

An aerial photograph of a commercial property in Earlimart, CA. The property is situated at the intersection of Sierra Ave and N Front St. A large, irregularly shaped area is highlighted in light blue and labeled "Subject Site 1.4 AC". To the north of this site is a rectangular area highlighted in light orange and labeled "Future Development". The surrounding area includes a multi-lane highway with traffic, a railroad track, and various commercial buildings and parking lots. A "Speedway" sign is visible in the bottom right corner. The Colliers logo is in the top right corner.

Colliers

Future
Development

Subject Site
1.4 AC

For Lease | +/- 2,700 SF - 13,050 SF
**Drive-Thru Development
Opportunity in Earlimart, CA**

Sierra Ave & N Front St | Earlimart, CA

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Property Overview

The property is located just off of CA Hwy 99 (53,000 AADT) and is easily accessible from southbound and northbound off ramps. With premium highway signage and a gas station next door, this is a unique opportunity for a drive thru for any restaurant or fast food business.

Lease Rate:

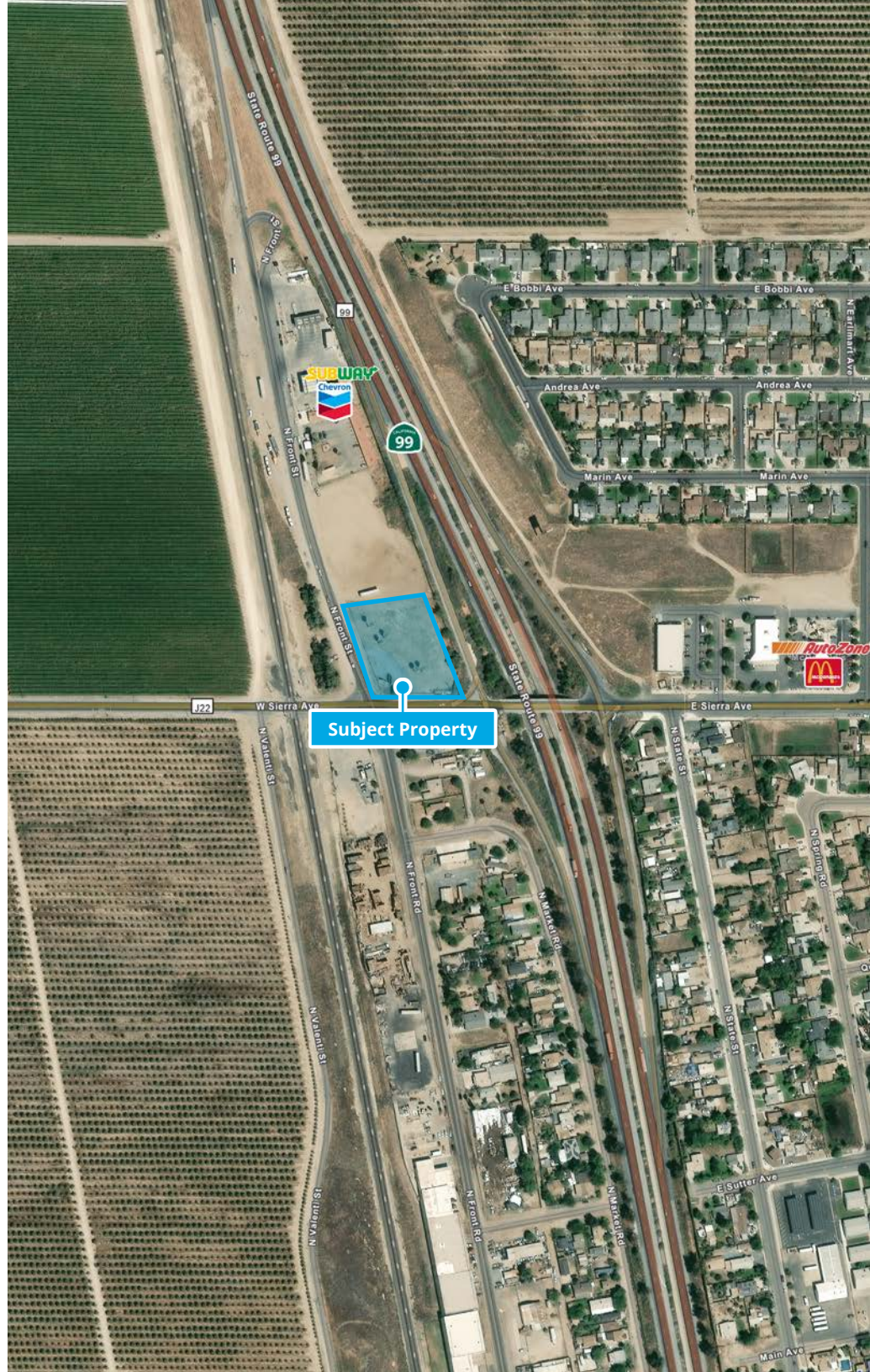
Ask agent for details

Available:

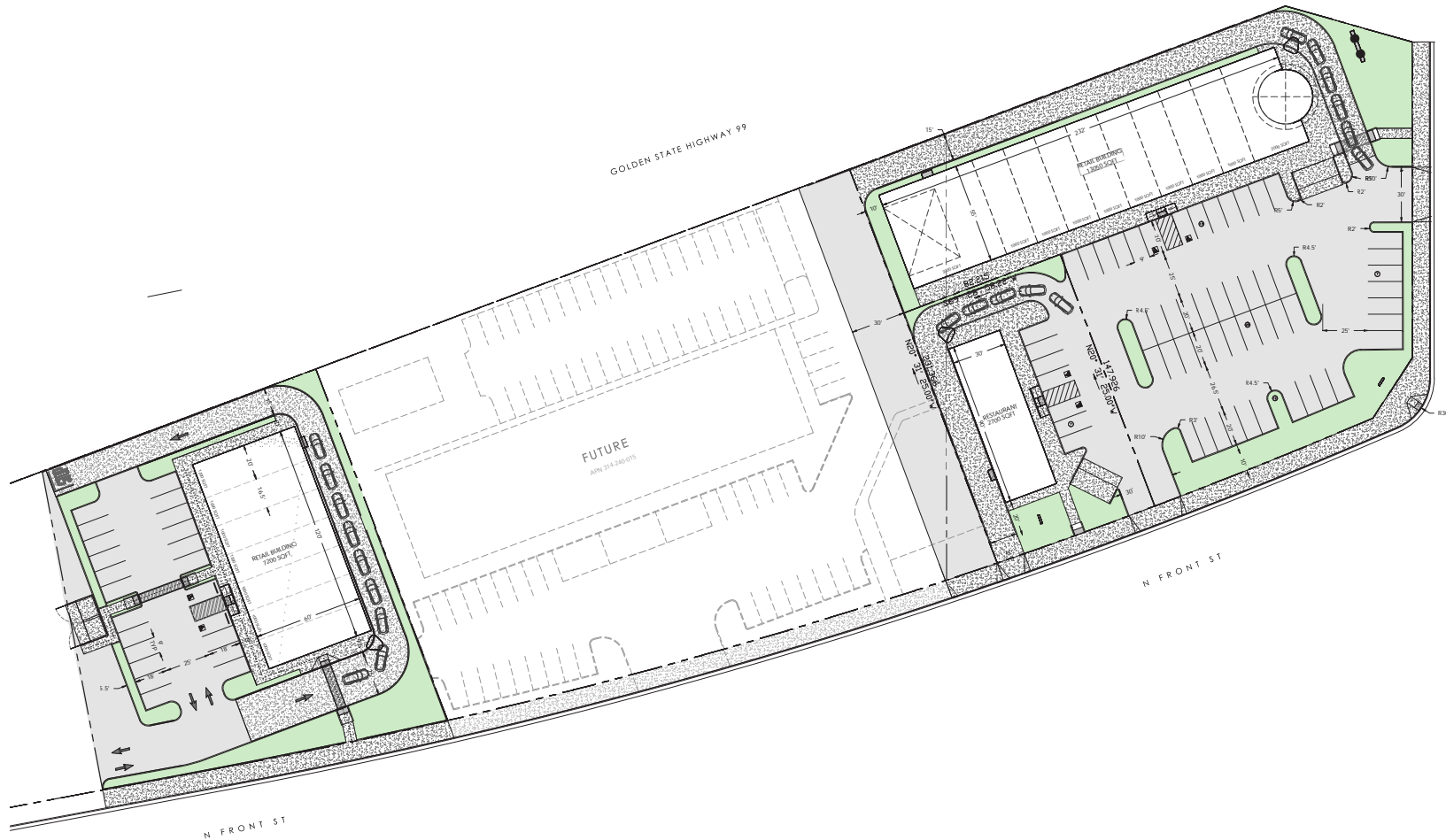
Building A	+/- 7,200 SF (Divisible, see site plan)
Building B	+/- 2,700 SF
Building C	+/- 13,050 SF (Divisible, see site plan)

Property Highlights:

- High traffic counts (53,000 AADT) and visibility
- Located just north of Earlimart
- Rare drive thru opportunity
- Only gas station for 6 mile stretch of Highway 99



Site Plan



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Aerial Map

