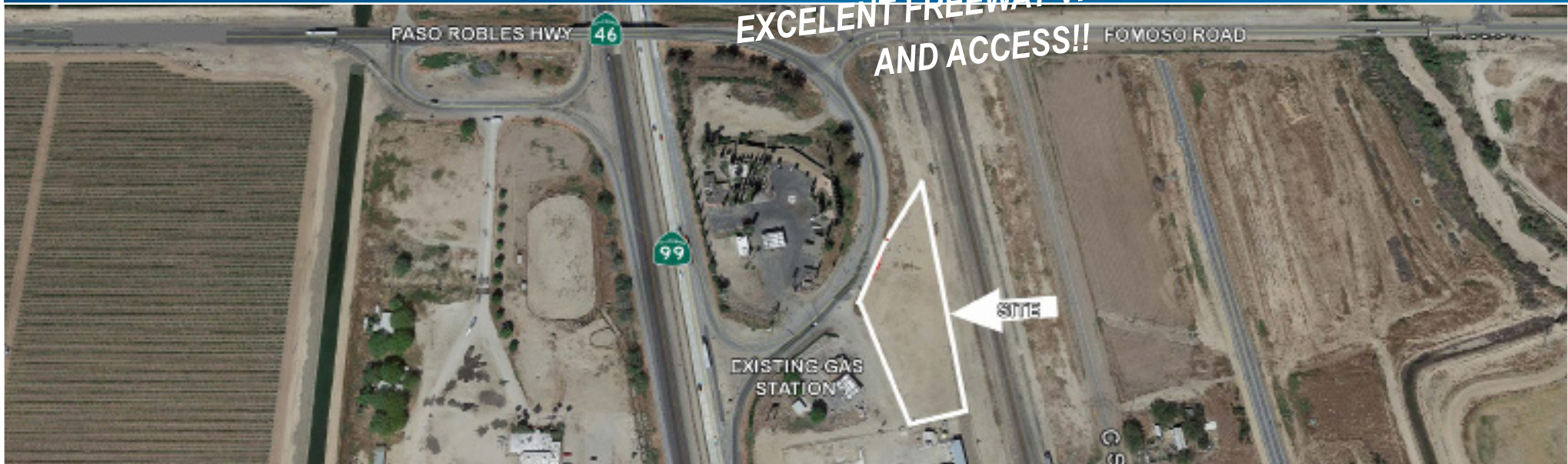


HIGHWAY 99 AND HIGHWAY 46 RETAIL LOCATION - FREEWAY VISIBILITY COMMERCIAL HIGHWAY PROJECT

31992 HIGHWAY 46, MCFARLAND, CALIFORNIA



GROUND LEASE OR BUILD-TO-SUIT

LOCATION:

The property is located off of Hwy. 46 just east of Hwy. 99 and south of Paso Robles Hwy./Fomoso Road in McFarland, California

LOT SIZE:

Approx. 1.28 acres

APN:

#073-060-19

TRAFFIC COUNTS:

Highway 46: 7,000 AADT

Highway 99: 53,000 AADT

ACCESS

Highway 99 frontage with easy North and South bound access

UTILITIES:

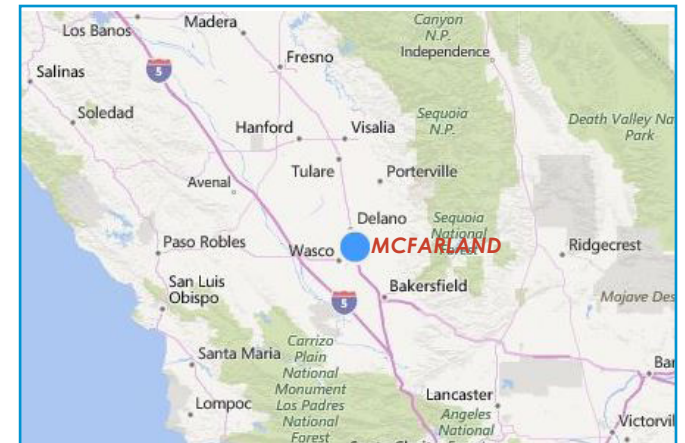
Electric: Pacific Gas & Electric

Sewer: Septic

Water: Water Well

ZONING:

M-1 PD



RATE:

CALL AGENT(S) FOR PRICING AND MORE

31992 HIGHWAY 46, MCFARLAND, CA

GROUND LEASE OR BUILT-TO-SUIT

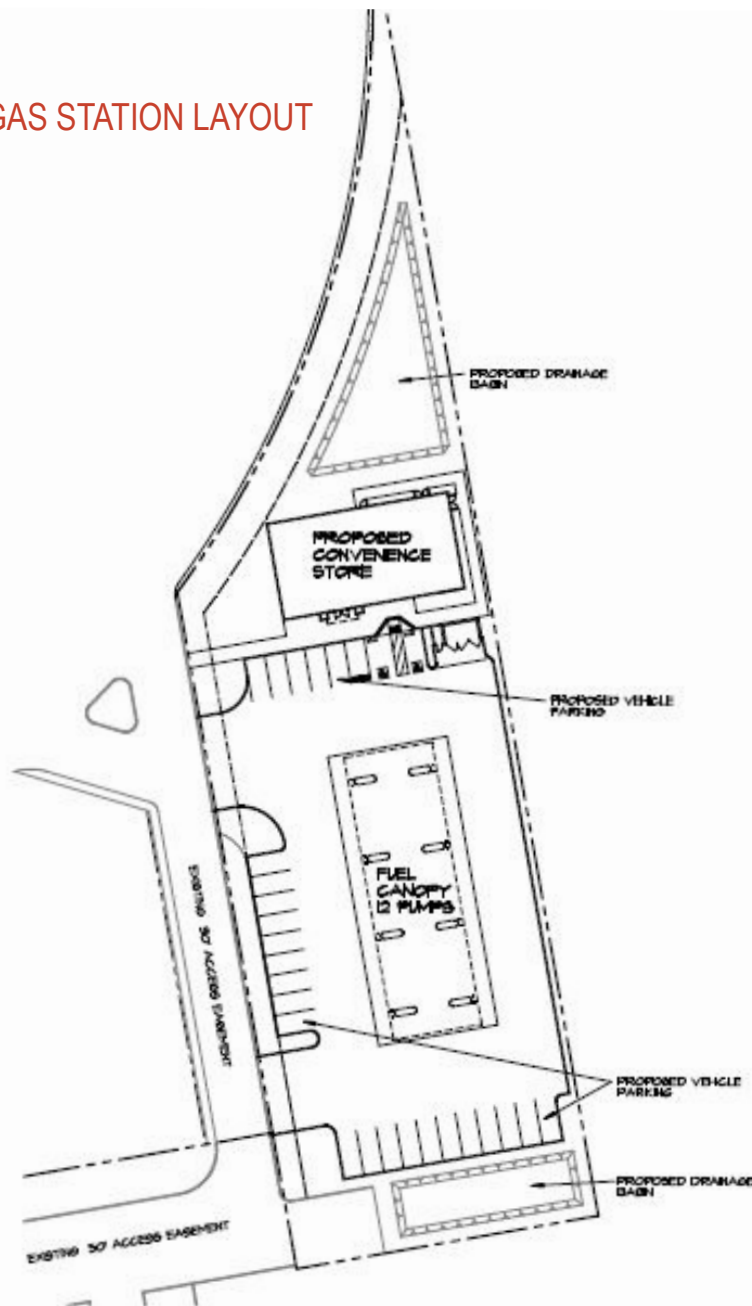
Subject property is located at the Highway 99 and Highway 46 on/off ramps with frontage on Highway 99 and visibility from Highway 99 and Highway 46.

1.28 acres available

APN#: 073-060-19

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POTENTIAL GAS STATION LAYOUT



SITE PLAN A2
PROPOSED GAS STATION & CONVENIENCE STORE
HWY 46 & HWY 99 JUNCTION
FDA, INC. 4-0-11

40'

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