

# LAND FOR SALE

DOWNTOWN SERVICE COMMERCIAL PARCEL LOCATED IN CHOWCHILLA, CA

442 Robertson Blvd, Chowchilla, CA 93610



<b>SALE PRICE:</b>	\$350,000
<b>PRICE PER SF:</b>	\$7.84/SF
<b>LEASE RATE:</b>	\$995 Per Month
<b>LOT SIZE:</b>	0.48 Acres 14,017 SF (140' X 100')
<b>APN #:</b>	001-126-004
<b>ZONING:</b>	C-2 Central Business Commercial
<b>MARKET:</b>	Central Chowchilla
<b>SUB MARKET:</b>	W Robertson Blvd Commercial
<b>CROSS STREETS:</b>	N 4th Street

## PROPERTY FEATURES

- ±100' Wide By 140' Deep (14,017 SF)
- Fully Fenced Parcel | Lot Above Street Grade
- Infill Location Surrounded By Established Businesses
- Excellent Access to Freeway 99
- Prime Commercial Lot w/ Flexible Zoning
- Quick Freeway Access
- Many Nearby Amenities
- All Utilities Stubbed to Site
- Seller-Carry Financing Available

**KW COMMERCIAL**  
559.302.8698



**JARED ENNIS**  
Executive Vice President  
O: 559.302.8698  
C: 559.302.8698  
jared@centralcacommercial.com  
CA DRE #01945284

**KEVIN LAND**  
Commercial Director  
O: 559.359.4035  
C: 559.359.4035  
kevin@centralcacommercial.com  
CA DRE #01516541

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## PROPERTY OVERVIEW

Fully improved and fenced  $\pm 21,048$  SF ( $\pm 0.4382$  Acres) of shovel ready commercial land located very close to Highway 99. Water and sewer lines are at the site with curb and gutter. The City of Chowchilla made a significant investment in new road infrastructure in the area and has been supportive of a variety of commercial developments in the proximity. The property has quick access to both Highway's 99 and 152, which allows for convenient access to all the major highways in the area. The zoning is very flexible and allows for a variety of commercial uses. Land is available For Sale or Lease, and Seller-Financing is available with only 10% down!

## LOCATION OVERVIEW

This property is located on Kings Avenue with visibility of CA-233 (W Robertson Blvd) between N 4th Street and N 5th Street in downtown Chowchilla, CA. Access to Highway 99 is less than 3/4 of a mile east of the subject property. CA-233 also offers quick access to Highway 152.



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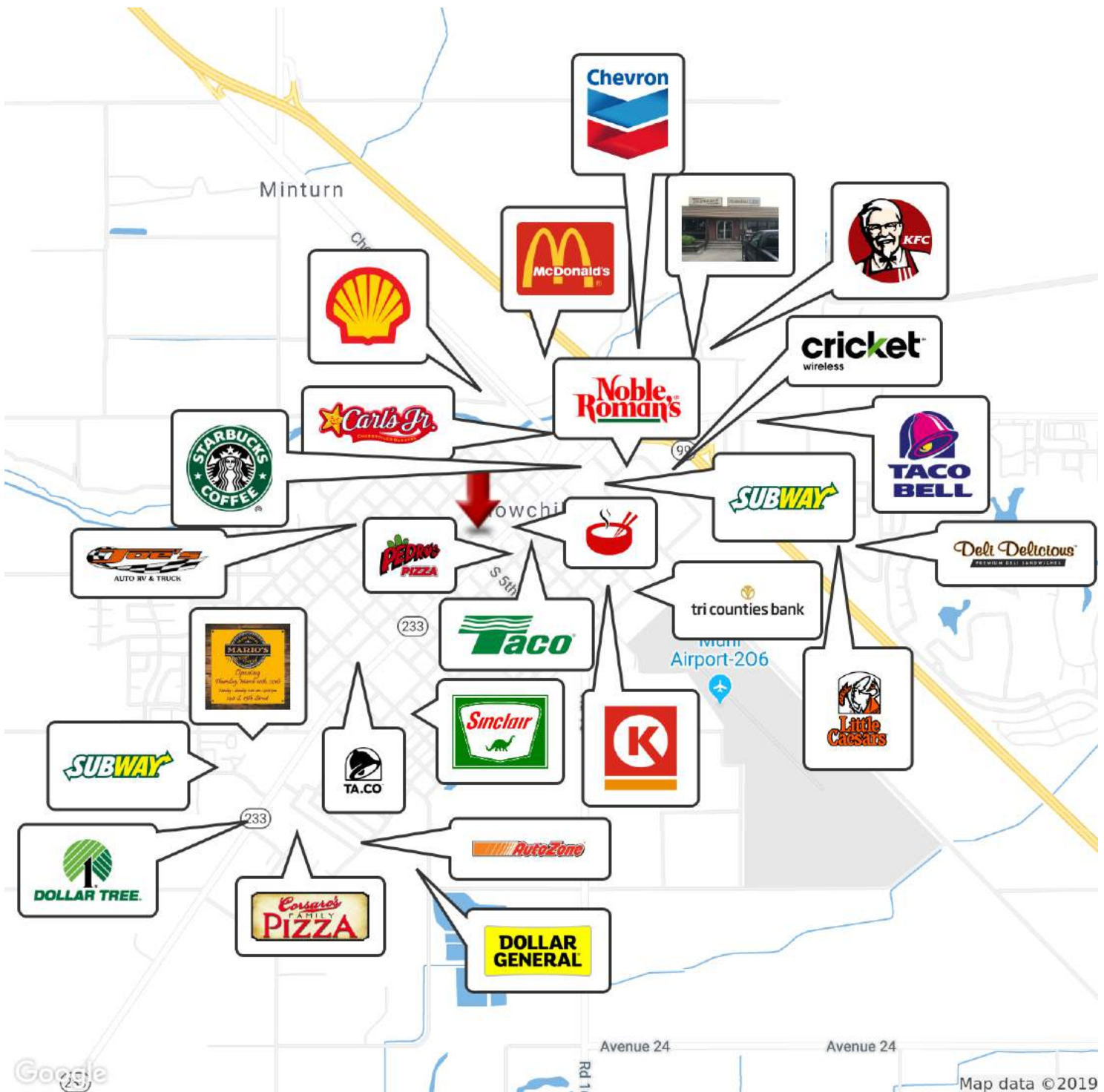
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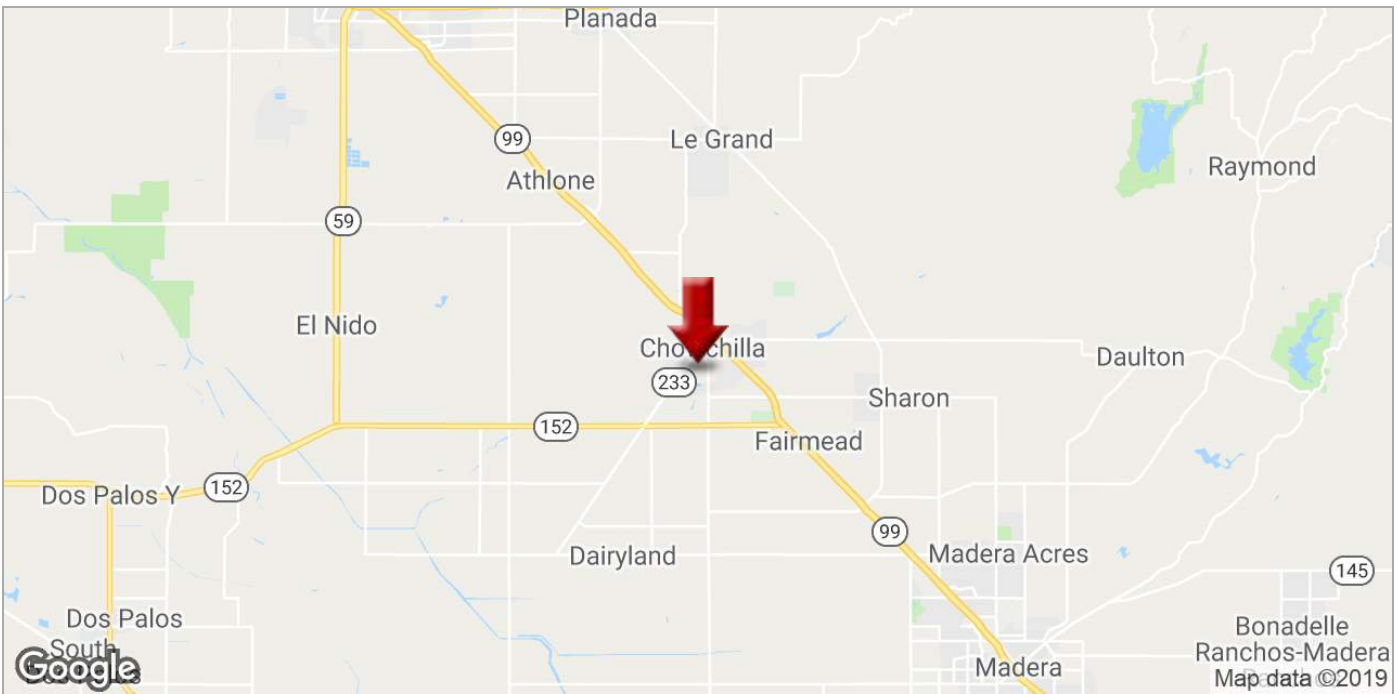
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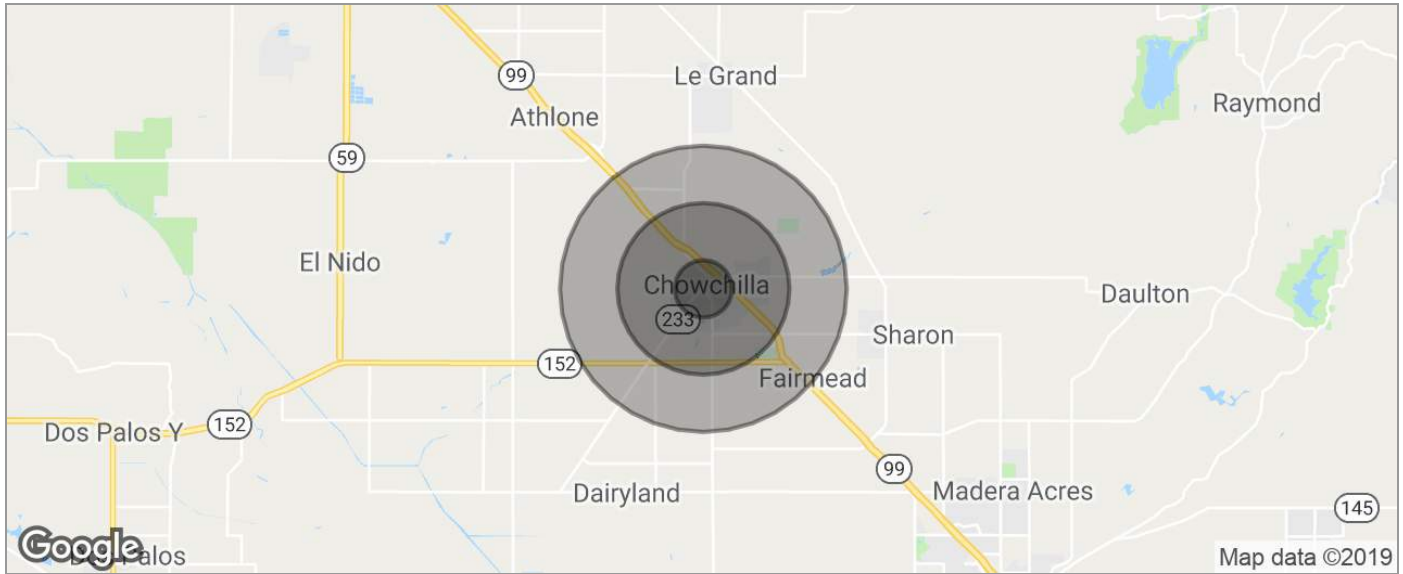
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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	4,811	11,149	13,987
MEDIAN AGE	31.0	31.1	31.5
MEDIAN AGE (MALE)	30.5	30.7	31.0
MEDIAN AGE (FEMALE)	32.4	32.4	32.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,460	3,381	3,993
# OF PERSONS PER HH	3.3	3.3	3.5
AVERAGE HH INCOME	\$45,059	\$47,639	\$51,146
AVERAGE HOUSE VALUE	\$380,035	\$365,456	\$366,035
RACE	1 MILE	3 MILES	5 MILES
% WHITE	78.5%	79.2%	78.0%
% BLACK	0.1%	0.2%	1.9%
% ASIAN	1.0%	1.1%	1.2%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	1.7%	1.7%	1.6%
% OTHER	13.6%	12.9%	12.4%
ETHNICITY	1 MILE	3 MILES	5 MILES
% HISPANIC	41.4%	41.2%	41.6%

\* Demographic data derived from 2010 US Census

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