

LEASE

READY TO BUILD QSR WITH DRIVE THRU

1125 & 1135 Old Highway 99 Arbuckle, CA 95912

LEASE RATE

Negotiable



COLDWELL BANKER
COMMERCIAL
REALTY



COLDWELL BANKER
COMMERCIAL

Kurt Parkinson

Commercial Sales / Investment Specialist

O: 916 798 4214

CalDRE #01517516

LEASE

QSR / RETAIL IN ARBUCKLE

1125 & 1135 Old Highway 99 Arbutle, CA 95912



PROPERTY DESCRIPTION

Fully Approved Fast-Food with Drive-Thru ready to build! Great Freeway location along N/B I5 with direct line of site to Freeway and space available on the new Pylon sign. 30+ available parking spaces, all off site improvements complete, all utilities installed to the site. Brand New Poppy Gas Station and Car Wash just opened in January of 2023.

Ground Lease preferred, will build to suit

36,000 Cars daily on I-5

Space available on Pylon Sign

OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	3,084 SF
Lot Size:	0.9 Acres
Building Size:	3,084 SF
APN:	018-280-053-000, 018-280-054-000

Kurt Parkinson

Commercial Sales / Investment Specialist

O: 916 798 4214

CalDRE #01517516

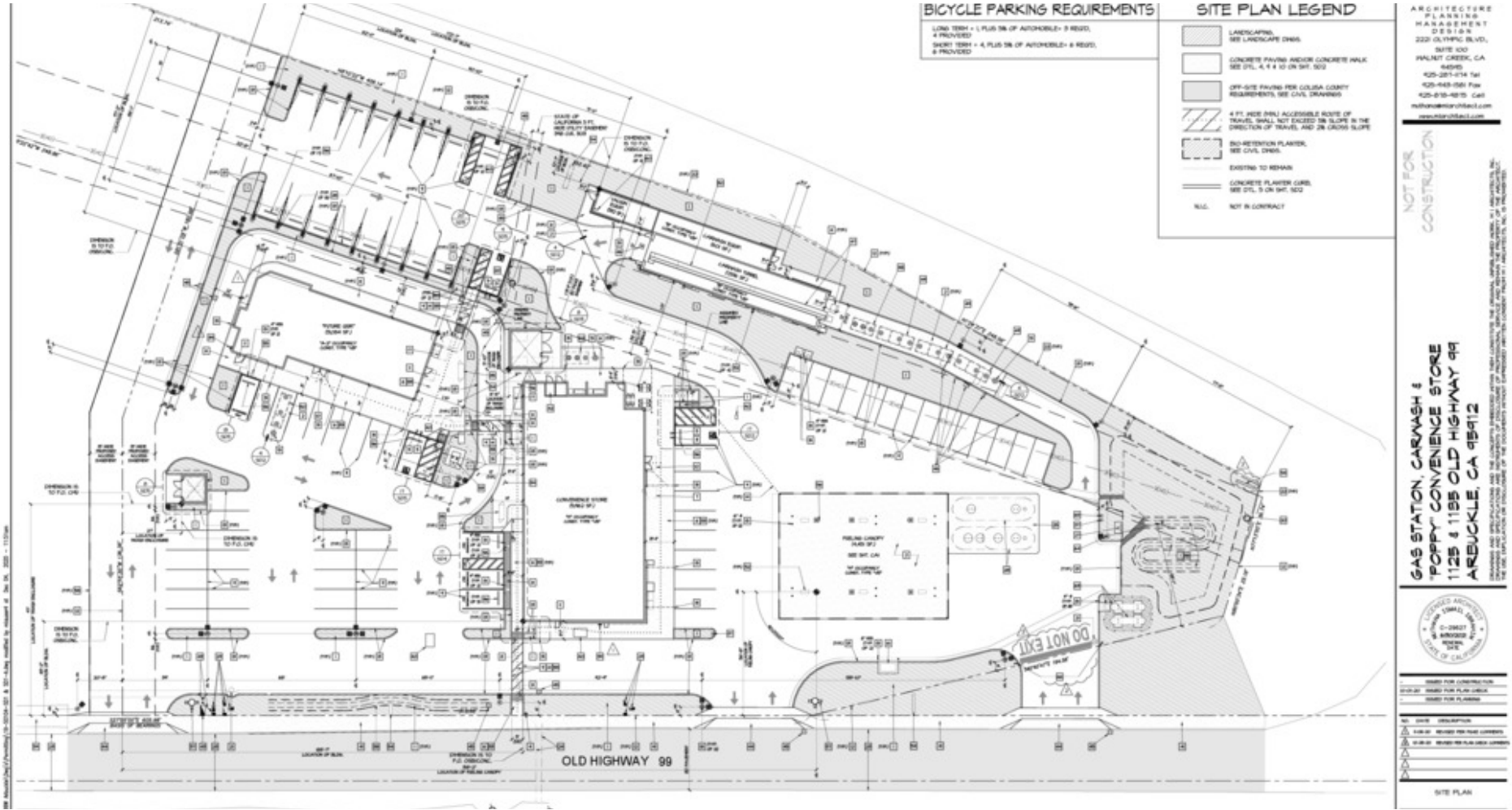


COLDWELL BANKER
COMMERCIAL
REALTY

LEASE

QSR / RETAIL IN ARBUCKLE

1125 & 1135 Old Highway 99 Arbutle, CA 95912



Kurt Parkinson
Commercial Sales / Investment Specialist
O: 916 798 4214
CalDRE #01517516



LEASE

QSR / RETAIL IN ARBUCKLE

1125 & 1135 Old Highway 99 Arbutckle, CA 95912



Kurt Parkinson
Commercial Sales / Investment Specialist
O: 916 798 4214
CalDRE #01517516



LEASE

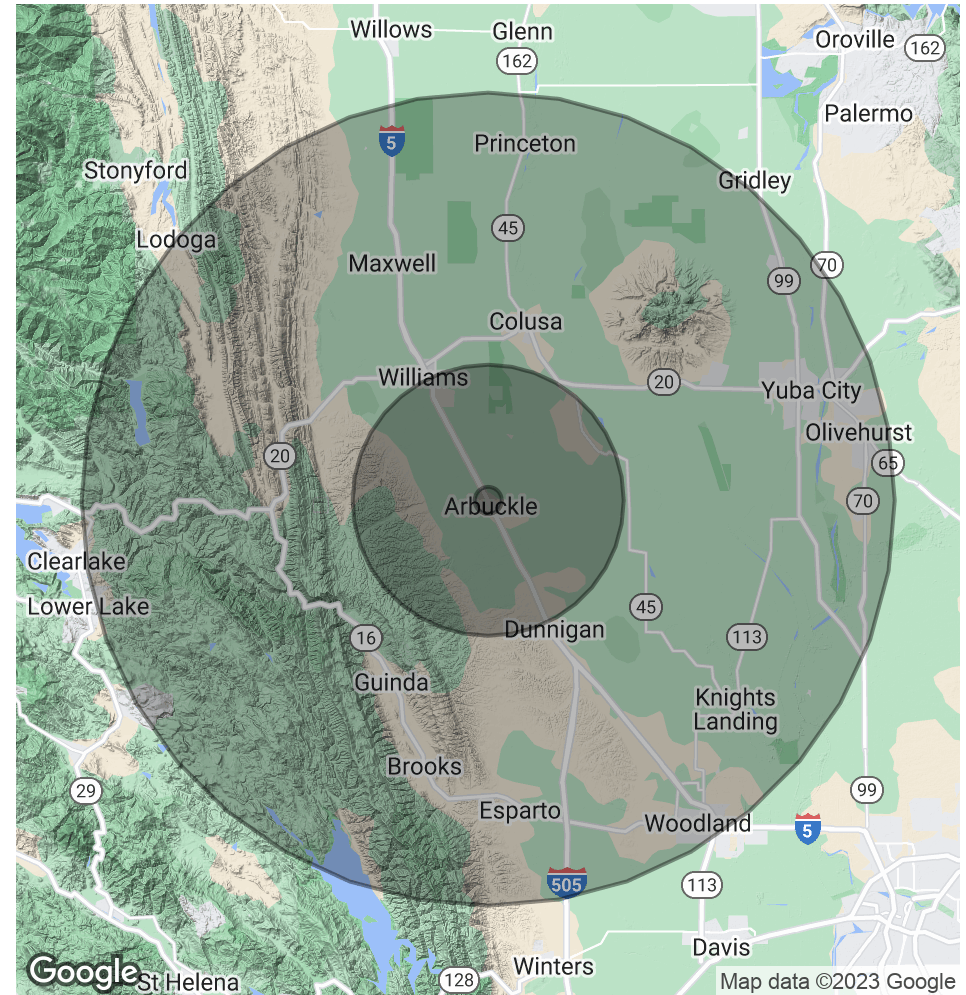
QSR / RETAIL IN ARBUCKLE

1125 & 1135 Old Highway 99 Arbutckle, CA 95912

POPULATION	1 MILE	10 MILES	30 MILES
Total Population	74	7,696	98,299
Average Age	29.2	31.1	35.5
Average Age (Male)	27.3	29.6	33.7
Average Age (Female)	30.5	33.4	37.4

HOUSEHOLDS & INCOME	1 MILE	10 MILES	30 MILES
Total Households	23	2,424	32,115
# of Persons per HH	3.2	3.2	3.1
Average HH Income	\$60,482	\$63,595	\$67,959
Average House Value	\$371,811	\$342,444	\$340,724

* Demographic data derived from 2020 ACS - US Census



Kurt Parkinson

Commercial Sales / Investment Specialist

O: 916 798 4214

CalDRE #01517516



COLDWELL BANKER
COMMERCIAL
REALTY

LEASE

1125 & 1135 OLD HIGHWAY 99
1125 & 1135 Old Highway 99 Arbutle, CA 95912



Kurt Parkinson

Commercial Sales / Investment Specialist

O: 916 798 4214

CalDRE #01517516



COLDWELL BANKER
COMMERCIAL
REALTY

LEASE

1125 & 1135 OLD HIGHWAY 99
1125 & 1135 Old Highway 99 Arbutle, CA 95912



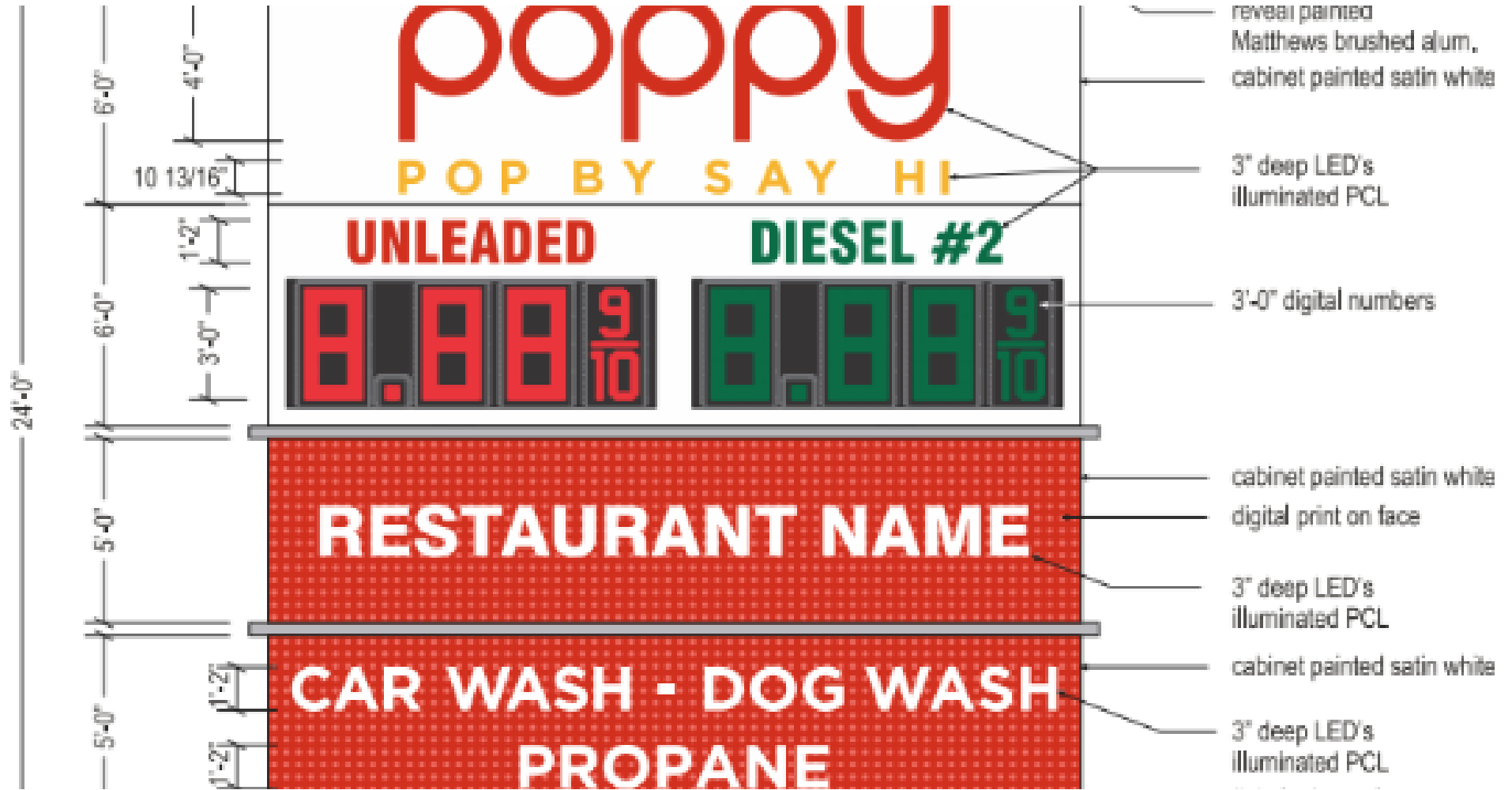
Kurt Parkinson
Commercial Sales / Investment Specialist
O: 916 798 4214
CalDRE #01517516



COLDWELL BANKER
COMMERCIAL
REALTY

LEASE

1125 & 1135 OLD HIGHWAY 99
1125 & 1135 Old Highway 99 Arbutle, CA 95912



Kurt Parkinson
Commercial Sales / Investment Specialist
O: 916 798 4214
CalDRE #01517516

