

REDEVELOPMENT

± 14,000 SQUARE FEET OF RETAIL OR OFFICE SPACE AVAILABLE

1425 HWY 46, WASCO, CA



4 EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



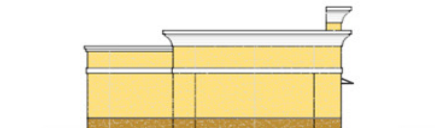
3 EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



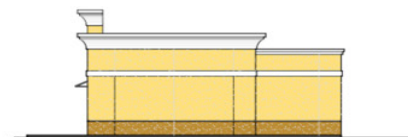
3 EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



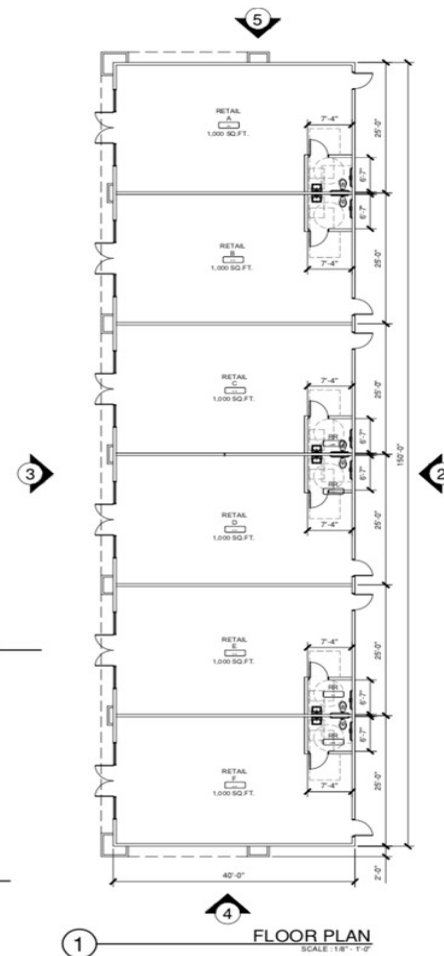
2 EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



5 EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



4 EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



1 FLOOR PLAN
SCALE: 1/8" = 1'-0"

For leasing inquiries, please contact:

GREG HERZ | MANAGING PRINCIPAL
WCB COMMERCIAL REAL ESTATE

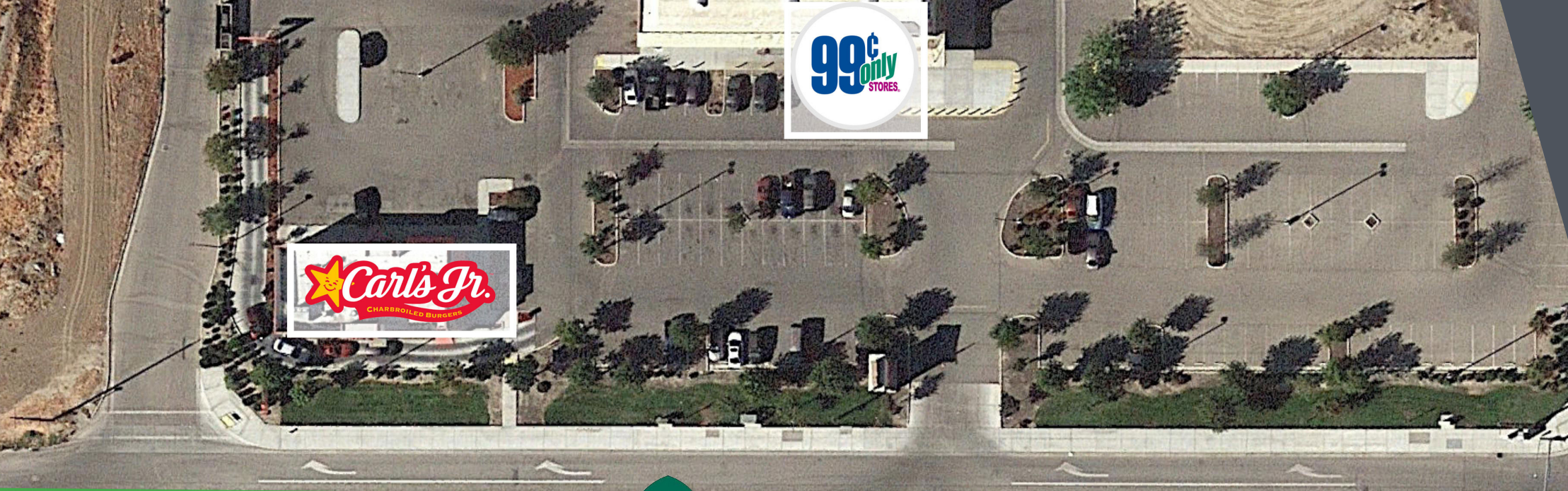
949.202.6600 Mobile
gregherz@wcbcre.com
CA DRE Broker #01932277

MIKE KNUDSEN | MANAGING PRINCIPAL
NNN PROPERTIES GROUP

626.757.4207 Mobile
mike@nnnpropertiesgroup.com
CA DRE Broker #01840490

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Commercial Real Estate





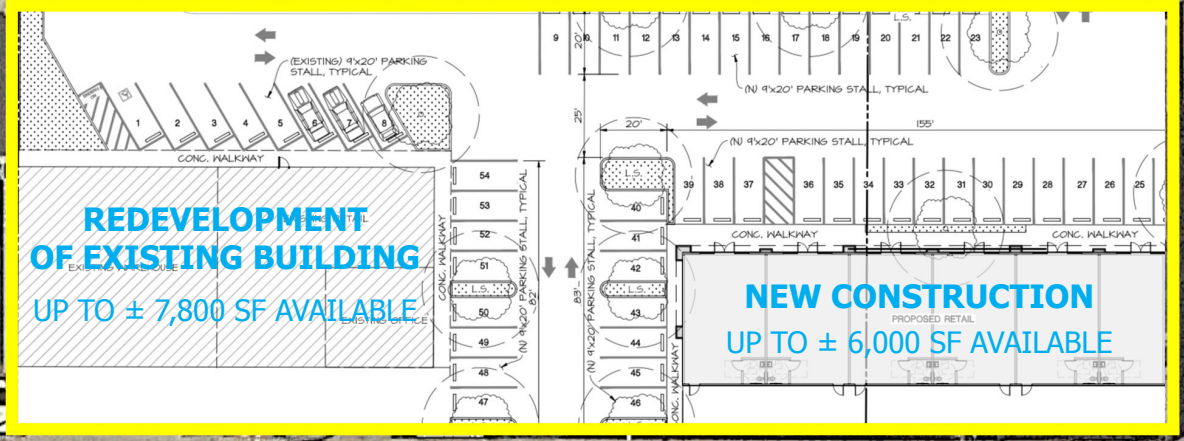
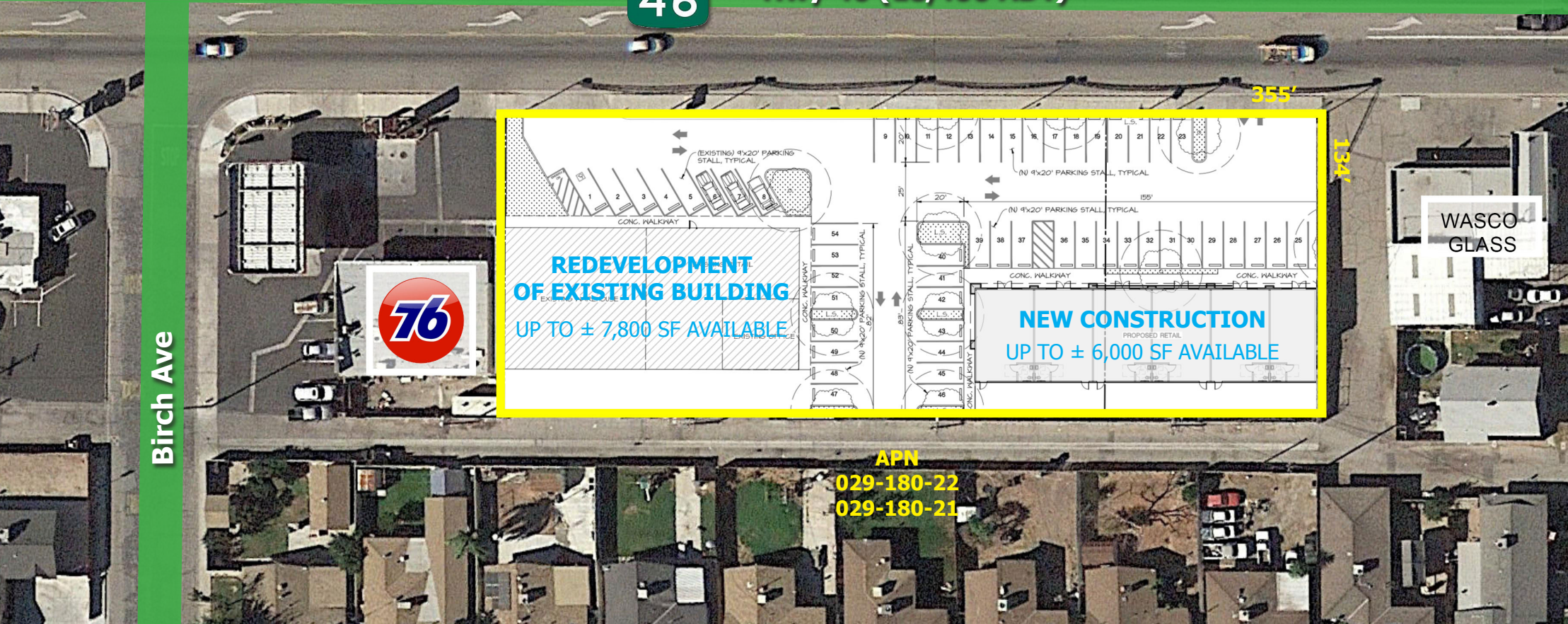
Hwy 46 (18,400 ADT)



PROJECT HIGHLIGHTS

1425 HWY 46, WASCO, CA

- » Up to ± 14,000 SF of retail or office space available
- » ± 6,000 of new construction
- » Redevelopment of ± 7,800 SF existing building
- » 355' of frontage to 46 Hwy (18,400 ADT)
- » Approx. 54 parking spaces
- » Excellent ingress/egress with three curb cuts & alley access
- » Located at Wasco's main retail corridor
- » Property faces new 99 Cents Only and Carl's Jr.
- » Excellent signage exposure & visibility to Hwy 46
- » Floor plan sizes divisible to suit

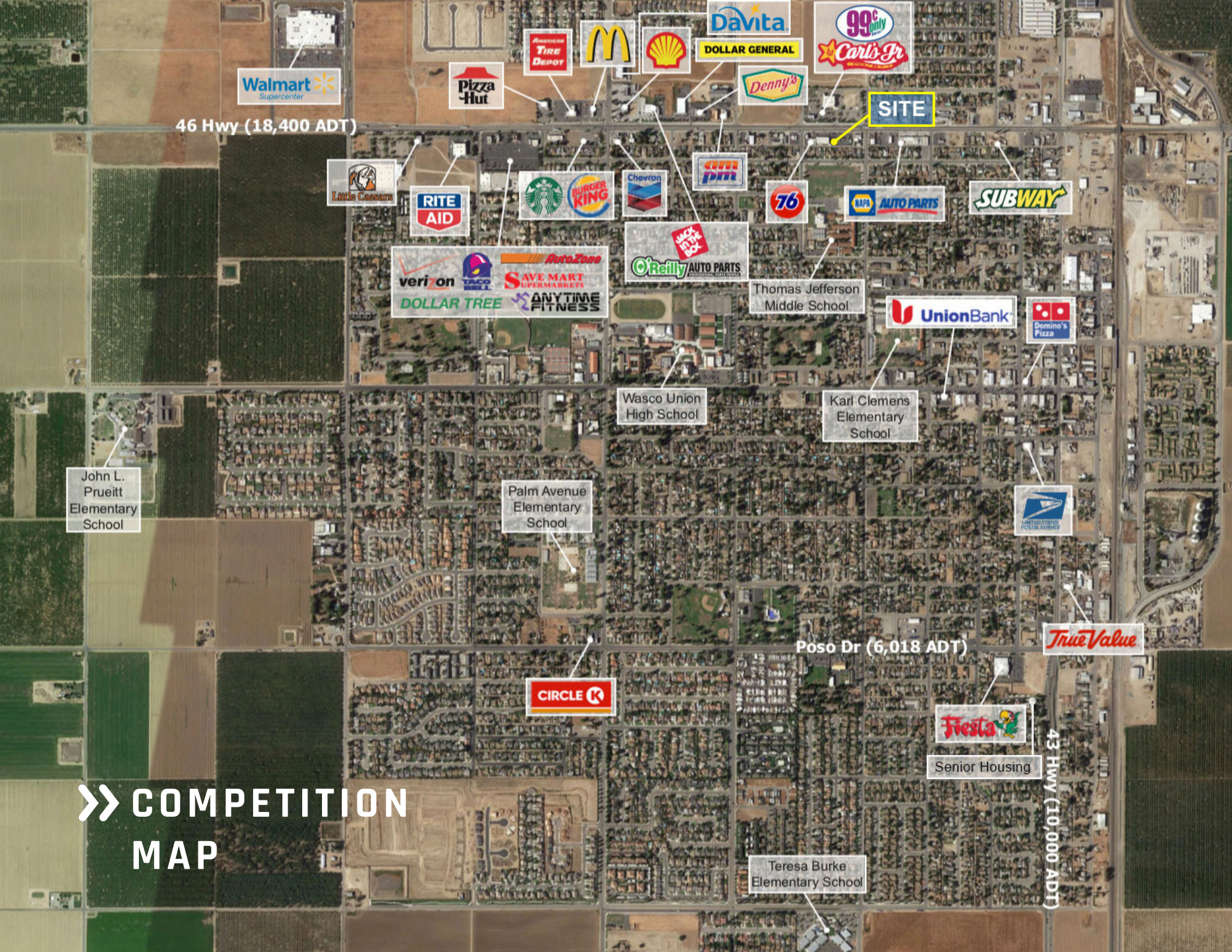


Birch Ave

Griffith Ave

APN
029-180-22
029-180-21

Google Earth



MARKET OVERVIEW

\$52K+ AVG. INCOME
WITHIN 5 MILES

27K+ RESIDENTS
WITHIN 5 MILES

Radius	5 Mile	7 Mile	10 Mile
Population			
2022 Projection	29,183	30,646	68,515
2017 Estimate	27,510	28,907	64,260
2010 Census	26,141	27,440	59,309
Growth 2017-2022	1.19%	1.18%	1.29%
2017 Population Hispanic Origin	81.0%	80.9%	84.3%
2017 Population by Race			
White	47.5%	47.4%	45.7%
Black	6.5%	6.3%	3.6%
Am. Indian	1.0%	1.0%	1.1%
Asian	0.7%	0.7%	0.7%
Hawaiian & Pacific Island	0.0%	0.1%	0.1%
Other	40.8%	41.1%	45.2%
Households			
2022 Projection	6,145	6,554	15,332
2017 Estimate	5,758	6,146	14,352
2010 Census	5,309	5,669	13,058
Growth 2017 - 2022	1.31%	1.29%	1.33%
Owner Occupied	46.6%	45.6%	49.5%
Renter Occupied	46.4%	46.5%	44.0%
2017 Avg Household Income	\$52,449	\$52,548	\$52,095
2017 Med Household Income	\$39,922	\$39,789	\$39,274
2017 Households by Household Income			
<\$25,000	29.7%	29.8%	28.3%
\$25,000 - \$50,000	31.2%	31.1%	33.7%
\$50,000 - \$75,000	19.4%	19.2%	19.7%
\$75,000 - \$100,000	8.4%	8.4%	7.4%
\$100,000 - \$150,000	7.3%	7.4%	6.9%
\$150,000 - \$200,000	2.6%	2.6%	2.6%
\$200,000+	1.5%	1.5%	1.3%

COMPETITION MAP

WCB

Commercial Real Estate

NNN

PROPERTIES
GROUP

46, WASCO, CA



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