

GROUND LEASE OR BUILD-TO-SUIT NEXT TO CIRCLE-K GAS & TRUCK STOP
HWY 99 COMMERCIAL FAST FOOD DRIVE-THRU OPPORTUNITY
SEC BETTY DR & ROBINSON RD • VISALIA, CA 93291



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Property Description:

The surrounding area of Betty Dr & Robinson Rd is rapidly growing with new commercial, industrial, and residential developments. Prominent nearby tenants include Starbucks, Taco Bell, Dollar General, and a brand-new Arco gas and truck stop. The site is a short drive from Hwy 99 ramps. The vicinity is bustling with industrial activity and daytime workers, ideal for businesses catering to this demographic. Developer T.C. James Homes is building over 100 new homes to the east on Ave 310 in it's new Tierra Linda development.

The subject property offers excellent opportunities for ground lease or build-to-suit projects, specifically for a fast-food drive-thru tenant. In addition, a Circle K gas station and truck stop will be part of the same development, further adding to this location's appeal.

Available Space: TBD

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

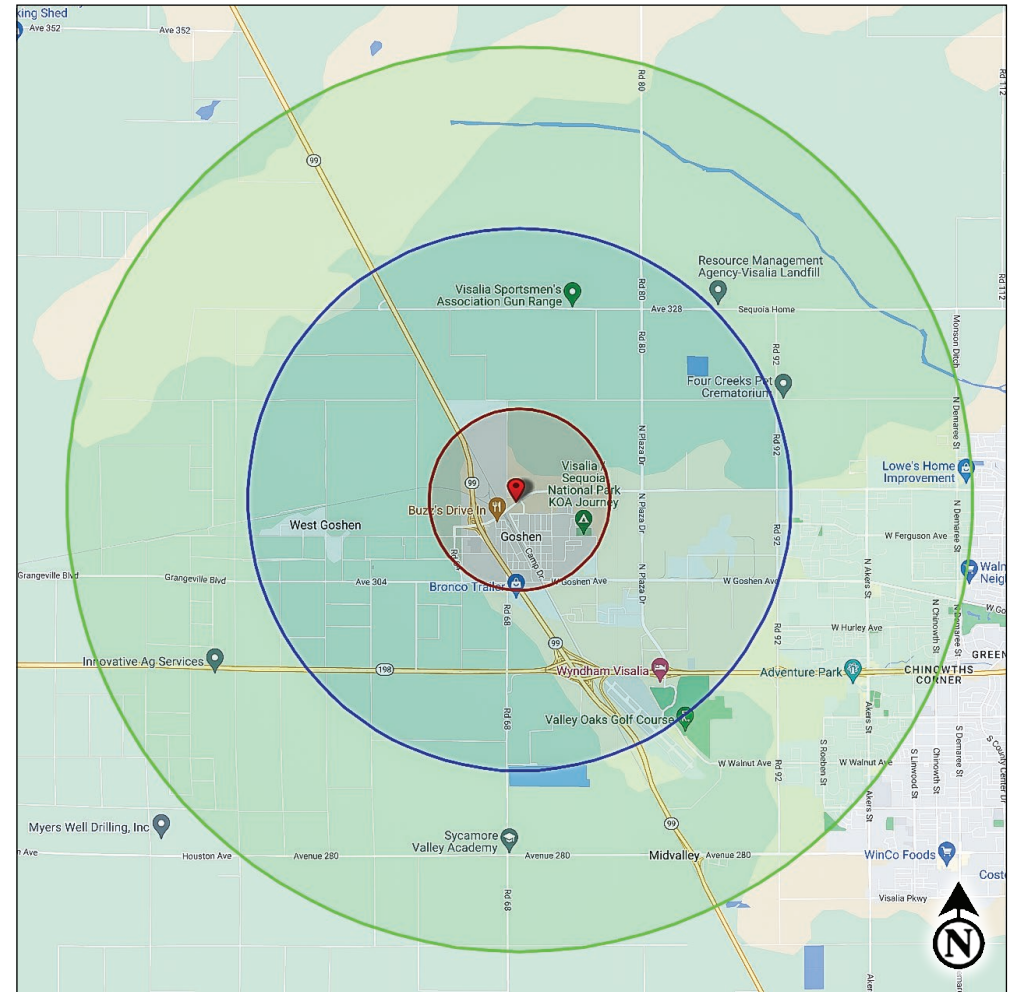
2024 Demographics:	1 Mile	2 Miles	3 Miles
Total Population:	5,201	6,556	33,398
Total Households:	1,309	1,714	10,798
Avg HH Income:	\$91,217	\$99,331	\$123,626
Total Daytime Pop:	40,787	106,617	187,850

Data Source: Claritas, LLC

2024 Traffic Counts:

State Hwy 99 (N/S):	62,562 ADT
Betty Drive @ Robinson Rd:	16,125 ADT
Total Exposure:	78,687 Avg Daily Traffic

Data Source: Kalibrate TrafficMetrix



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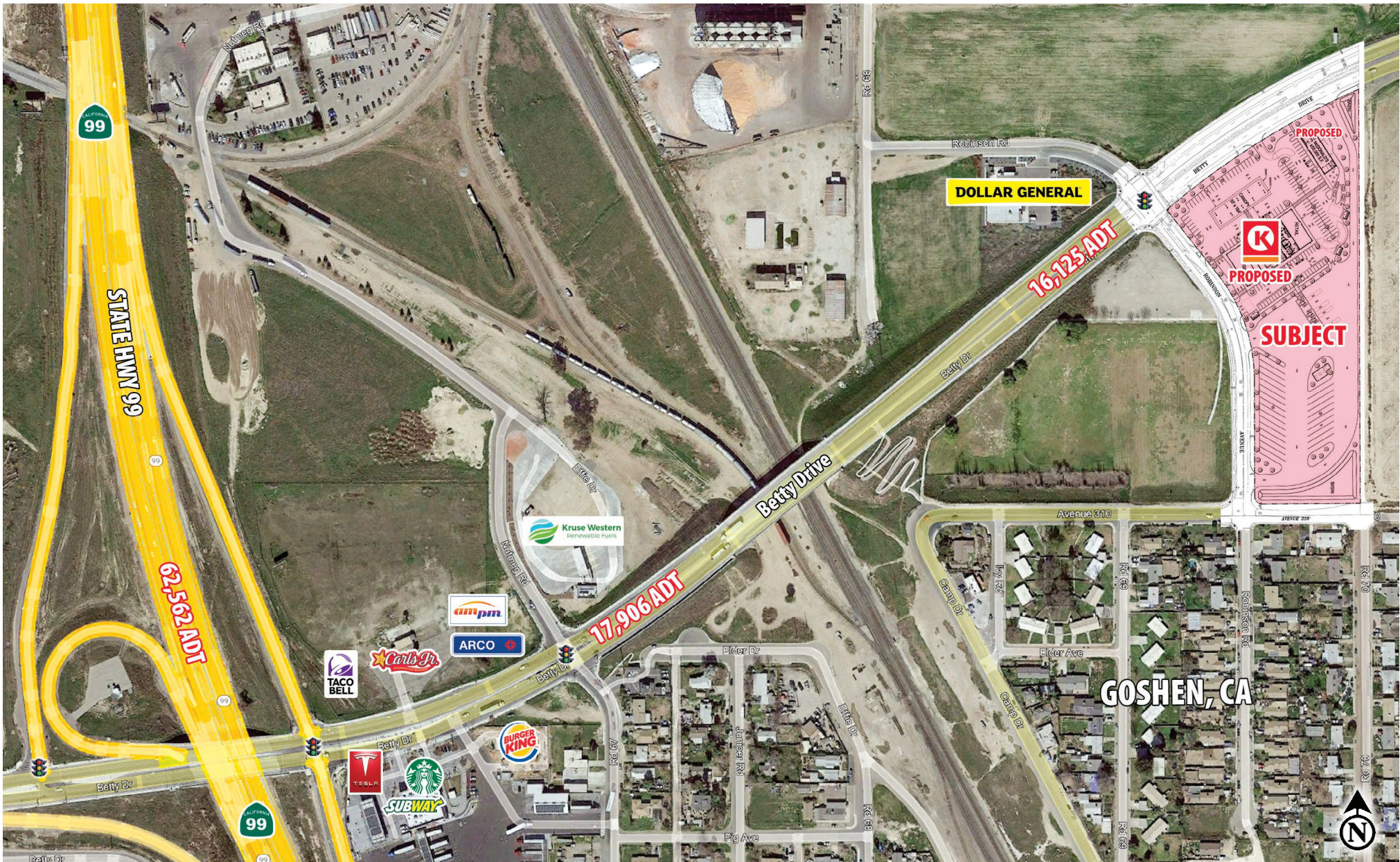
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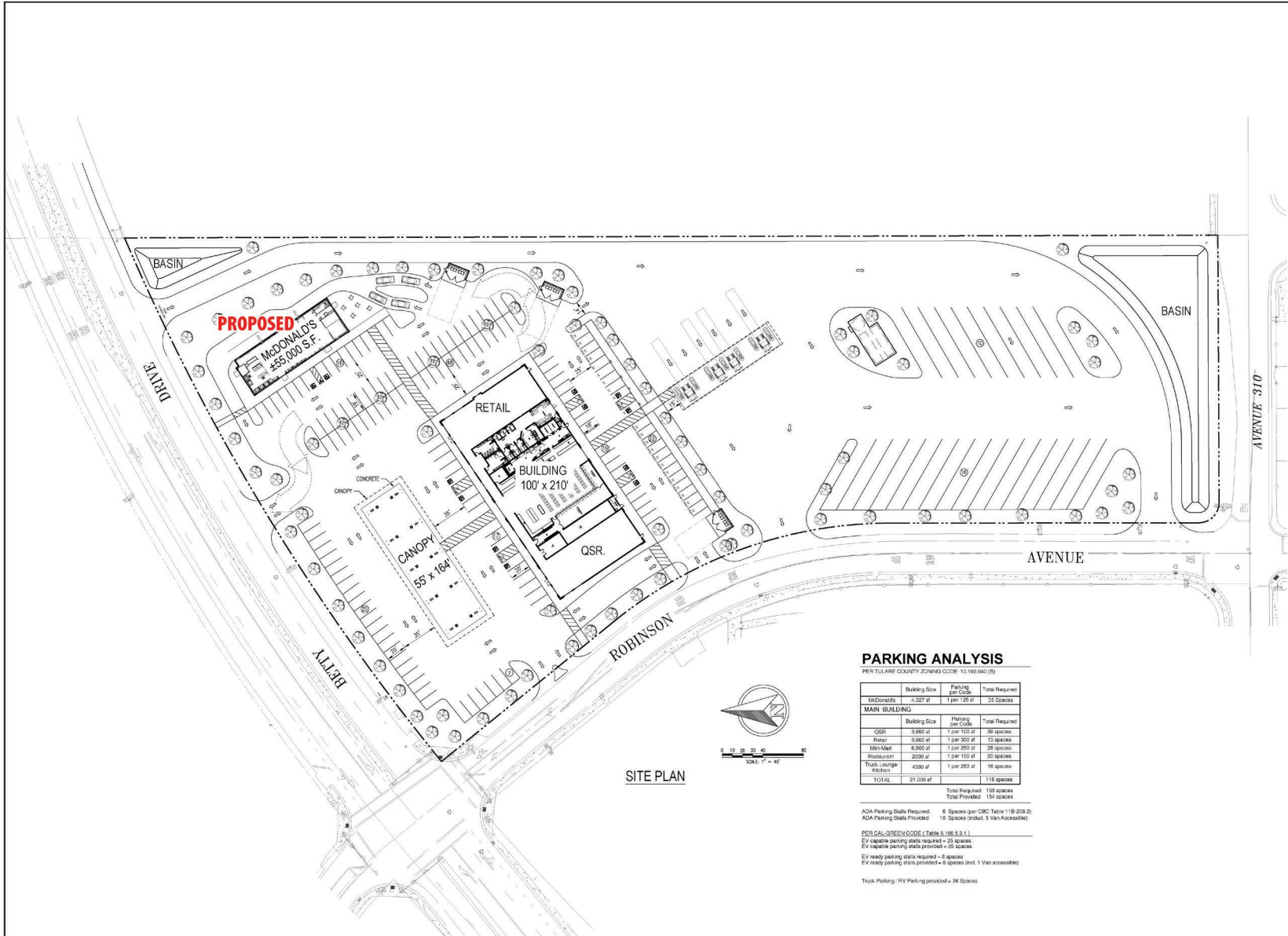
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PROPOSED SITE PLAN



PARKING ANALYSIS

PER TULARE COUNTY ZONING CODE 15.16.040 (B)

Building	Building Size	Parking per Code	Total Required
McDonald's	4,927 sf	1 per 125 sf	39 spaces
MAIN BUILDING			
Building	Building Size	Parking per Code	Total Required
QSR	3,860 sf	1 per 100 sf	39 spaces
Pharmacy	3,860 sf	1 per 300 sf	13 spaces
Market	6,900 sf	1 per 250 sf	28 spaces
Restaurant	2,000 sf	1 per 100 sf	20 spaces
Truck Lounge	4300 sf	1 per 250 sf	18 spaces
Washroom			
TOTAL	21,000 sf		118 spaces

Total Required: 159 spaces

Total Provided: 150 spaces

ADA Parking Stalls Required: 6 Spaces per CBC Table 11B-2.5(2)

ADA Parking Stalls Provided: 10 Spaces (incl. 5 Van Accessible)

PER CAL-GREENCODE I Table 5.106.5.5.1.1

EV capable parking stalls required = 25 spaces

EV capable parking stalls provided = 25 spaces

EV ready parking stalls required = 6 spaces

EV ready parking stalls provided = 6 spaces (incl. 1 Van accessible)

Truck Parking / RV Parking provided = 28 Spaces

These drawings are representations of services and results prepared by Golden Valley Engineering & Surveying, Inc. It is intended for the information of those persons to whom they are issued and it is not to be used for any other purpose without the express written permission of Golden Valley Engineering & Surveying, Inc.

Prepared by: **Golden Valley Engineering & Surveying, Inc.**

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No. Date Description

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