

FWY 99 & HWY 233 INTERSECTION · NEXT TO NEW PANDA EXPRESS & HOLIDAY INN
FAST FOOD & HOTEL PARCELS AVAILABLE FOR LEASE
SEC FWY 99 & Robertson Blvd · Chowchilla, CA 93610



FOR INFORMATION, CONTACT:

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This information is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described herein shall be conducted through this office. The information included here, while not guaranteed, has been secured from sources we believe to be reliable. Each investor is encouraged to have his C.P.A. and/or Financial Advisor make an independent projection. ©2018 Retail California. All rights reserved.

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Property Description:

The subject properties are two (2) fast food pads, each with drive-thru access and one (1) hotel pad, for sale or lease on Prosperity Blvd at the well-traveled intersection of Freeway 99 and State Hwy 233 (Robertson Blvd) in Chowchilla, CA.

Highlights:

The available properties are positioned for maximum visibility and easy access from both highways and adjacent to a new Panda Express and Holiday Inn Express. Other high profile drive-thru restaurant, grocery, and gasoline fueling stations are in close proximity including Starbucks, McDonalds, Carl's Jr., KFC, Save Mart, Chevron, Shell, and Circle K gas.

Buildable Sizes:

See attached site plan for details.

Lease Rate: Please contact agent for more information.

2022 Demographics:

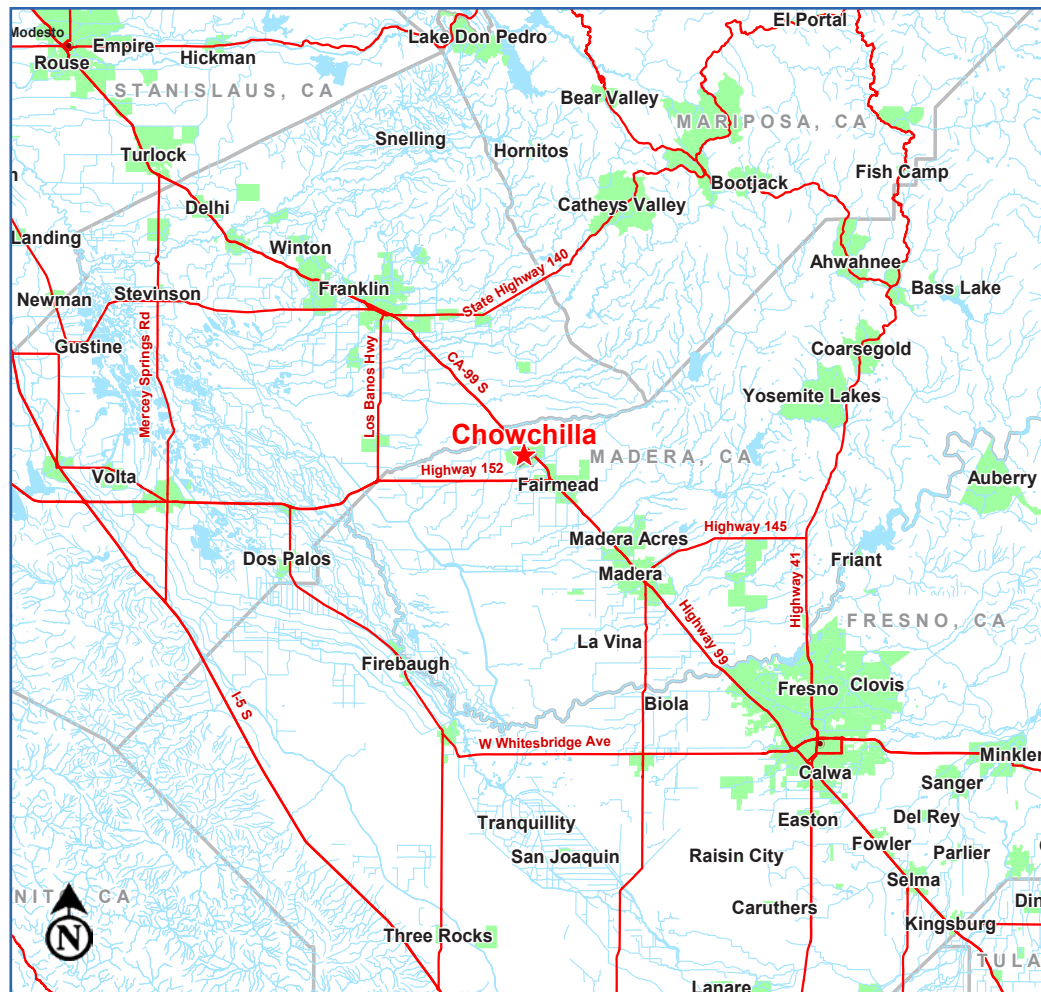
	3 Mile	5 Miles	10 Miles
Total Population:	13,174	15,271	26,912
Total Households:	4,219	4,773	6,408
Avg HH Income:	\$79,596	\$81,659	\$83,554
Total Daytime Pop:	11,146	12,507	25,803

Source: Claritas, LLC

2022 Traffic Counts:

Freeway 99:	90,704 ADT
Highway 233 (Robertson Blvd):	24,630 ADT
Total Traffic Exposure:	115,334 ADT

Source: Kalibrate TrafficMetrics



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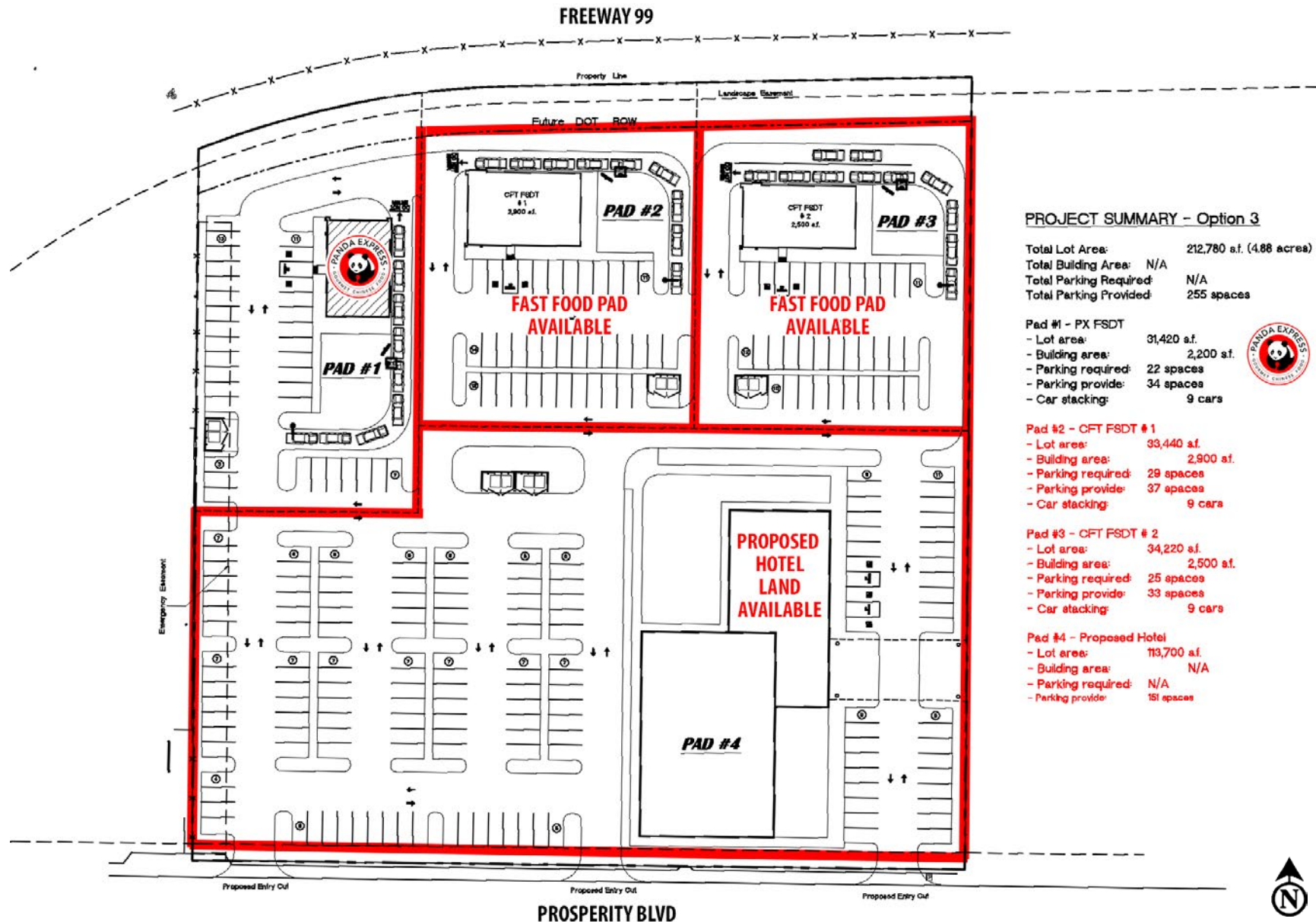


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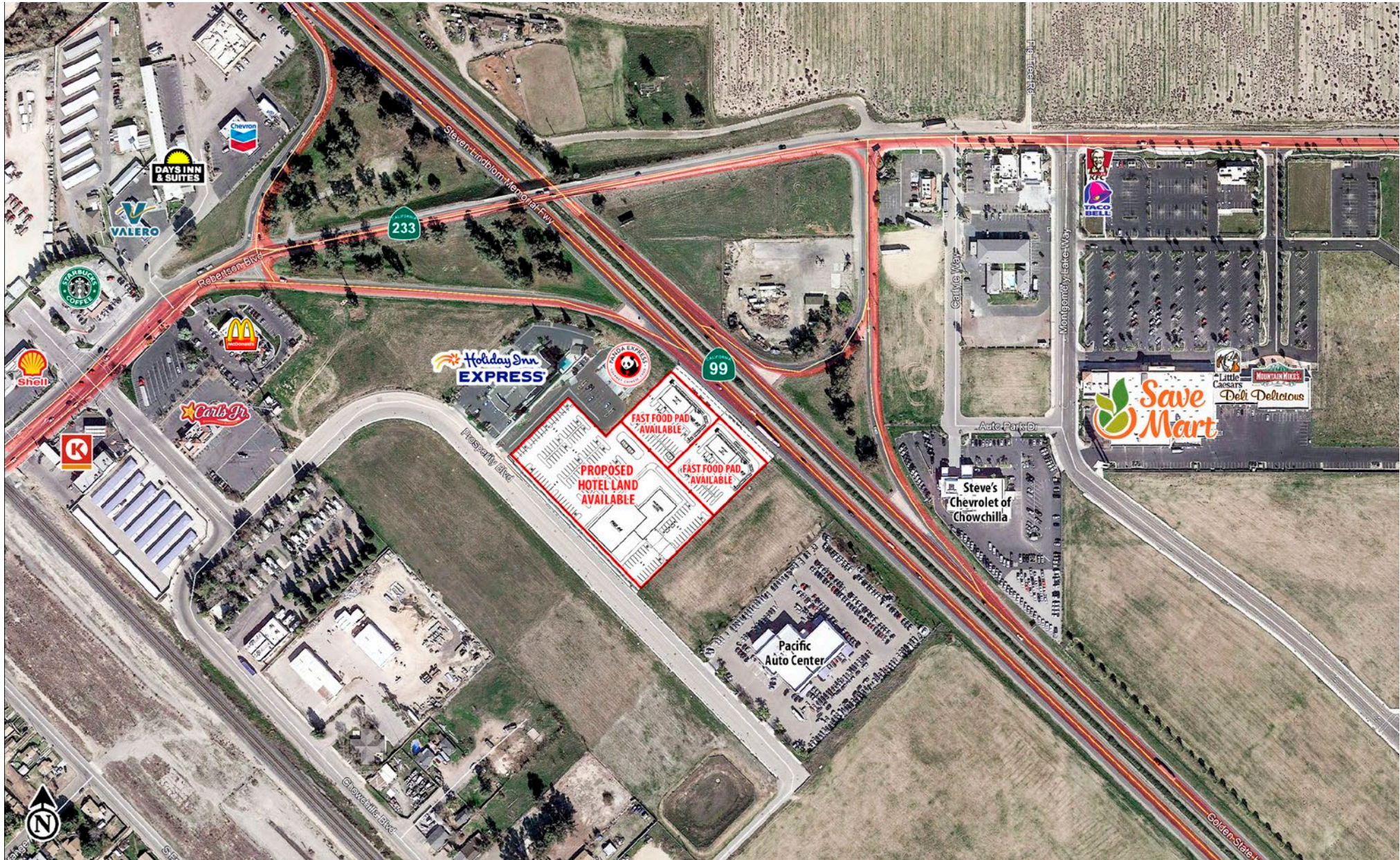
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Updated Summary Report



Ca 99 S At E Robertson Blvd
Ca 99 S At E Robertson Blvd Chowchilla, CA 93610

27 July 2018

Coordinates Longitude: -120.252463
Latitude: 37.126859

	1 MILE RING 3.14 SQ/MI	2 MILE RING 12.56 SQ/MI	3 MILE RING 28.27 SQ/MI
Population Trend			
2000 Total Population	2,753	8,357	8,644
2010 Total Population	3,120	11,665	12,196
2017 Total Population	3,077	12,020	12,629
2022 Total Population	3,070	12,328	12,977
Households Trend			
2000 Total Households	945	2,788	2,885
2010 Total Households	1,040	3,754	3,919
2017 Total Households	1,064	3,935	4,125
2022 Total Households	1,103	4,189	4,401
Population Change Trend			
2000 to 2010 Population Change	13.3%	39.6%	41.1%
2000 to 2017 Population Change	11.8%	43.8%	46.1%
2010 to 2022 Population Change	-1.6%	5.7%	6.4%
2017 to 2022 Population Change	-0.2%	2.6%	2.8%
Household Change Trend			
2000 to 2010 Household Change	10.1%	34.6%	35.8%
2000 to 2017 Household Change	12.6%	41.1%	43.0%
2010 to 2022 Household Change	6.1%	11.6%	12.3%
2017 to 2022 Household Change	3.7%	6.5%	6.7%
2017 Race			
White alone	60.1%	63.7%	63.6%
Black or African American alone	3.0%	2.9%	2.9%
American Indian and Alaska Native alone	2.1%	1.6%	1.6%
Asian alone	2.0%	3.6%	3.6%
Native Hawaiian and OPI alone	1.2%	0.5%	0.5%
Some Other Race alone	24.9%	20.7%	20.8%
Two or More Races	6.8%	7.1%	7.1%
2017 Income			
Per Capita Income	\$14,822	\$18,300	\$18,352
Household Income: Median	\$30,731	\$37,452	\$37,722
Household Income: Average	\$42,669	\$55,175	\$55,727
Less than \$10,000	14.5%	9.7%	9.5%

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\$10,000 to \$14,999	11.6%	8.9%	8.9%
\$15,000 to \$19,999	4.8%	3.6%	3.5%
\$20,000 to \$24,999	5.8%	5.3%	5.5%
\$25,000 to \$29,999	12.2%	11.5%	11.4%
\$30,000 to \$34,999	7.7%	7.0%	6.8%
\$35,000 to \$39,999	8.4%	8.1%	8.1%
\$40,000 to \$44,999	8.6%	7.5%	7.3%
\$45,000 to \$49,999	1.1%	3.4%	3.4%
\$50,000 to \$59,999	5.6%	6.6%	6.5%
\$60,000 to \$74,999	7.8%	6.8%	7.0%
\$75,000 to \$99,999	3.3%	6.8%	7.0%
\$100,000 to \$124,999	4.8%	6.7%	7.2%
\$125,000 to \$149,999	1.3%	2.2%	2.3%
\$150,000 to \$199,999	1.3%	3.1%	3.0%
\$200,000 or more	1.2%	2.8%	2.7%
Average household size	2.9	3.0	3.0
Total Daytime Population	3,744	11,671	13,079
Total Employee Population	1,400	2,672	3,632
Total Daytime at Home Population	2,344	8,999	9,447
Total Employee Population (% of Daytime Population)	37.4%	22.9%	27.8%
Total Daytime at Home Population (% of Daytime Population)	62.6%	77.1%	72.2%