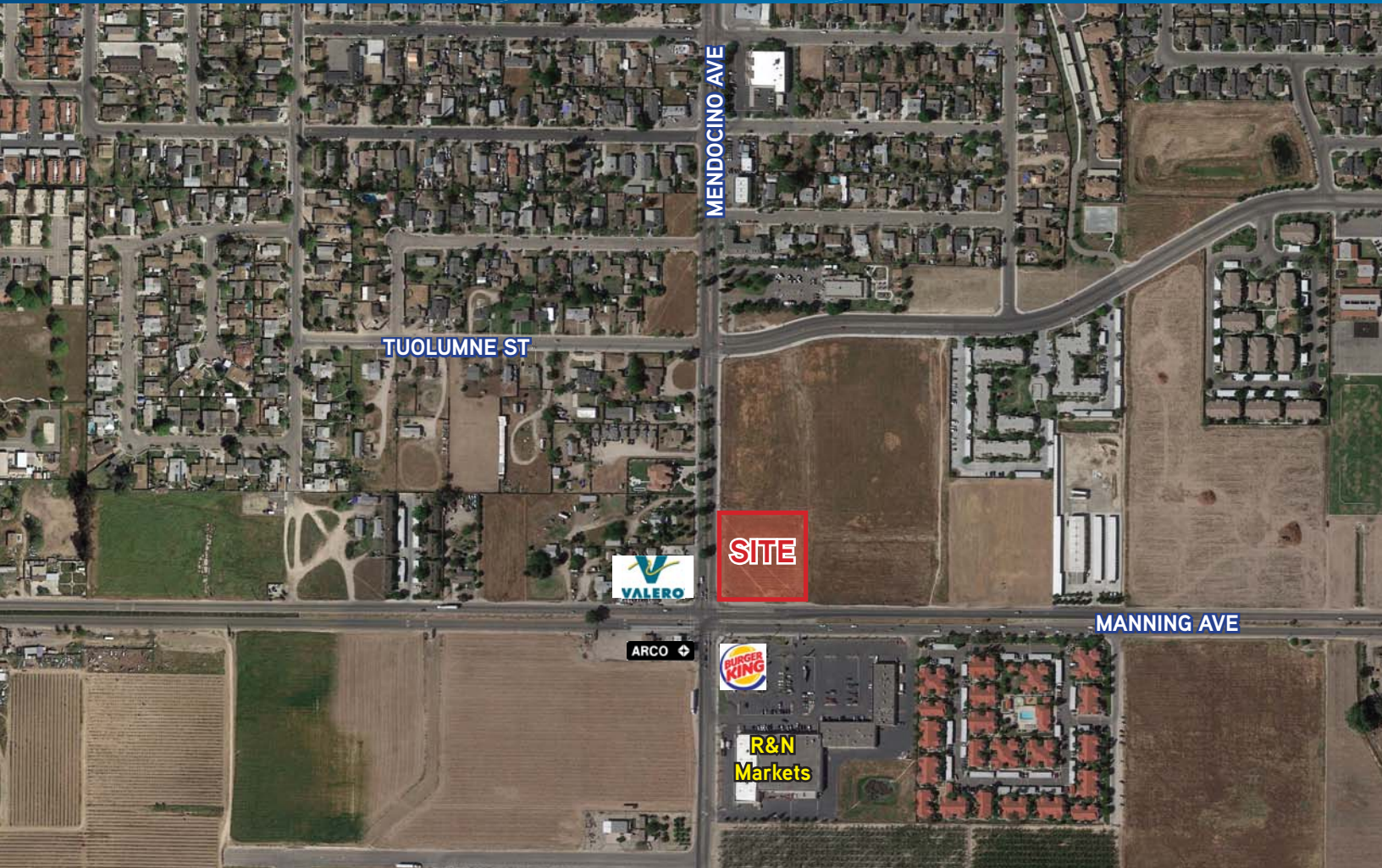


FOR LEASE > PLANNED COMMERCIAL DEVELOPMENT



NEC Manning & Mendocino Avenues

PARLIER, CALIFORNIA



Property Summary - Pads Available for Ground Lease or Build-to-Suit

- | | | | | | |
|---|---|----------|----------|----------|----------|
| > ±1.61 acres (±70,132 SF). | > Demographics: | 1 Mile | 2 Miles | 3 Miles | 5 Miles |
| > Signalized Intersection. | Population: | 12,157 | 16,097 | 17,237 | 47,826 |
| > Traffic Count: 21,797 ADT. | Avg. HH Income: | \$46,492 | \$46,827 | \$48,429 | \$56,333 |
| > Manning Avenue Corridor connecting Highway 99 and Cities of Sanger, Reedley, Dinuba and Parlier | > Excellent Visibility and Access | | | | |
| | > Federal Tax Incentives and Wage Credits Available | | | | |
| | > Zoned C-5 (General Commercial District) | | | | |

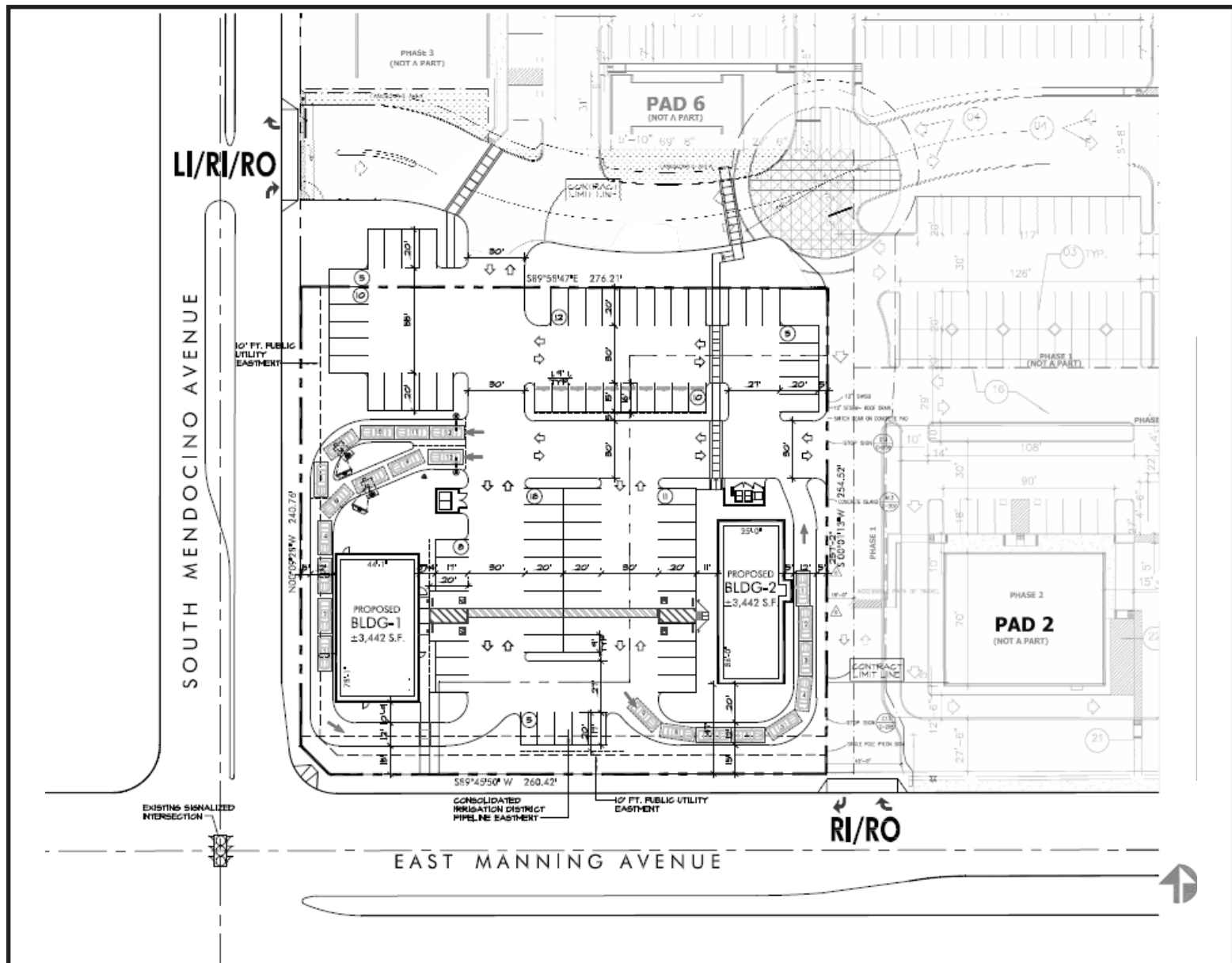
AGENT: MARK HENRY
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For Lease > Planned Commercial Development

NEC Manning and Mendocino Avenues, Parlier, CA

Conceptual Site Plan



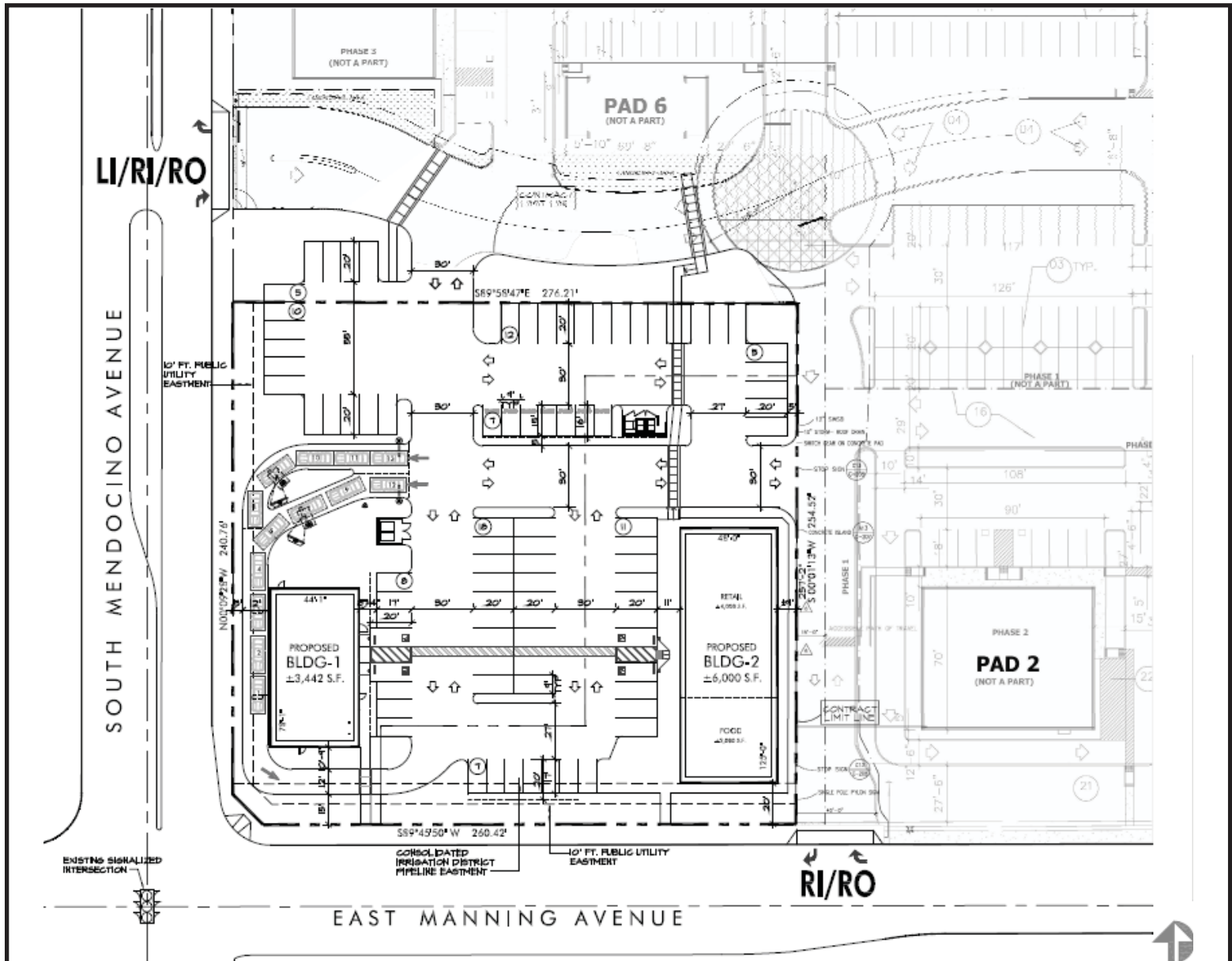
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For Lease > Planned Commercial Development

NEC Manning and Mendocino Avenues, Parlier, CA

Conceptual Site Plan

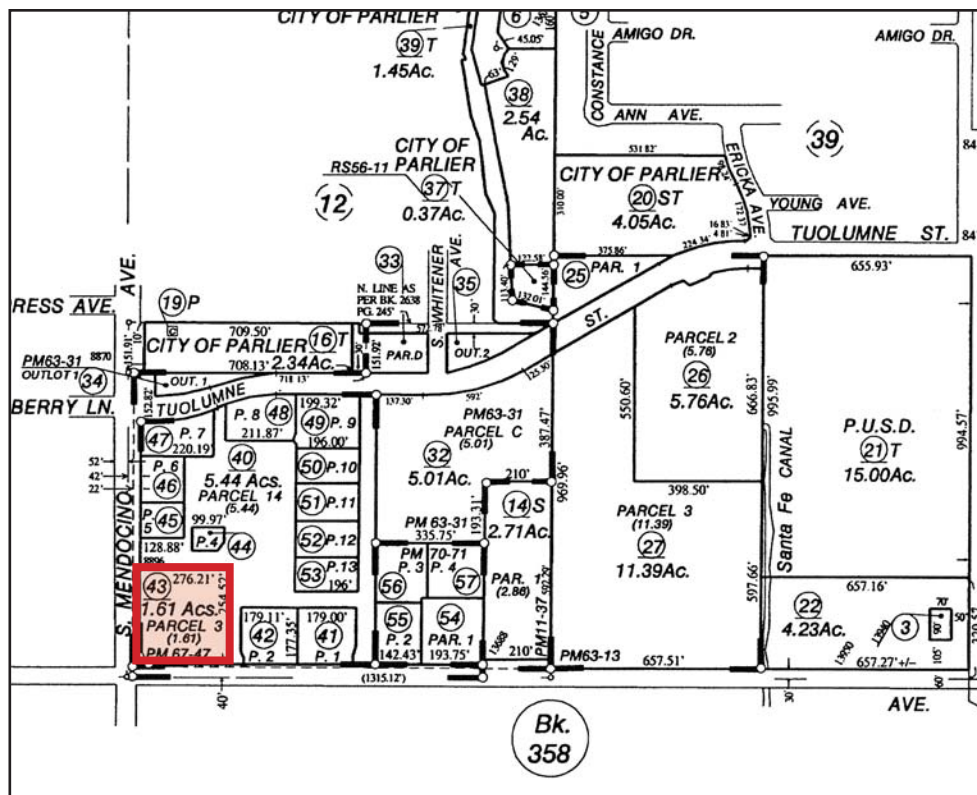
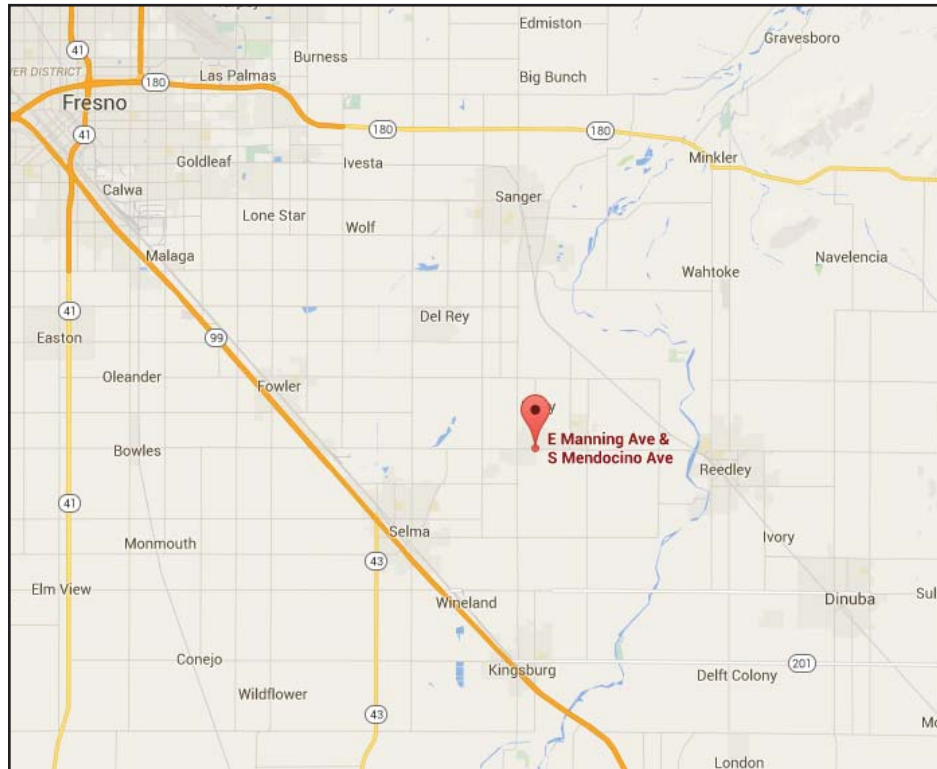


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For Lease > Planned Commercial Development

NEC Manning and Mendocino Avenues, Parlier, CA



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