



The image is an aerial photograph of a highway interchange. A blue semi-transparent overlay is placed on the right side of the interchange, highlighting a specific area. This area is a triangular-shaped plot of land, bounded by a road and a curved driveway. A white star is placed in the center of this blue-shaded area. White lines and text labels are overlaid on the image to identify key features: 'US Route 101 (~37,000 VPD)' is written along the main highway; 'US 101 SB Offramp' and 'US 101 NB Offramp' point to the respective off-ramps; 'El Camino Real' is written along the road that runs through the highlighted area; and the dimensions '~743'' and '~526'' are shown along the curved boundary of the highlighted plot. A white star is centered within this plot. The surrounding landscape includes agricultural fields, some trees, and a small building near the interchange.

PRIME DRIVE-THRU OPPORTUNITY: SINGLE TENANT OR TWO DIVISIBLE SITES

US Route 101 & El Camino Real, Greenfield, CA

Offering Two Premium Drive-Thru Pads or One Flagship Location
On California's Central Coast with Exceptional Traffic & Visibility
±1.73AC (± 52,969SF)

ALTOS
DEVELOPMENT

PROPERTY HIGHLIGHTS

US Route 101 & El Camino Real, Greenfield, CA



PROPERTY OVERVIEW

± 1.739AC (± 75,750SF) strategically located, divisible parcel at the offramp of US Route 101 and El Camino Real in Greenfield, CA 93927 offers two high-visibility, drive-thru sites with traffic counts exceeding ~37,000 VPD. The site offers direct exposure to regional commuter traffic, strong local demand from a growing residential base, and a steady daytime population from the area's agricultural, food processing, and logistics industries. Greenfield is part of the rapidly expanding Salinas Valley region, benefiting from both tourism to Monterey County and consistent year-round local spending.

SITE FEATURES

- **Highway Commercial Zoning:** Property boasts Highway Commercial zoning, allowing for optimal drive-thru stacking options.
- **Flexible Layout:** Site configuration allows for **two (2) separate pads**, each with its own drive-thru, parking, and signage, or **one larger flagship location** for a high-volume operator.
- **Excellent Visibility & Access:** With over 700' of frontage on El Camino Real and Highway 101, site offers traffic counts exceeding ~37,000 VPD. Both NB and SB Highway 101 offramps/onramps within feet of property with offramps depositing vehicles directly at site(s). Strong highway visibility for brand signage.
- **Established Infrastructure:** City utilities already stubbed in with curb and gutter improvements in place, accelerating project timelines.
- **Strategic Location:** Situated across the street from an existing Shell Gas Station and adjacent to a Loop Neighborhood fuel station for both cars and trucks directly to the south, the property benefits from existing traffic generators and additional entry points.
- **Proven QSR Trade Area:** Nearby national brands include McDonald's, Starbucks, Burger King, Carl's Jr, and Taco Bell. Loop Neighborhood fuel station/convenience store to open location across the street, breaking ground August 2025.

AVAILABILITY

Flexible ground leases or build-to-suit opportunities for brands looking to establish a long-term presence in a growing commercial corridor with excellent highway access and established infrastructure.

All sites delivered within 6-12 months in shovel-ready condition, with Altos Development to secure entitlements and horizontal improvements.

POTENTIAL SITE PLAN

US Route 101 & El Camino Real, Greenfield, CA

ALTOS
DEVELOPMENT

PROJECT INFORMATION

APN 109-141-003-0000

ZONING CLASSIFICATION

JURISDICTION CITY OF GREENFIELD, CA
EXISTING ZONE CH (HIGHWAY COMMERCIAL),
GMO OVERLAY (GATEWAY & MIXED USE)PROPOSED ZONE CH (HIGHWAY COMMERCIAL),
GMO OVERLAY (GATEWAY & MIXED USE)

SITE AREA

PARCEL A SITE AREA: ±1.159 AC (± 50,478 SF)
PARCEL B SITE AREA: ±0.707 AC (± 30,798 SF)
TOTAL NET SITE AREA: ±1.866 AC (± 81,276 SF)
R-O-W DEDICATION AREA: ±0.130 AC (± 5,677 SF)
TOTAL GROSS PARCEL AREA: ±1.996 AC (± 86,953 SF)

BUILDING INFORMATION

PROPOSED PAD 1 ±3,600 SF
PROPOSED PAD 2 ±2,500 SFSITE COVERAGE (PAD 1) ±7.1 % (±3,106 SF/AC)
SITE COVERAGE (PAD 2) ±8.1 % (±3,536 SF/AC)

PARKING SUMMARY

PROPOSED			
USER	RATIO REQUIRED	SPACES REQUIRED	SPACES PROVIDED
PAD 1	1 SP/200 S.F.*	5	
PAD 2	1 SP/200 S.F.*	4	
STANDARD ACCESSIBLE			34
COMPACT (25% MAX OF REQ'D SP)			3
EV CAPABLE (3 W/ EVSE)			13
TOTAL		9	51

PAD 1 TOTAL STACKING PROVIDED: ±26 VEHICLES
PAD 2 TOTAL STACKING PROVIDED: ±11 VEHICLES* PARKING FOR RESTAURANTS FAST FOOD: 1 SP/200 S.F. OF DINING AREA
PAD 1 PARKING IS BASED ON ±1,000 S.F. OF DINING AREA.
PAD 2 PARKING IS BASED ON ±800 S.F. OF DINING AREA.TOTAL BICYCLE PARKING PROVIDED: 2 BIKE SP
(20% OF REQ'D VEHICLE SP)

BUILDING SETBACKS:	LANDSCAPING SETBACKS:
FRONT: 20 FT	FRONT: 20 FT
STREET: 20 FT	STREET: 8 FT MIN ABUTTING
SIDE (INCLUDES ADJ. TO RESIDENT): 0 FT	INTERIOR: 0 FT ABUTTING INT. F.
REAR (INCLUDES ADJ. TO RESIDENT): 0 FT	10 FT MIN. ABUTTING RESIDENT
REAR (INCLUDES ADJ. TO RESIDENT): 0 FT	ISLANDS 8'X16' EVERY 8 PARK' (AT A MIN., EVERY 10 PARK' MIN. 3" TALL LS BARRIER ALONG OUTER EDGE OF DRIVE-THROUGH AISLES)
FRONTAGE IS > 300 L.F.	
HEIGHT(MAX.): 45 FT/ 3-STORIES	

PROJECT NOTES

1. THIS CONCEPTUAL SITE PLAN IS FOR PLANNING SUBMITTAL PURPOSES ONLY.
2. THIS SITE PLAN IS BASED ON A PDF OF THE MONTEREY COUNTY GIS MAPPING & DATA.

DRAWING ISSUE/REVISION RECORD

DATE	NARRATIVE	INITIALS
08.19.2025	PREP TEST FIT SP-1	CD/AA
08.21.2025	REV SP-1	JN

GREENBERG FARROW CONTACTS

SITE DEV. COORDINATOR FRANK COO



SCALE: 1"=20'-0"

0 10 20 40 60 80

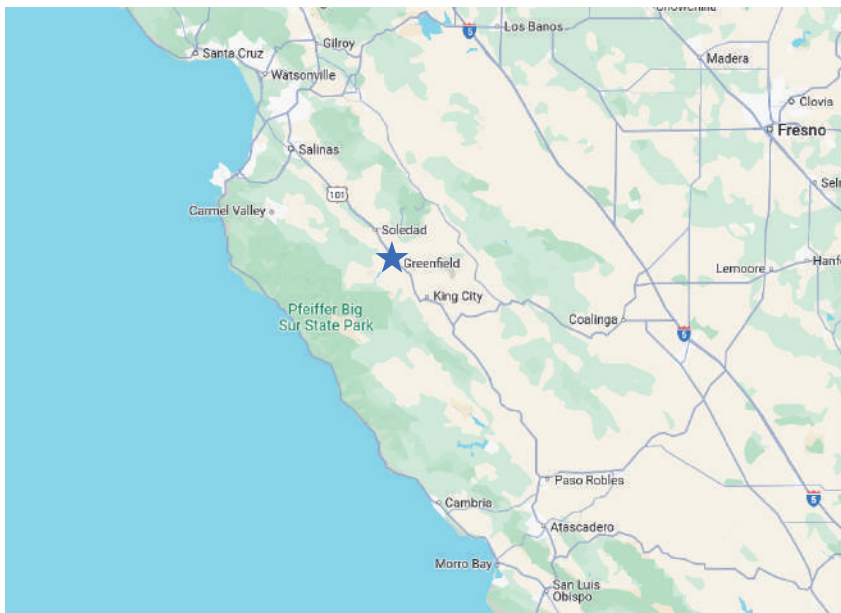
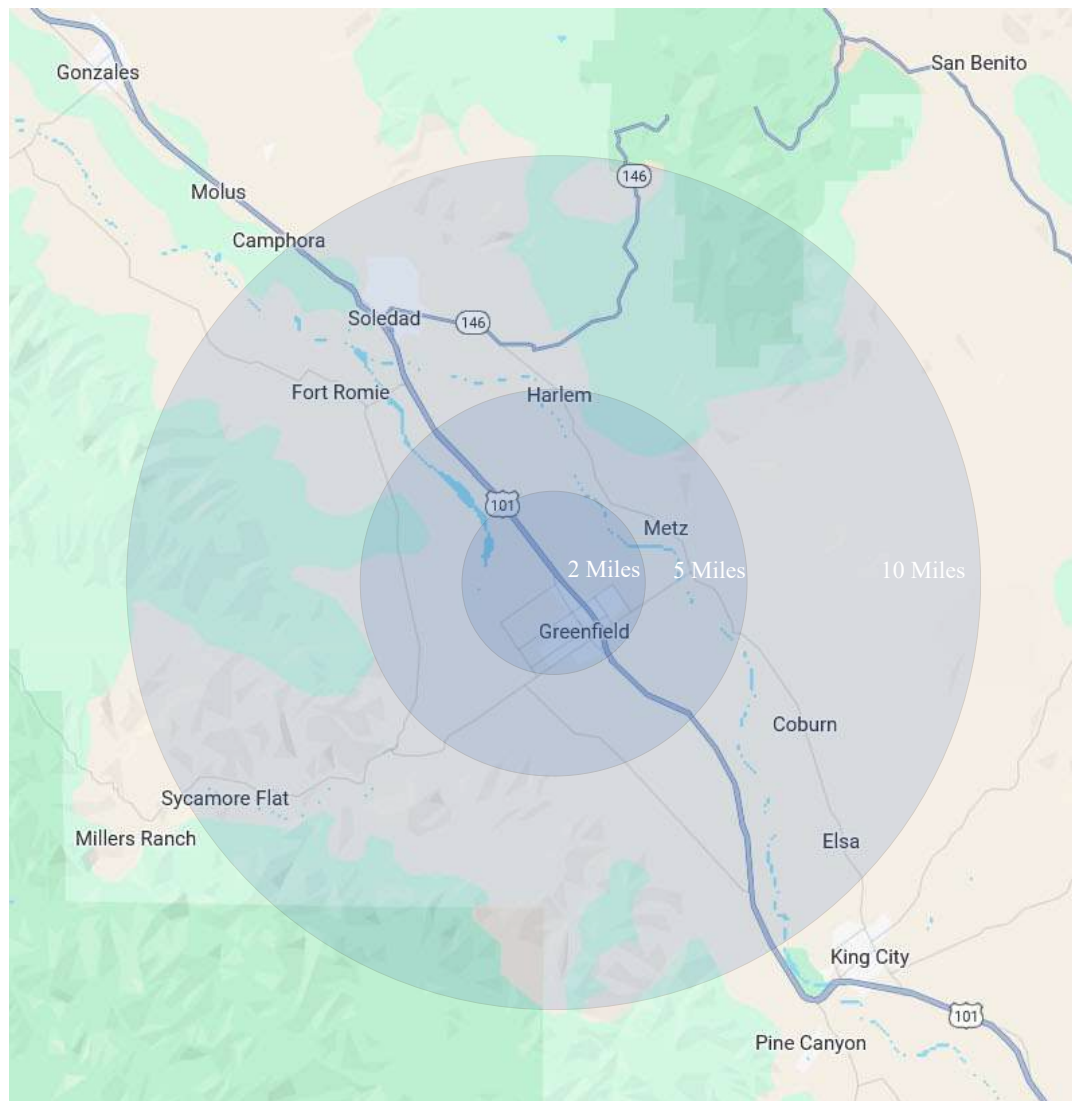
NEARBY POINTS OF INTEREST WITHIN 1.5 MILES



DEMOGRAPHIC PROFILE

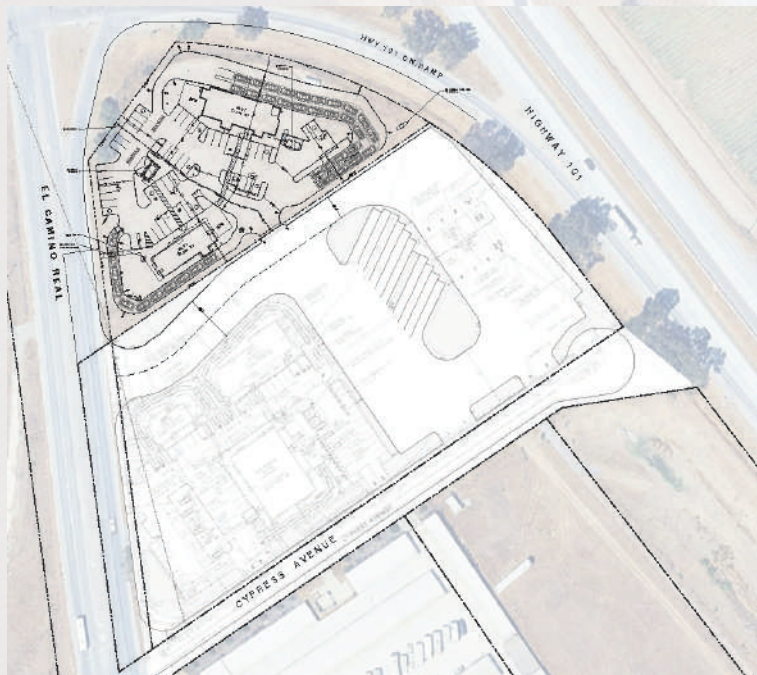
US Route 101 & El Camino Real, Greenfield, CA

SUMMARY	2 MILES	5 MILES	10 MILES
Population	18,992	19,658	38,700
Households	4,084	4,188	8,737
Average Household Size	4.4	4.4	4.3
Owner Occupied Households	2,025	2,060	4,633
Renter Occupied Households	1,996	2,057	3,946
Median Age	28.3	28.4	29.5
Average Household Income	\$85,085	\$84,992	\$86,899



CONTACT INFORMATION

US Route 101 & El Camino Real, Greenfield, CA



ALTOS DEVELOPMENT

YONG YEH
GENERAL PARTNER
LOS ALTOS, CA
P: 650.200.3264
E: YONG@ALTOSRE.COM