

FOR SALE

442± SQUARE FOOT GAS STATION ON 24,450± SQUARE FEET OF LAND

15000 W. WHITESBRIDGE AVENUE
KERNAN, CA



Lewis Smith
Senior Vice President
t. 559-447-6235
lewis@retailcalifornia.com
CA RE Lic. #01214178

Independently Owned and Operated | Corporate License #00020875 | retailcalifornia.com

FRESNO OFFICE: 7480 N. Palm Ave. #101, Fresno, CA 93711, t. 559-432-6200

The distributor of this communication is performing acts for which a real estate license is required. The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

15000 W. WHITESBRIDGE AVENUE

KERMAN, CA

PROPERTY

INFORMATION

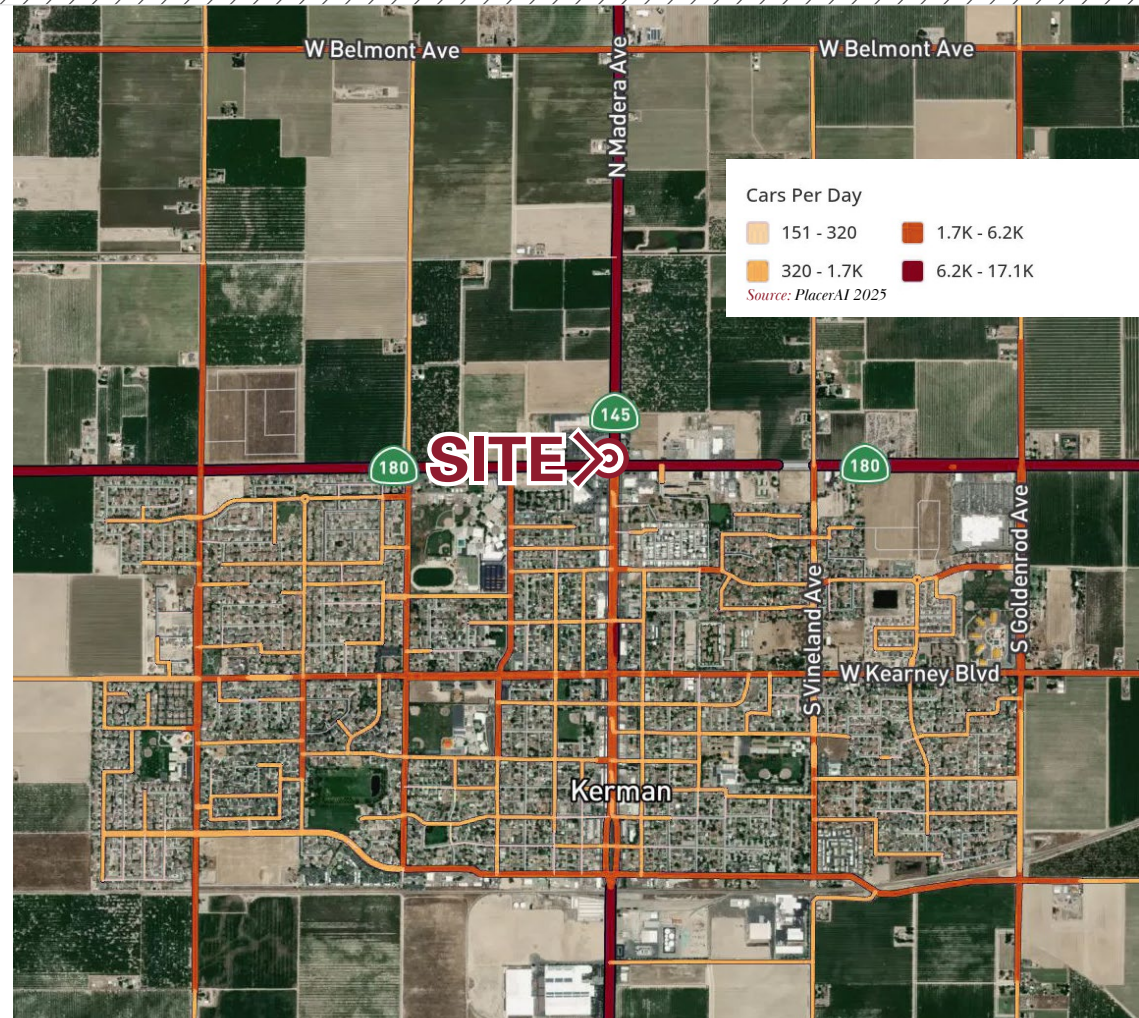
NNN INVESTMENT OPPORTUNITY

Address: 15000 W. Whitesbridge Ave, Kerman, CA 93630
Tenant: 7-Eleven, Inc. | Operated by 76.
Annual Rent: \$116,435 per year
Parcel Size: 24,450± SF
Bldg Size: 442± SF
Tenancy: Single
Year Built: 1981
Zoning: C2 (*General Commercial*)
APN: 020-120-22S (*Fresno County*)
Price: \$2,100,000
Current Cap Rate: 5.55%
Lease Expiration: 12/31/28 (*No options to renew.*)

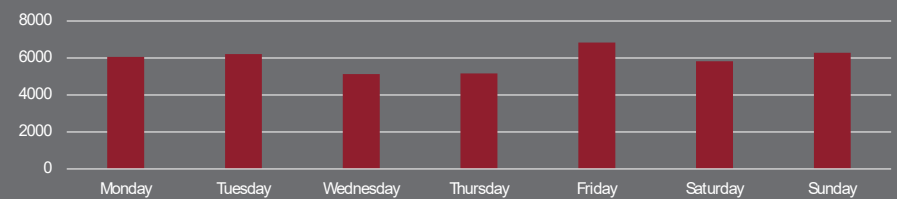
- 11 Gas Pumps
- Double wall tanks
- Tenant does not pay increased taxes due to a sale.

POPULATION	DEMOGRAPHICS	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
	2030 Projection	10,539	19,117	21,412
	2025 Estimate	10,044	18,412	20,770
	Growth 2025-2030	4.93%	3.83%	3.09%
	Growth 2020-2025	101.44%	6.18%	1.91%
	Growth 2010-2020	-33.34%	12.42%	12.21%
HOUSEHOLD	2030 Projection	3,055	5,330	6,032
	2025 Estimate	2,896	5,120	5,834
	Growth 2025-2030	5.49%	4.10%	3.40%
	Growth 2020-2025	108.99%	6.00%	2.17%
	Growth 2010-2020	-51.89%	12.08%	12.07%
	<i>2024 Est. Average HH Income</i>	\$70,039	\$78,301	\$79,886

Source: Claritas 2025



Daily Average Visitor Count



Source: PlacerAI 2025

15000 W. WHITESBRIDGE AVENUE

KERMAN, CA

PARCEL

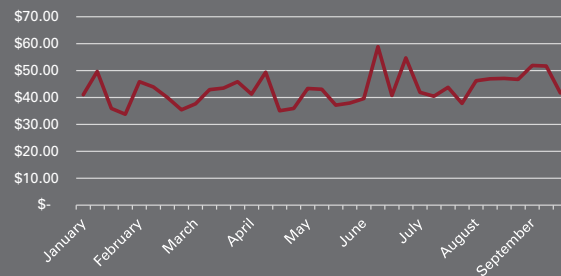
MAP

INVESTMENT SUMMARY

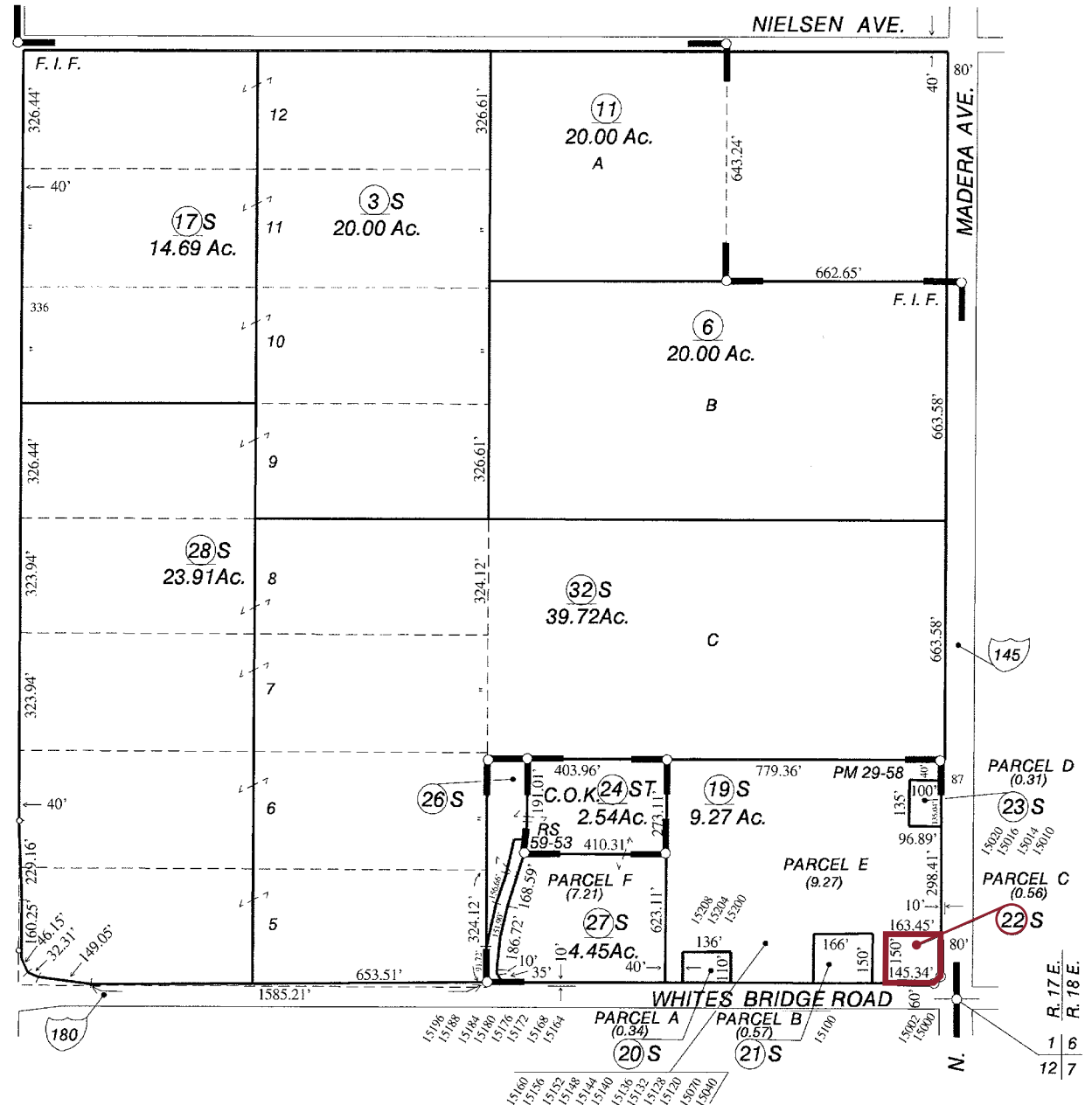
Retail California is pleased to offer the opportunity to acquire the fee simple interest (land and building ownership) in a NNN leased, investment grade (S&P: A), freestanding, 7-Eleven investment located in Kerman, CA (Fresno MSA). The tenant has three (3) years of firm term remaining with no further options to extend. The lease is signed by the corporate entity (S&P: A) and is NNN with limited landlord responsibilities, making this an ideal, low management investment opportunity for a passive investor. The offering features a freestanding 7 Eleven asset with 11 fueling stations.

This property is strategically located on the northwest corner of Whitesbridge Ave (Hwy 180) and Madera Ave (Hwy 145) with clear visibility and access to 47,788± cars per day. Hwy 180 is a major arterial connecting Fresno, Freeway 99 and Interstate 5. The property is located at what is considered "main and main" in the City of Kerman. 7 Eleven, Inc. operates the property under the name of 76.

2025 Average Ticket Size



Source: PlacerAI 2025



15000 W. WHITESBRIDGE AVENUE
Kerman, CA

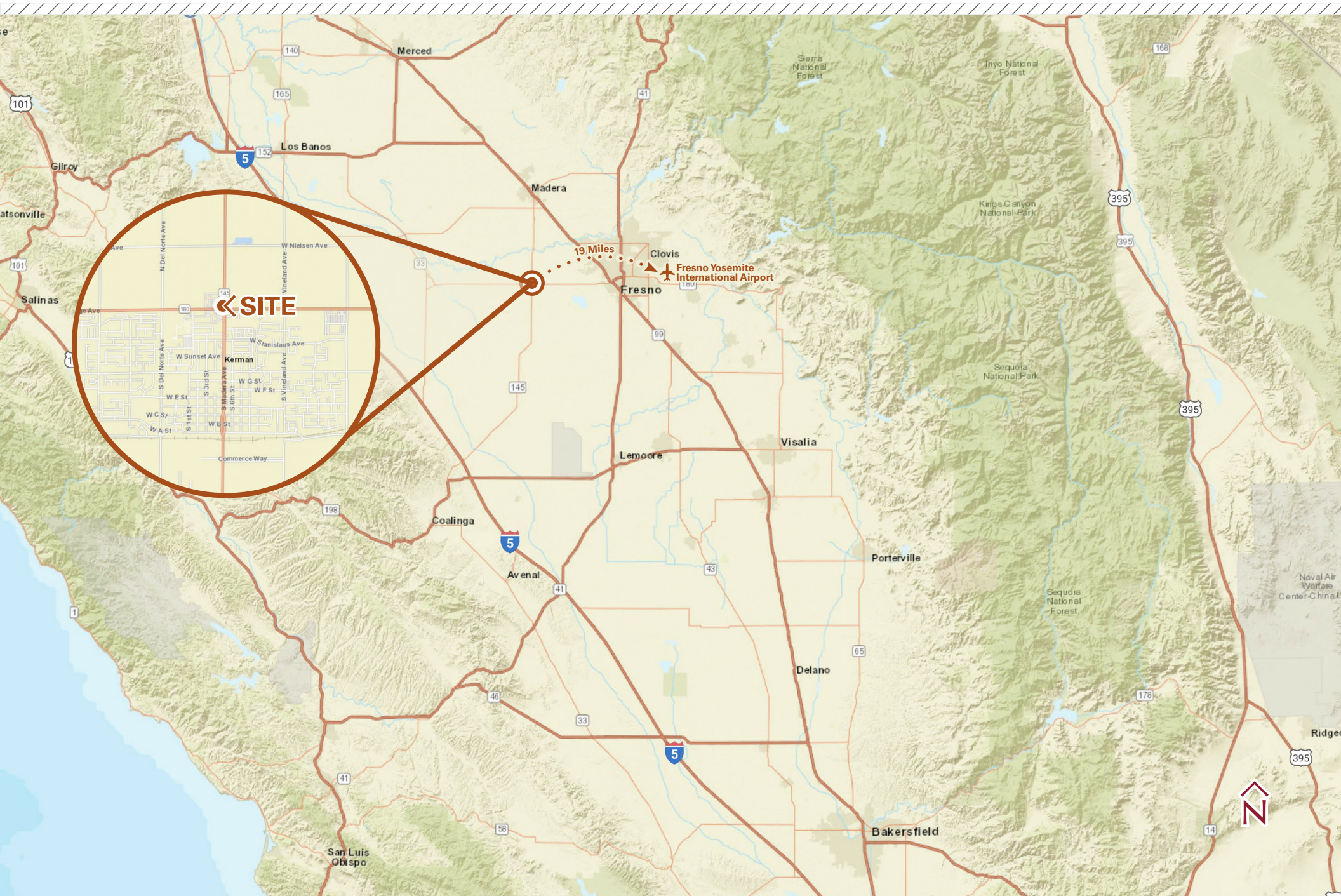
AERIAL
MAP



15000 W. WHITESBRIDGE AVENUE

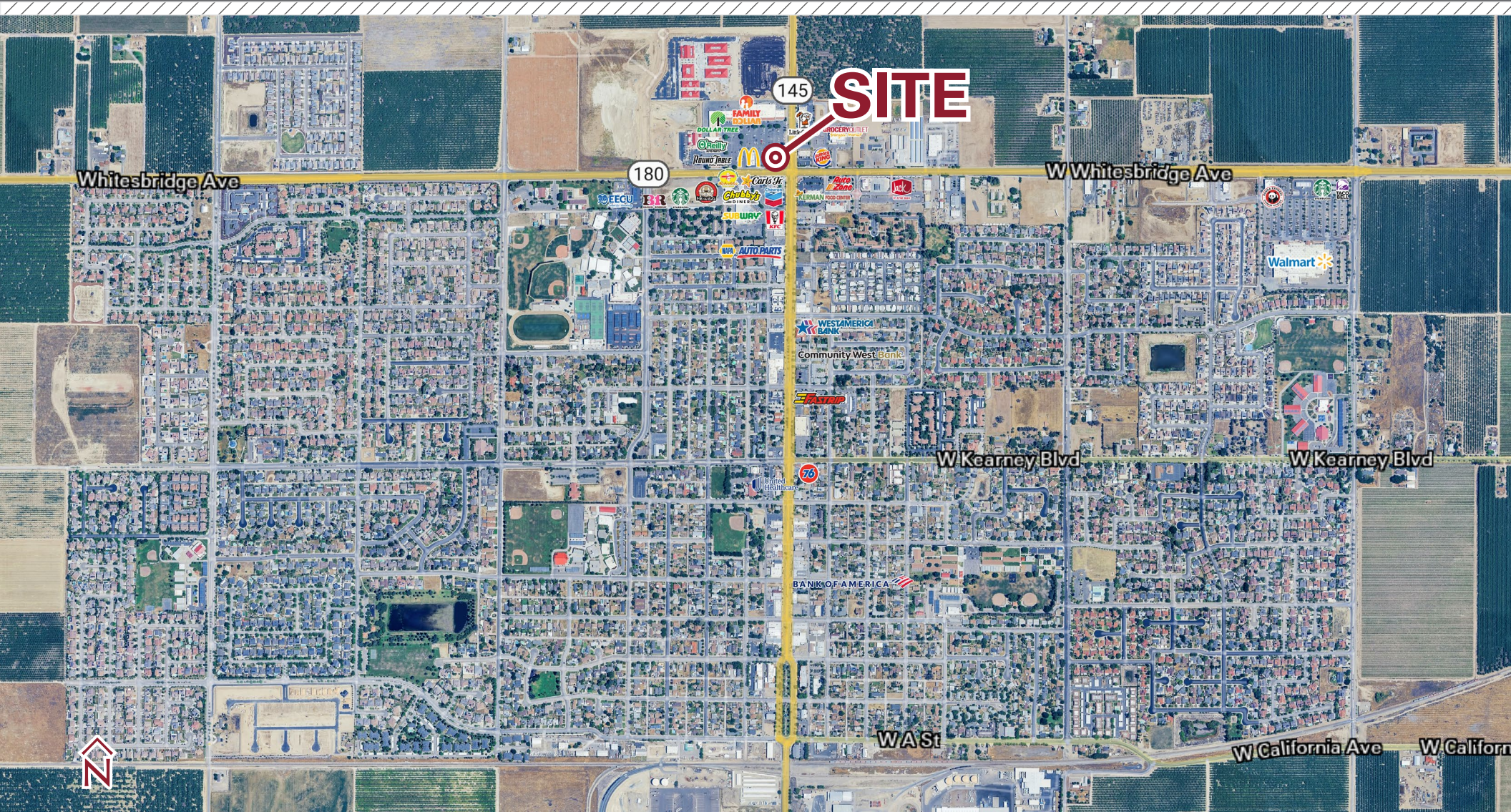
KERMAN, CA

LOCATION MAP



15000 W. WHITESBRIDGE AVENUE
Kerman, CA

AERIAL
MAP



Lewis Smith
Senior Vice President
t 559-447-6235
lewis@retailcalifornia.com
CA RE Lic. #01214178

Independently Owned and Operated | Corporate License #00020875 | retailcalifornia.com

FRESNO OFFICE: 7480 N. Palm Ave. #101, Fresno, CA 93711, t 559-432-6200

The distributor of this communication is performing acts for which a real estate license is required. The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.