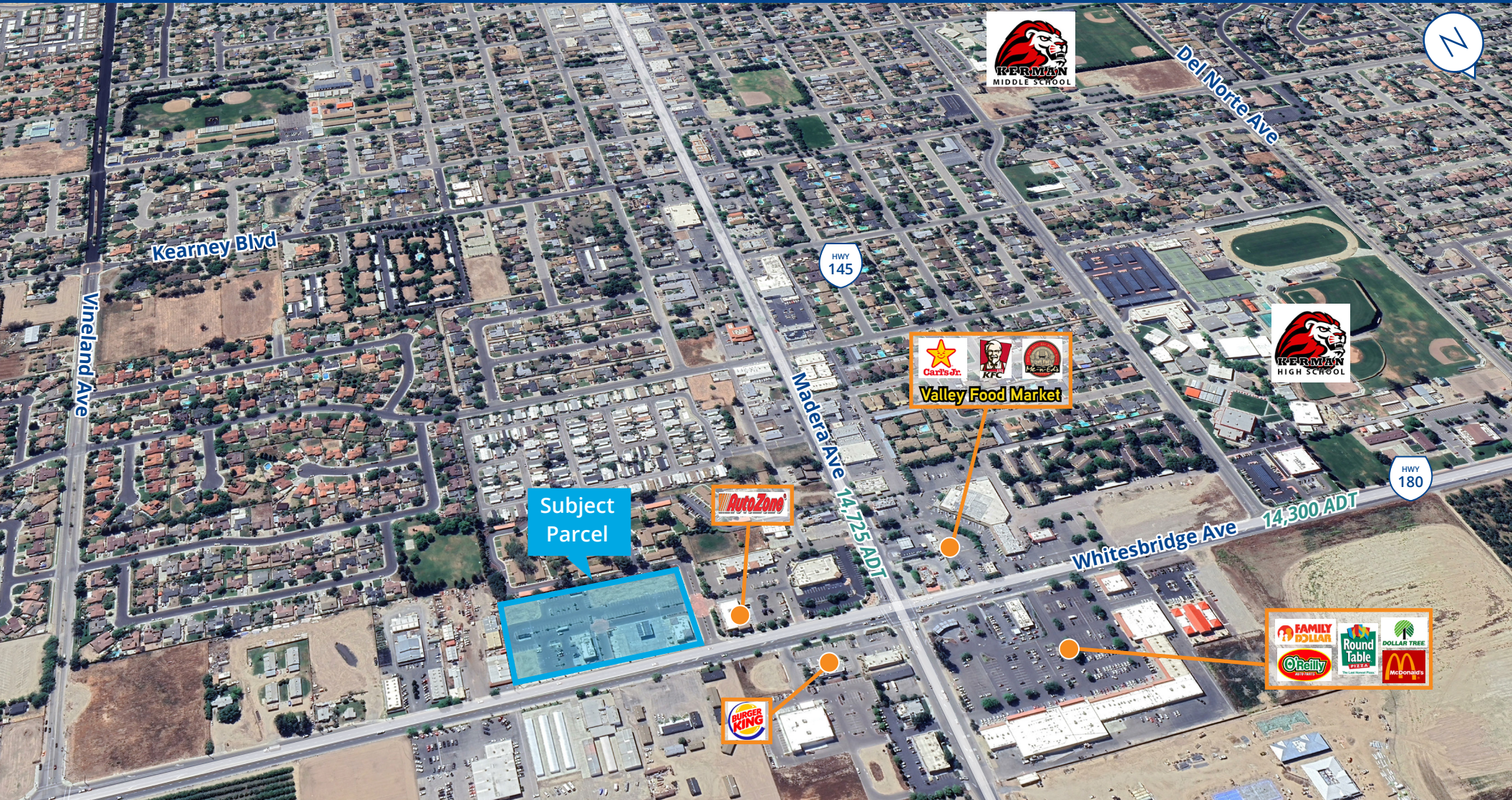


Shovel Ready Pads Available Ground Lease or Purchase

Whitesbridge Ave. & Kline St. | Kerman, CA



Ted Fellner
559 256 2345
ted.fellner@colliers.com
License No. 00977465

Gil Lara
559 256 2434
gilbert.lara@colliers.com
License No. 01356043

7485 N. Palm Ave #110
Fresno, California 93711
P: 559 221 1271

Shovel Ready Pads Available Ground Lease or Purchase

Whitesbridge Ave. & Kline St. | Kerman, CA



Property Summary

The City of Kerman lies at the intersection of State Route 180 and State Route 145 in Fresno County and provides easy access to adjacent trade areas of Mendota, Firebaugh, Madera and West Fresno County. Kerman is located 15 miles west of the City of Fresno.

- > Property: ±4.3 acres
- > Multiple Pads Available: See Site Plan
- > Parcel Size:
 - D - 1.29 Acres (±56,192 SF)
 - G - 0.98 Acres (±42,689 SF)
 - F - 0.53 Acres (±22,956 SF)
- > Delivery Condition: Fully improved parcels
- > Lease Rate & Purchase Information: Please contact Agent for further information.

Area Demographics

	1 Mile	3 Mile	5 Mile	10 Mile
Population	9,715	16,982	19,464	40,374
Households	2,568	4,653	5,363	11,136
Ave. HH Income	\$61,209	\$68,864	\$70,783	\$80,359
Daytime Employment	7,987	14,142	16,251	33,464

Source: American Community Survey (ACS), Esri, Esri and Bureau of Labor Statistics, U.S. Census

Demographic Trends

5 Mile Radius



5-Yr Population Growth
20,127



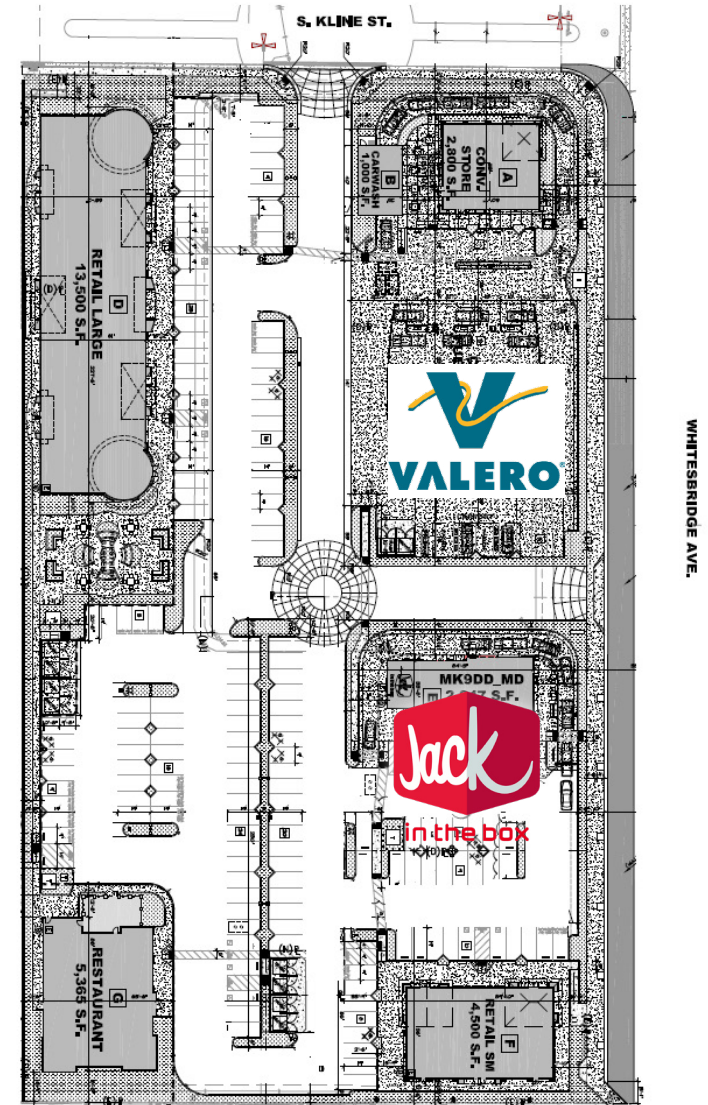
5-Yr Household Growth
5,534



5-Yr Household Income Growth
\$81,143



5-Yr Housing Median Value
\$595,029



This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and / or its licensor(s). © 2022. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers Tingey International, Inc.