



# 1500 WHITLEY AVE

C O R C O R A N , C A L I F O R N I A

O F F E R I N G M E M O R A N D U M



# 1500 WHITLEY AVE

CORCORAN, CALIFORNIA

## PRIME RETAIL BUILDING OPPORTUNITY

- ▶ **FORMER NATIONAL RETAILER — FULLY BUILT-OUT AND WELL-MAINTAINED**
- ▶ **±13,465 SQUARE FEET ON ±1.5 ACRES**
- ▶ **PROMINENT CORNER LOCATION:** HIGH-VISIBILITY INTERSECTION ALONG CORCORAN'S PRIMARY RETAIL CORRIDOR, SURROUNDED BY ESTABLISHED NATIONAL AND REGIONAL TENANTS INCLUDING DOLLAR GENERAL, SAVE MART, AND AUTOZONE.
- ▶ **PROPERTY FEATURES:** FREESTANDING SINGLE-TENANT RETAIL BUILDING WITH EFFICIENT OPEN FLOOR PLAN, CUSTOMER DRIVE-THRU, REAR LOADING AREA, AND PROMINENT FAÇADE FACING WHITLEY AVENUE. IDEAL FOR GROCERY, PHARMACY, DISCOUNT RETAIL, MEDICAL, OR SERVICE-ORIENTED USE.
- ▶ **AMPLE PARKING:** ON-SITE PAVED PARKING LOT WITH MULTIPLE INGRESS AND EGRESS POINTS PROVIDING EASY CUSTOMER ACCESS AND TRUCK CIRCULATION.
- ▶ **ZONING:** CC CENTRAL COMMERCIAL DISTRICT (PER CITY OF CORCORAN). ALLOWS FOR A WIDE RANGE OF RETAIL, COMMERCIAL, AND SERVICE USES, SUBJECT TO VERIFICATION WITH THE CITY OF CORCORAN.
- ▶ **LEASE TERMS:** RATE – CONTACT BROKER FOR DETAILS.
- ▶ **SALE TERMS:** RATE UNDISCLOSED – CONTACT BROKER FOR DETAILS.



**LUMINIS**  
PROPERTIES INC.

MICHAEL K. GERAGHTY JR.  
LISTING AGENT, DRE #: 02124124

EMAIL: MICHAEL@LUMINISPROPERTIES.COM  
PHONE: (805) 298-1341  
LUMINIS PROPERTIES INC.  
DRE #: 02250684



# FOR SALE OR LEASE

1500 WHITLEY AVE, CORCORAN, CA 93212



**PROPERTY ADDRESS:** 1500 Whitley Ave, Corcoran, CA 93212

**PURCHASE PRICE:** Undisclosed

**LEASE RATE:** Undisclosed

#### EXECUTIVE SUMMARY

This ±13,465-square-foot freestanding retail property presents one of Corcoran's strongest large-format retail opportunities. Previously occupied by a national drugstore chain, the building offers a flexible, open floor plan and durable construction suitable for retail, grocery, medical, or service-based operations, including customer drive-thru.

Situated on ±1.5 acres along Whitley Avenue, the city's primary commercial thoroughfare, the property benefits from excellent visibility, strong traffic volumes, and convenient access from surrounding residential neighborhoods. The site is located directly adjacent to Corcoran High School, providing consistent daytime activity and exposure to student, faculty, and family traffic.

The expansive parcel and prominent corner orientation make it a standout candidate for anchor tenancy, re-use, or repositioning in a market with limited comparable retail supply.

#### VALUE PROPOSITION

Corcoran, located in Kings County, serves as the regional retail and service center for nearby agricultural communities and employment bases. The city's strong connection to logistics, food processing, and correctional operations creates consistent daytime population and local spending power.

Proximity to Corcoran High School and surrounding residential neighborhoods enhances daily foot and vehicular traffic, making this site particularly well-suited for retail, medical, or food-service concepts catering to both community and commuter demand. The property's adaptable layout, high exposure, and strategic Whitley Avenue location position it as an ideal opportunity for tenants or investors seeking to establish or expand within California's Central Valley market.

## PROPERTY HIGHLIGHTS

- ▶ **Building Size:** ±13,465 square feet
- ▶ **Lot Size:** ±1.5 acres
- ▶ **Zoning:** CC (Central Commercial)
- ▶ **APN:** 030-221-019-000
- ▶ **Power:** 3-phase electrical service
- ▶ **Drive-thru:** Functioning customer drive-thru on the side of the property
- ▶ **Loading:** Rear receiving area with roll-up door
- ▶ **Visibility:** Excellent exposure to Whitley Avenue with strong local traffic counts
- ▶ **Parking:** On-site surface parking field with multiple access points





## AREA HIGHLIGHTS

- ▶ **Central Valley Growth:** Corcoran continues to experience steady residential and commercial demand, supported by a strong agricultural base and industrial employment.
- ▶ **Limited Retail Supply:** Few modern freestanding retail buildings exist within the city, creating a favorable opportunity for expansion-minded retailers and service operators.
- ▶ **Accessibility:** Centrally positioned between Hanford (±25 miles north) and Delano (±30 miles south) with regional connectivity via Highway 43, offering convenient access throughout the Central Valley.
- ▶ **Community Profile:** A stable, family-oriented market with consistent consumer activity driven by local employers, government institutions, and educational facilities.

## LOCATION OVERVIEW

- ▶ **Prime Corner Position:** Strategically situated at one of Corcoran's most visible intersections along Whitley Avenue, the city's main commercial corridor.
- ▶ **Proximity to Corcoran High School:** Located directly adjacent to Corcoran High School, generating steady daytime traffic from students, staff, and families.
- ▶ **Retail Trade Area:** Surrounded by a mix of national and regional retailers including Dollar General, Family Dollar, Save Mart, AutoZone, O'Reilly Auto Parts, and Subway, forming Corcoran's established retail cluster.
- ▶ **Traffic & Accessibility:** Whitley Avenue carries approximately 13,000 vehicles per day (estimated) and connects directly to Highway 43, offering convenient access to Hanford, Wasco, and Delano.
- ▶ **Regional Connectivity:** Centrally located within California's Central Valley, 25 miles south of Hanford and 30 miles north of Delano, offering regional reach for expanding operators.



## CORCORAN, CA A GROWING CENTRAL VALLEY COMMUNITY

Corcoran, located in Kings County, is a stable and steadily expanding community within California's Central Valley. Known historically for its strong agricultural roots and productive farmland, Corcoran is increasingly recognized for its accessibility, affordability, and long-term development potential.

The city serves as a regional hub for nearby rural and agricultural populations, supporting a network of retail, healthcare, education, and logistics users. Positioned along State Highway 43 and the BNSF Railway line, Corcoran offers excellent regional connectivity to Hanford, Wasco, and Delano while maintaining an affordable cost of doing business.

- ▶ **Strategic Central Valley Location:** Centrally positioned between Hanford (25 miles north) and Delano (30 miles south), Corcoran provides convenient access to major agricultural and industrial corridors connecting Fresno, Bakersfield, and the greater Central Valley region.
- ▶ **Economic Base:** The city's economy is anchored by agriculture, food processing, correctional facilities, and logistics. Major regional employers and supporting businesses provide consistent employment and stable consumer spending.
- ▶ **Accessible and Visible Corridor:** Whitley Avenue functions as Corcoran's primary commercial spine, featuring grocery, convenience retail, automotive, and food-service uses. The subject property benefits from strong visibility and adjacency to Corcoran High School, generating steady daily traffic.
- ▶ **Community-Oriented Environment:** With a population of approximately 22,000 and a growing residential base, Corcoran retains a close-knit community feel while supporting regional-level retail and service uses.

As part of Kings County's broader economic development initiatives, Corcoran continues to attract public and private investment aimed at improving infrastructure, housing, and commercial amenities, supporting long-term stability and future growth.

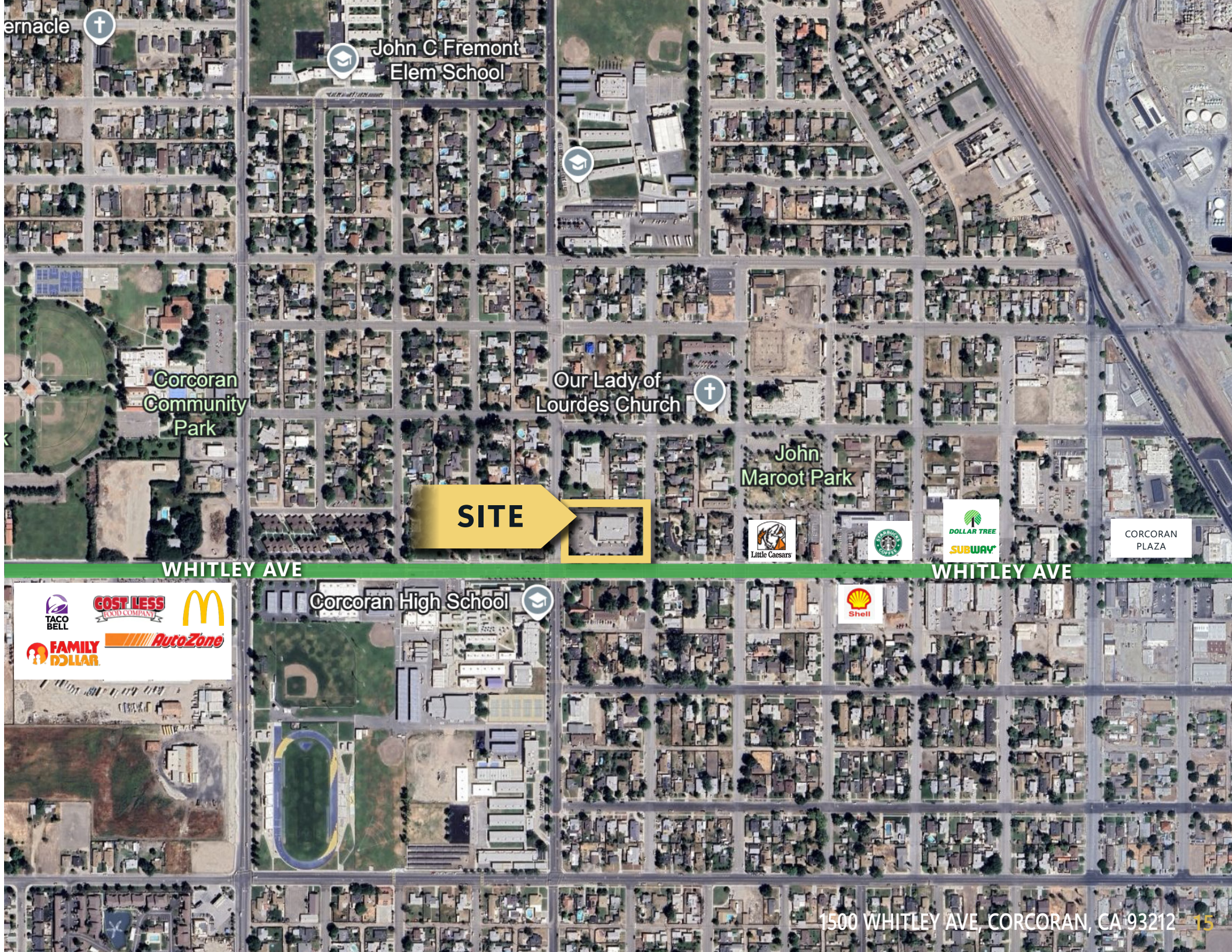
## FUTURE GROWTH POTENTIAL

Corcoran is poised for continued economic and population growth as the Central Valley experiences steady expansion across logistics, agriculture, and service industries. Key growth drivers include:

- ▶ **Infrastructure Investment:** Ongoing improvements to Whitley Avenue, local roads, and municipal utilities are increasing connectivity and reliability for commercial users.
- ▶ **Housing Development:** Recent residential construction and infill projects are broadening the city's housing stock, drawing new families and strengthening local retail demand.
- ▶ **Retail Demand Expansion:** Limited availability of modern commercial space in Corcoran presents a unique opportunity for retailers and service providers to capture unmet demand in an underserved market.
- ▶ **Regional Connectivity:** Proximity to Highway 43 and easy access to major employment centers in Hanford, Tulare, and Delano enhance the city's appeal to regional tenants and investors.
- ▶ **Supportive Business Climate:** Kings County and the City of Corcoran continue to encourage private-sector investment through cooperative permitting and business-friendly land use policies.

Together, these trends reinforce Corcoran's position as a growing Central Valley trade area with sustainable long-term demand for retail, healthcare, and service-based operations.





**DEMOGRAPHICS**  
CORCORAN, CA

**15K+ POPULATION**  
5 MILES RADIUS



POPULATION ESTIMATES	1 mile	3 miles	5 miles
2024 Total Population	12,622	14,631	15,034
2029 Population	12,950	14,996	15,417
Population Growth 2024-2029	+2.61%	+2.49%	+2.55%
Average Age	34	34	34
2024 Total Households	3,794	4,382	4,497
Households Growth 2024-2029	+2.61%	+2.51%	+2.56%
Median Household Income	\$48,833	\$47,843	\$48,701
Average Household Size	3.30	3.30	3.30
2024 Average Household Vehicles	2.00	2.00	2.00
Median Home Value	\$208,179	\$211,553	\$213,158
Median Year Built	1983	1983	1983





**LUMINIS**  
PROPERTIES INC.

**MICHAEL K. GERAGHTY JR.**  
LISTING AGENT, DRE #: 02124124

EMAIL: MICHAEL@LUMINISPROPERTIES.COM  
PHONE: (805) 298-1341  
LUMINIS PROPERTIES INC.  
DRE #: 02250684  
2555 TOWNSGATE RD, SUITE 200  
WESTLAKE VILLAGE, CA 91361

## DISCLAIMER

This Offering Memorandum ("OM") has been prepared solely for informational purposes to assist prospective tenants/buyers in evaluating the potential lease/sale of the property located at 1500 Whitley Ave, Corcoran, CA 93212 (the "Property"). The OM is not to be used for any other purpose or made available to any other party without prior written consent from the landlord or Michael K. Geraghty Jr. ("Broker").

The OM contains selected information about the Property and the general real estate market but does not contain all the information necessary for a complete evaluation of the Property. While the information provided is believed to be accurate, no representation or warranty, express or implied, is made as to its accuracy or completeness. Prospective tenants/buyers are advised to conduct their own independent due diligence, including physical inspections and review of applicable zoning and land use regulations.

The Property is offered for lease/sale strictly on an "AS IS", "WHERE IS" basis, without any representations or warranties, including but not limited to the physical condition of the Property, compliance with laws, or fitness for any specific purpose. Any fixtures, shelving, or items visible in the photographs provided are not included in the lease and may be subject to removal. The photographs are for illustrative purposes only and represent the general condition of the space. Former tenant signage remains on-site but is not affiliated with the current property offering. Signage is available for new tenant customization.

The Pro Forma Net Operating Income (NOI) presented in this Offering Memorandum is based on projected income figures that may include ancillary revenue streams. These projections are provided for informational purposes only and are not guaranteed. Actual results may vary due to market conditions, operational factors, and other variables beyond the control of the Seller or Broker. Potential tenants/buyers are encouraged to conduct their own due diligence and seek independent professional advice before making any investment decisions.

The OM is subject to errors, omissions, and changes, including price, rental terms, or withdrawal without notice. This document does not constitute an offer to lease/sell or a solicitation of an offer to lease/sell, and all terms and conditions are subject to the landlord's approval. The Broker is not authorized to make representations or agreements on behalf of the landlord and shall not be held liable for any errors or omissions in this document. This publication is the copyrighted property of Luminis Properties Inc. © 2025. All rights reserved.

All photographs are copyrighted by Magdalena Geraghty, MagdalenaG Photography, and may not be reproduced or used without permission.

# 1500 WHITLEY AVE

CORCORAN, CALIFORNIA

