

Brand New Retail/Office Shop Spaces For Lease - TI's Available

FOR LEASE

13209 Avenue 80,
Pixley, CA 93256



Prime New LEED® Commercial Building in Pixley

- **Close Proximity to Great Traffic Generators & Fwy 99 Ramps**
- **±700 to ±3,360 SF Available: Tenant Improvements To Suit**
- **New Building w/ Solar ~ Ample Parking on ±0.29 Acres**
- **Great Access & Exposure with Front, Side, & Rear Parking**
- **On Pixley's Major East/West Corridor (Avenue 80)**
- **Situated Near Many Existing and Planned Housing Developments**
- **In High-Traffic/Developing Area - 19,439 Cars Per Day**

FOR MORE INFORMATION PLEASE CONTACT:

Jared Ennis
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559-302-8698



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Property Information:

Available:	Size:	Location:	Lease Rate:	Divisible:
Suite A:	±1,960 Sq. Ft.	Anchor	\$0.75/SF MG	Yes
Suite B:	±700 Sq. Ft.	Inline	\$0.75/SF MG	Yes
Suite C:	±700 Sq. Ft.	End Cap	\$0.75/SF MG	Yes

Parking Spaces: 15 free Surface Spaces + Curb Parking

Traffic Counts: Avenue 80: ±3,410 (ADT)
Road 132: ±1,786 (ADT)
HWY 99: ±45,565 (ADT)
Total: ±50,761 Cars Per Day

Frontage: 158' on Road 132 and 70' on Avenue 80

Zoning: C-2 Commercial

Year Built: Brand New

Demographics:	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>	<u>10 Mile</u>
Population	672	4,442	14,213	19,097
Average Household Inc.	\$34,497	\$34,443	\$31,648	\$34,986
Population Growth (00-13)	2.19%	1.65%	1.64%	0.97%
Avg Household Size:	4.2	4.1	4.2	4.2
Consumer Spending:	\$3,937	\$26,252	\$82,400	\$113,468

Comments: ±3,360 SF that can be divided into three units to be delivered in Warm Shell condition w/ painted walls, electrical complete, linoleum flooring, finished ceiling w/ lighting, HVAC w/ duct work & controls, and (1) restroom per suite. Landlord willing to Build to suit to tenant specs. Located in the central retail district with quality nearby existing and under construction apartment developments. Ideal for meat market, bakery, restaurant, general/professional office, medical office, and a variety of retail uses. LEED Certified building for maximum energy efficiency.

Location: Close proximity to the Highway 99 and Avenue 80 Freeway off and on ramp. Centrally located serving all of Pixley and surrounding communities of Delano, Chowchilla, Earlimart, Allensworth, Alpaugh, Angiola, Delano, Tipton, Ducor, Woodlake, Terra Bella, and more. Great developing area with excellent potential.

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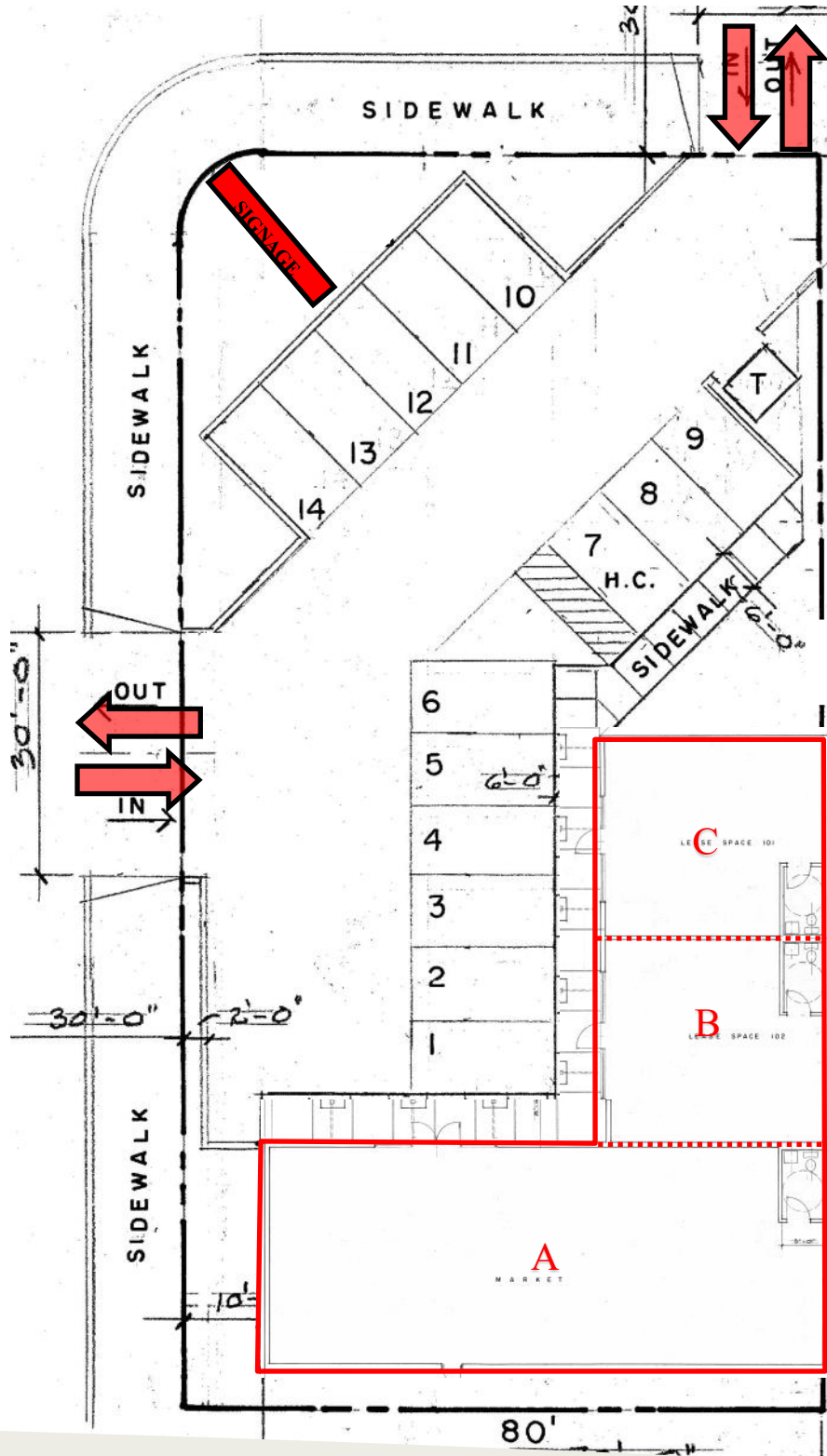


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Site Plan:



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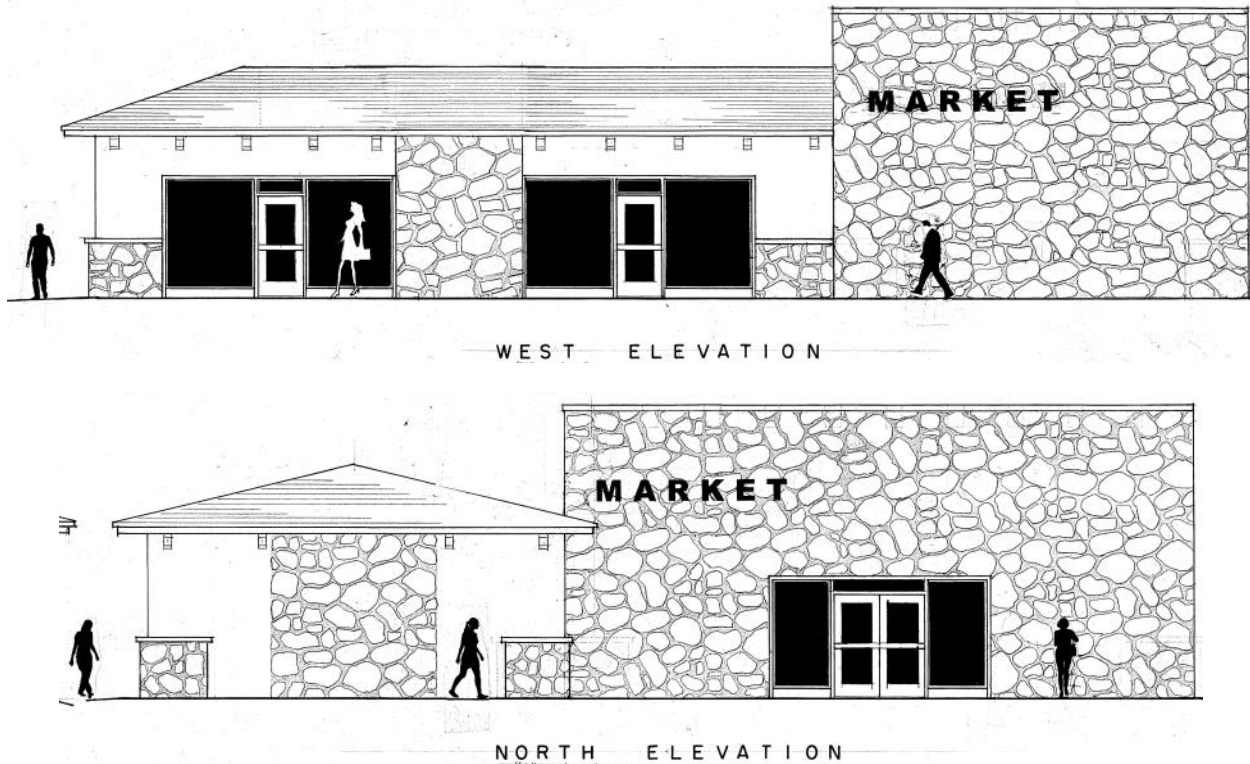


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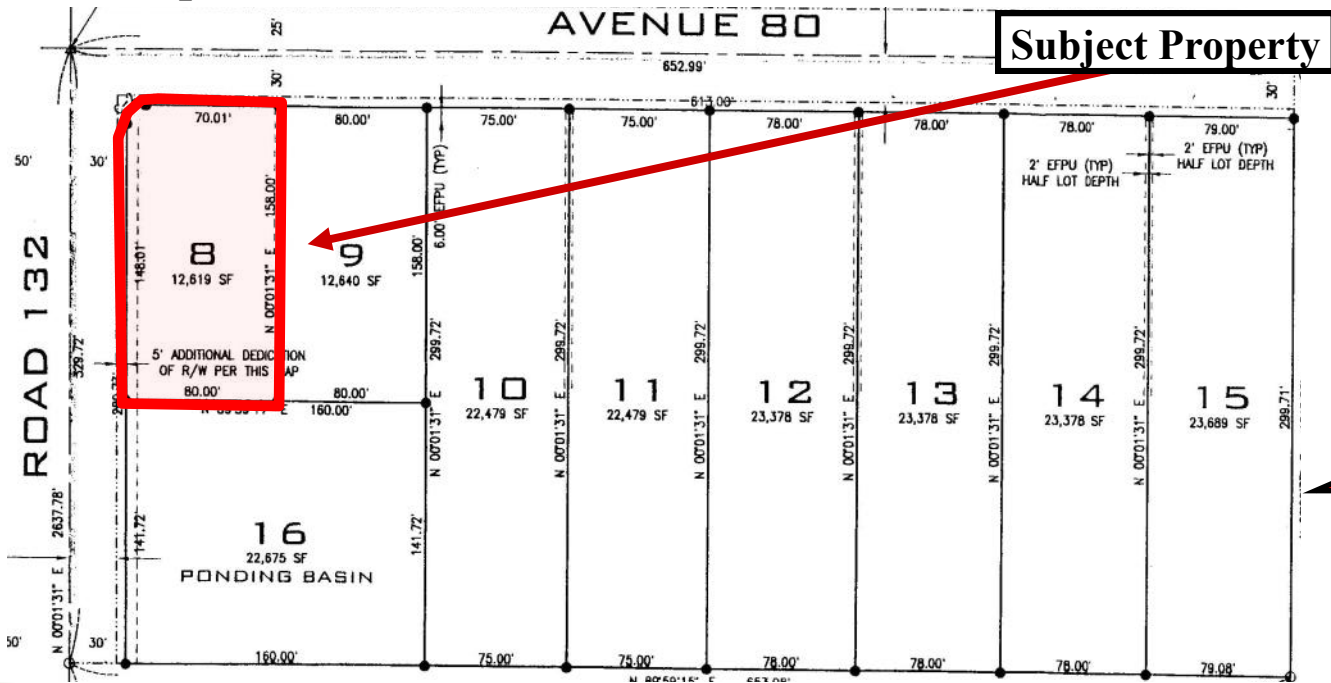
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Elevation View:



Parcel Map:



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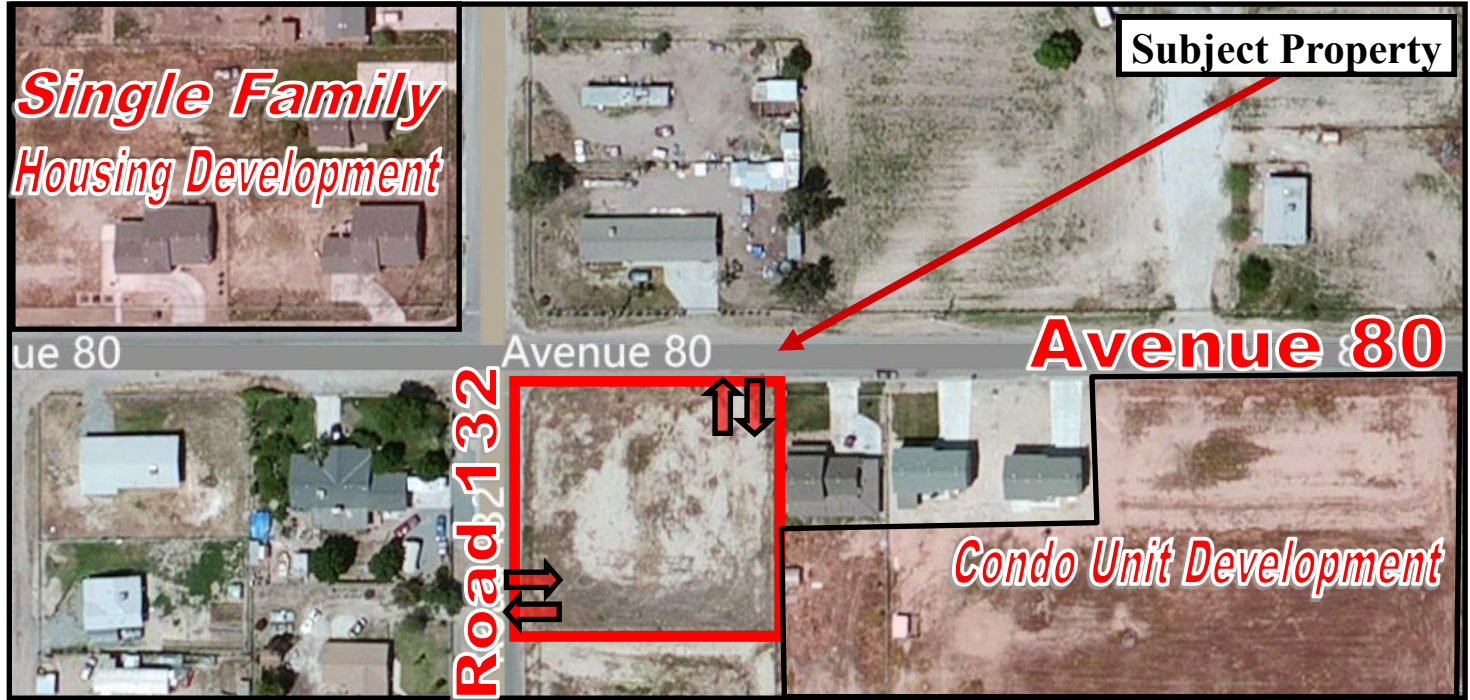


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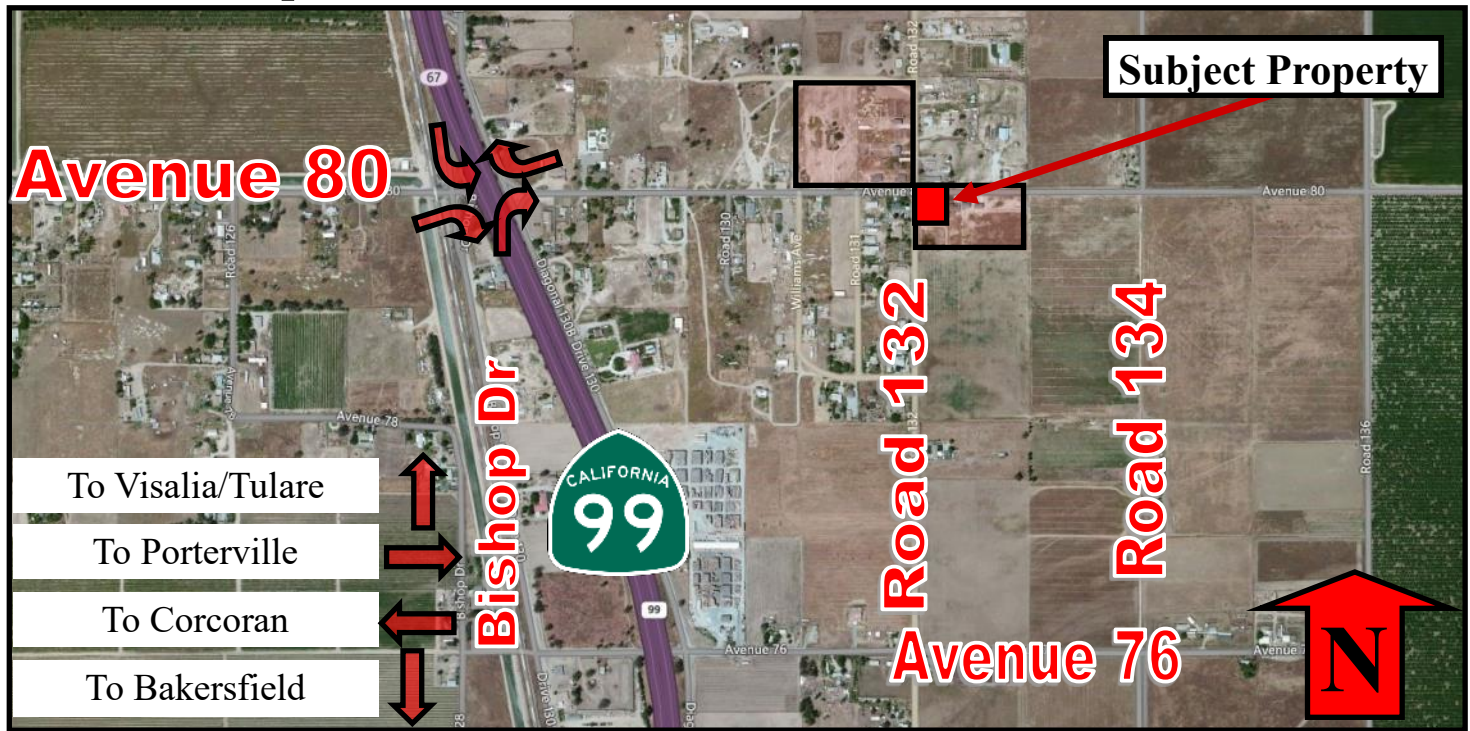
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Aerial View:



Location Map:



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Location Information

Pixley, California is located in Tulare County and anchored by the heavily traveled State Highway 99. It is the largest city in the South portion of the Central San Joaquin Valley of Tulare County covering 3,114 square miles. It is ideally part of the Pixley-Earlimart-Delano Metropolitan Area with a 4,839 square mile trade area including Richgrove, Elmo, McFarland, Allensworth, Alpaugh, Pond, and Vinland.

Situated in the lush rural heartland of California, the city boasts strategic transportation links. The vantage point is along the CA-99 corridor, with the major east-west conduit, CA-190, to the north, and I-5 to the south. Pixley is located minutes from the Pixley National Wildlife Refuge, less than two hours from Sequoia National Park, two hours from San Luis Obispo and Los Angeles, and three hours from the Bay Area. Fresno, Bakersfield, Visalia, and Hanford also provide many opportunities close by.



The Development

Approximately ±41,881 Sq. Ft. of existing Commercial and Residential developments consisting of retail, lifestyle, convenience, fast-service restaurants, housing, and services on ±47.59 acres off Avenue 80 and Road 132.

Subject Properties are situated in the growing area of Pixley and is strategically positioned adjacent to CA-99 and at the intersection of Avenue 80 and Road 132, near residential developments, schools, business parks and retail establishments. This location benefits from prominent visibility of local residents and nearby access via CA-99, which carry approximately ±93,642 cars per day; ±45,565 northbound and ±48,077 southbound.



FOR MORE INFORMATION PLEASE CONTACT:

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COMMERCIAL

KELLER WILLIAMS
R E A L T Y

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