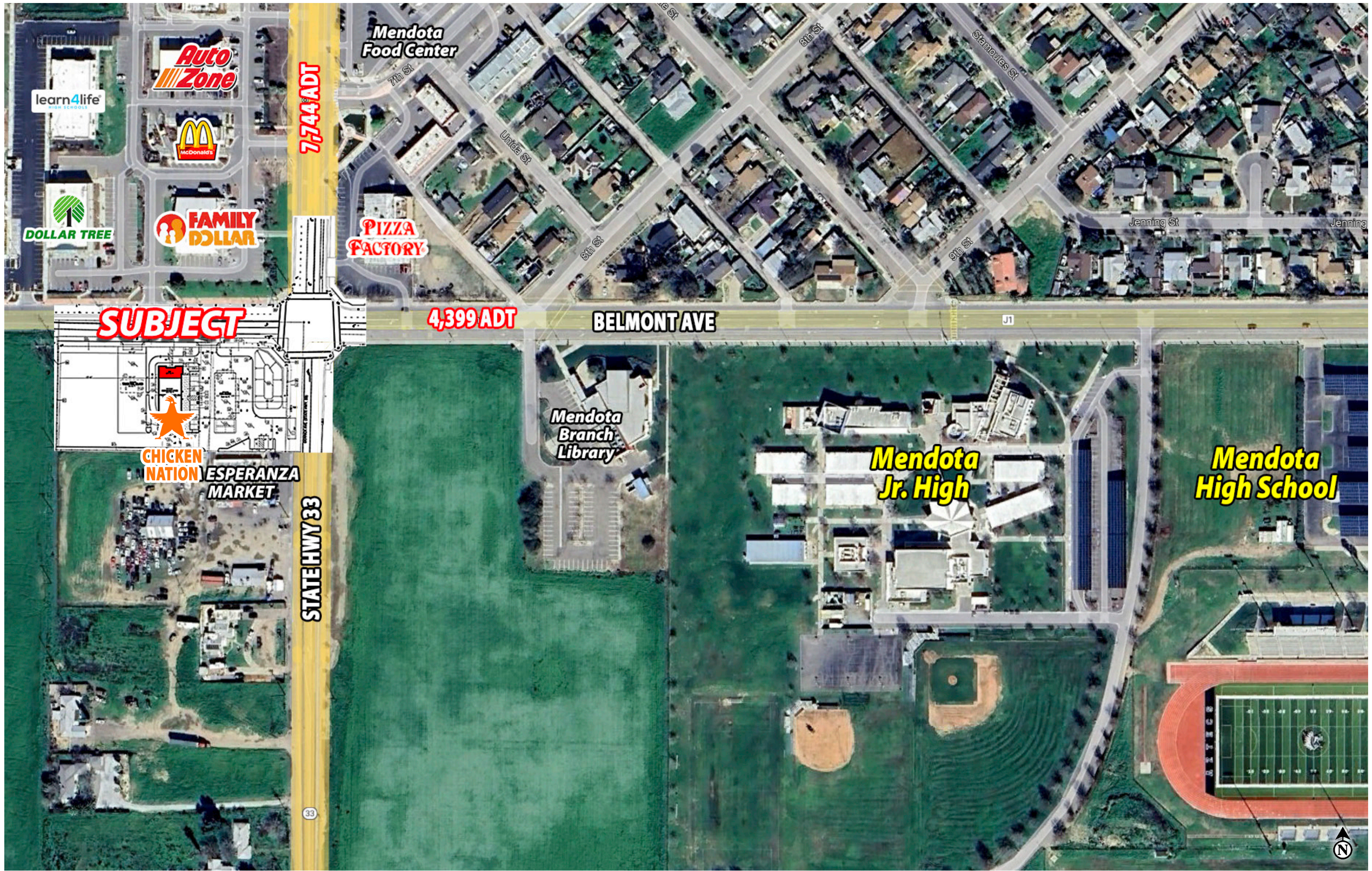
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Mendota Food Center

Auto Zone

learn4life
HIGH SCHOOLS

McDonald's

7,744 ADT

PIZZA FACTORY

DOLLAR TREE

FAMILY DOLLAR

SUBJECT

4,399 ADT

BELMONT AVE

J1

Mendota Branch Library

Mendota Jr. High

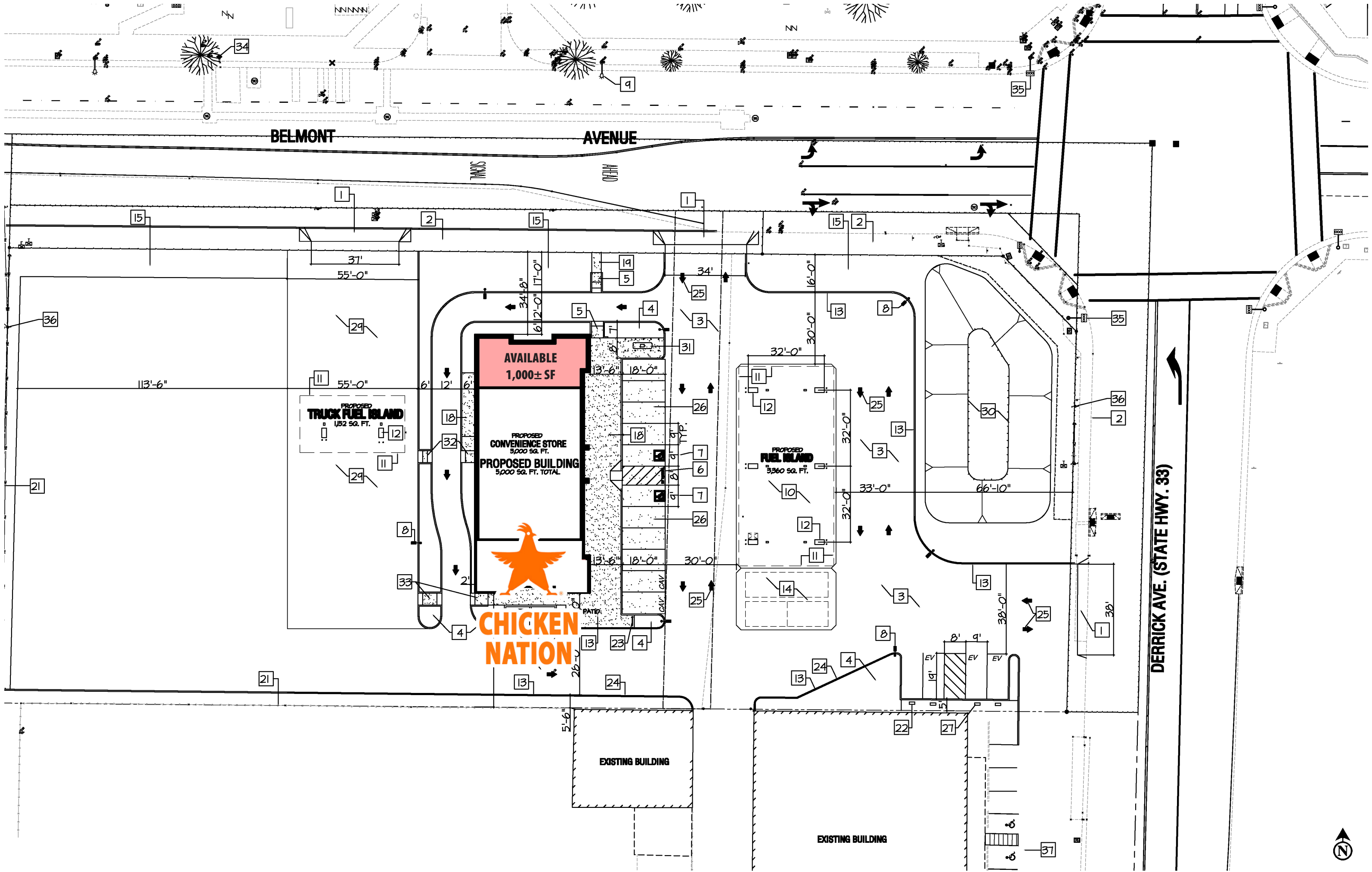
Mendota High School

CHICKEN NATION
ESPERANZA MARKET

STATE HWY 33

33





BELMONT

AVENUE

AVAILABLE
1,000± SF

PROPOSED
CONVENIENCE STORE
3,000 SQ. FT.
PROPOSED BUILDING
5,000 SQ. FT. TOTAL

CHICKEN
NATION

PROPOSED
TRUCK FUEL ISLAND
1,152 SQ. FT.

PROPOSED
FUEL ISLAND
3,360 SQ. FT.

EXISTING BUILDING

EXISTING BUILDING

DERRICK AVE. (STATE HWY. 33)

