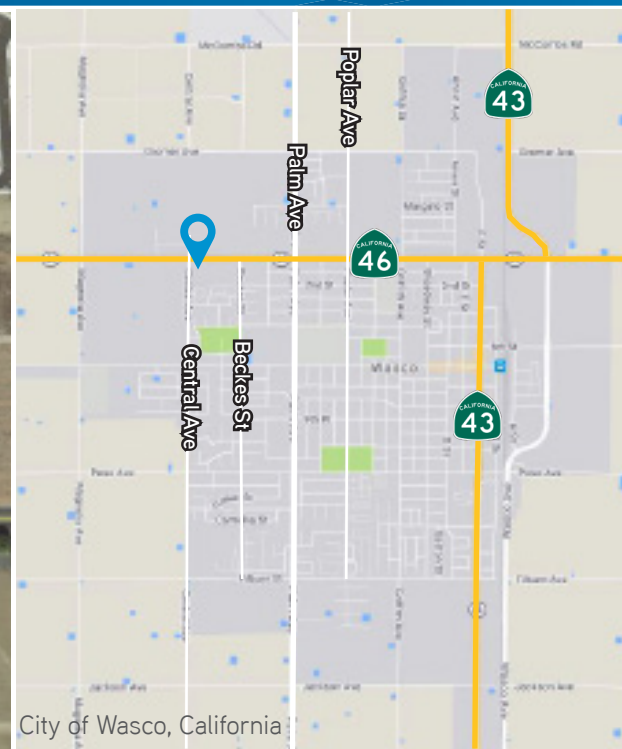
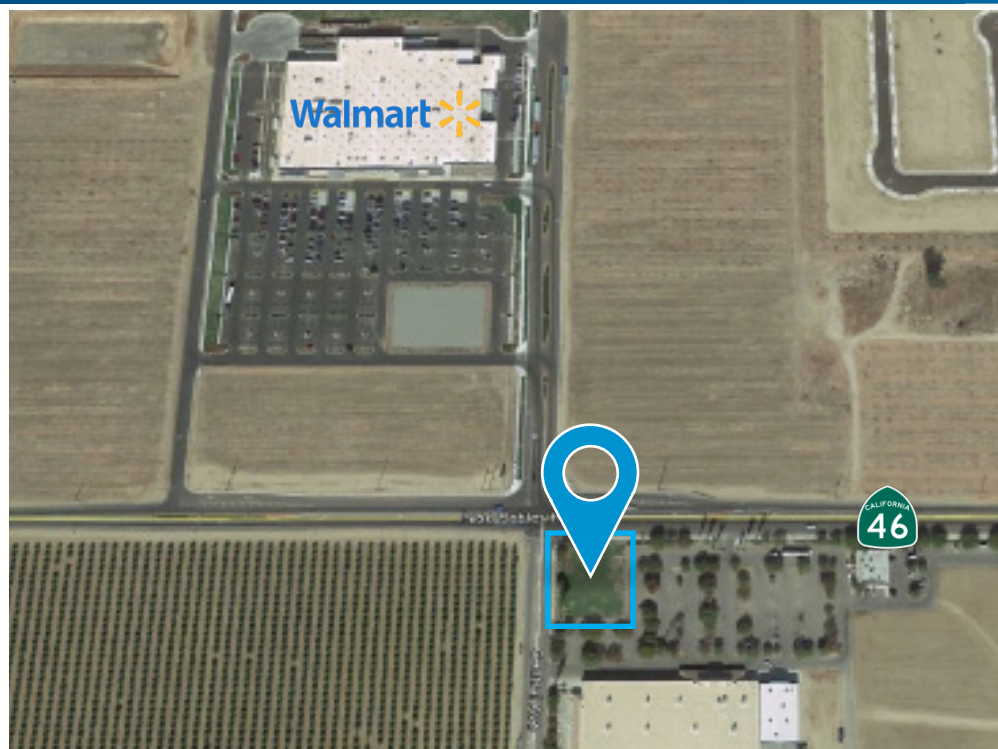


# PAD FOR SALE

## PRIME HIGHWAY LOCATION

### SEC Highway 46 & Central Avenue

### Wasco, California



#### DESCRIPTION:

The subject property is an approximately 39,204 sf commercial retail pad located at the southeast corner of Highway 46 and Central Avenue in Wasco, California. It is situated along Wasco's primary retail corridor at a signalized intersection across from the new Walmart Supercenter and offers highway frontage and easy access.

#### HIGHLIGHTS:

- +/- 39,204 sf improved vacant lot
- APN 488-010-10
- Excellent location along major east-west arterial
- Across from new Walmart Supercenter
- Zoned C-R, Commercial Retail in the City of Wasco
- Strong daily traffic volume

#### SALE PRICE:

Contact Agent for pricing information

#### DEMOGRAPHIC SNAPSHOT

	1 Mile	3 Mile	5 Mile	City
Population:	26,685	26,942	63,283	27,704
Housing Units:	5,592	5,668	14,196	5,858
Avg HH Income:	\$50,913	\$50,982	\$49,519	\$50,989
Employees:	3,378	3,378	10,895	4,230

2016 estimates, Alteryx.com

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# PAD FOR SALE

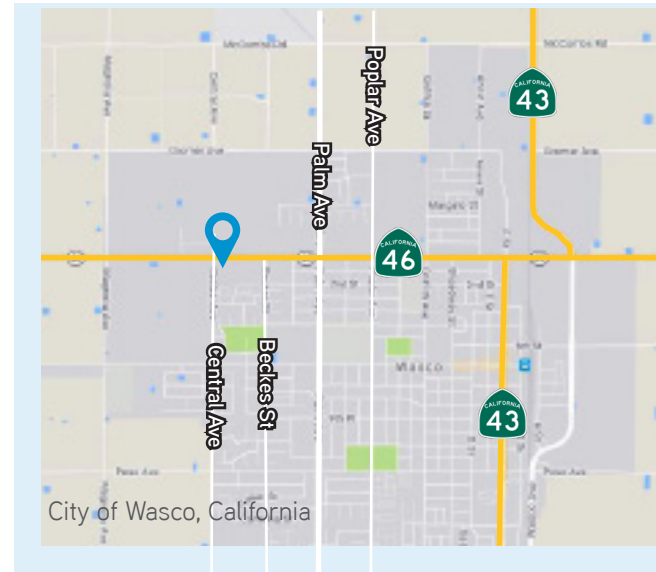
## PRIME HIGHWAY LOCATION

### SEC Highway 46 & Central Avenue, Wasco



## Property Details

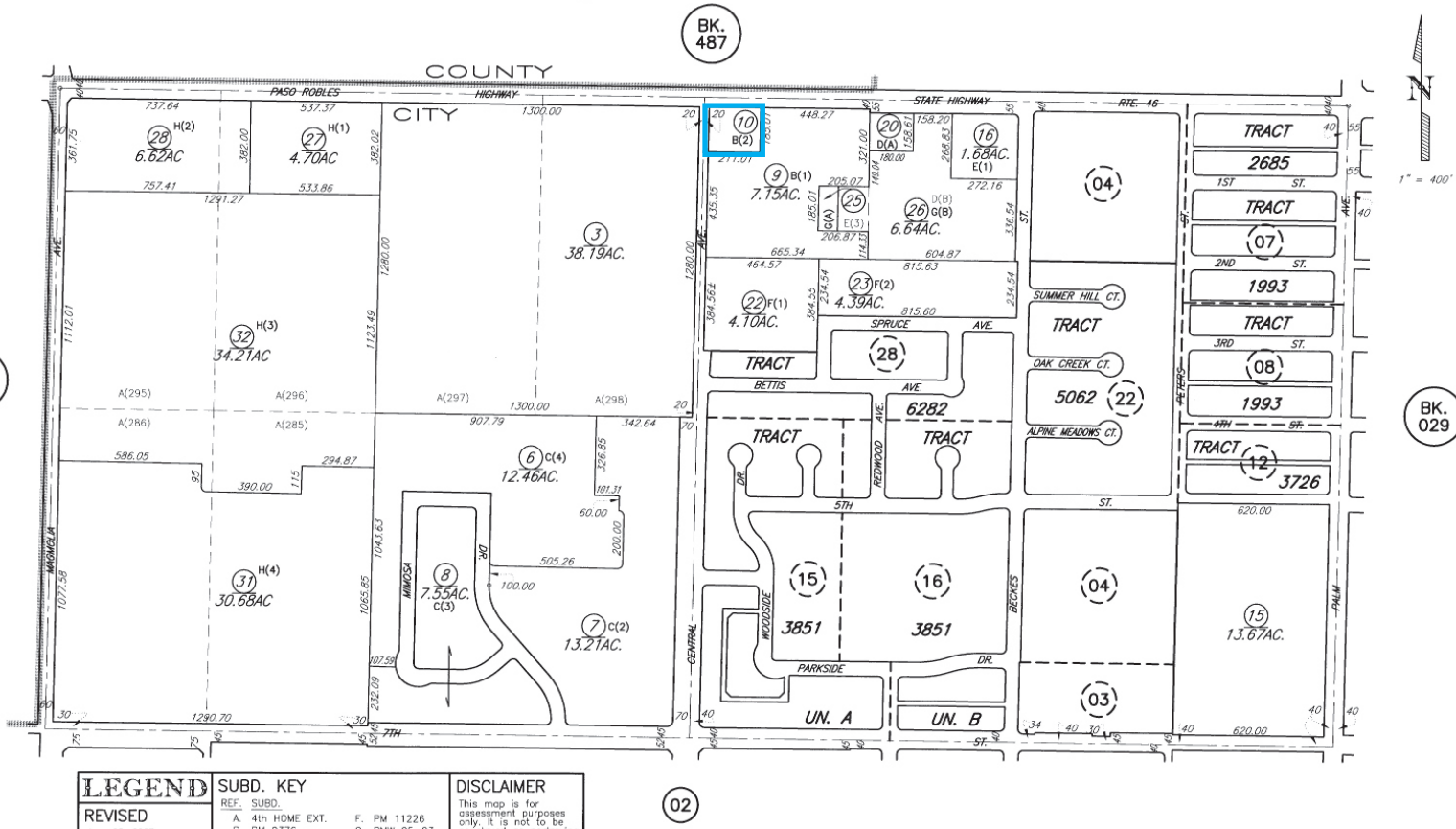
Assessor's Parcel No.:	APN 488-010-10
Site Area:	39,204 SF (.09 acre) Parcel
Property Type:	Improved vacant lot
Zoning:	C-R, Commercial Retail in the City of Wasco
Nearby Tenants:	Walmart Supercenter, Rite Aid
Sale Price:	Contact Agent for pricing information



488-01

PTN. 4TH HOME EXTENTION COLONY  
N1/2 SEC.11 T.27S. R.24E.

488-01





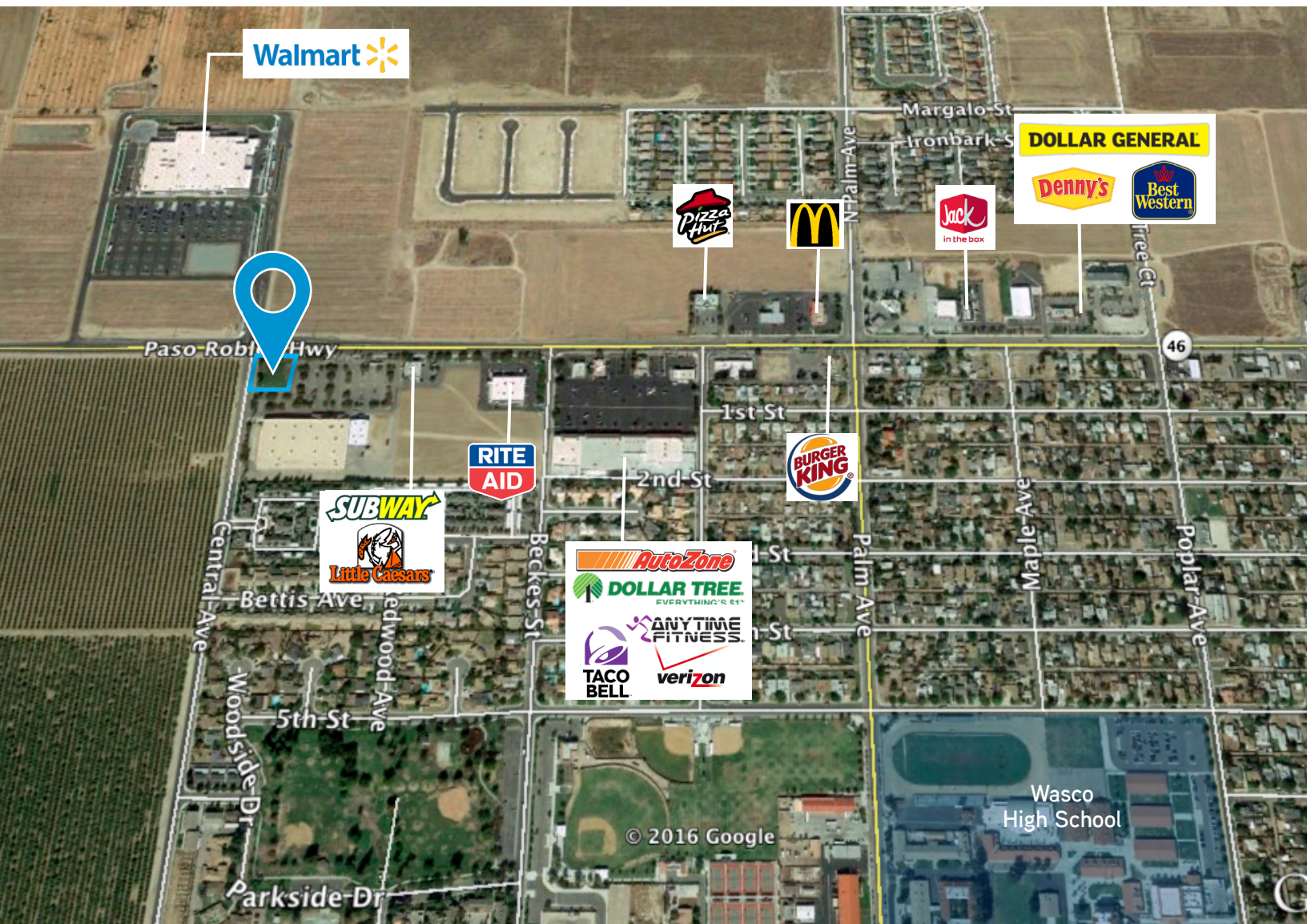
# PAD FOR SALE

## PRIME HIGHWAY LOCATION

SEC Highway 46 & Central Avenue, Wasco



## Wasco Retail Corridor



## Contact Us

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