

SWC Poso Dr & Hwy 43

WASCO, CA



TIRE SERVICE

J&J MARKET & GAS

Poso Dr (6,018 ADT)

Build to Suit
Fiesta Supermarket Outparcels
APN: 030-450-10
+/- 95,832 SF (2.2 AC)
Available Land for
Lease (Divisible)



2017 DEMOGRAPHICS	5 MILE	10 MILE
Population	27,510	64,260
Avg HH Income	\$52,449	\$52,095

2.2 AC AVAILABLE

Hwy 43 (10,000 ADT)

SENIOR HOUSING

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WCB
Commercial Real Estate



\$52,309

AVERAGE HH INCOME
IN 3 MILE RADIUS



10,000

ADT ON HWY 43

PROPERTY DETAILS

- Build to suit
- C2 zoning
- At grade outparcels to high performing Fiesta Supermarket
- 238.96' of frontage to Hwy 43
- Low barriers of entry market
- Population of approx. 48,000 in trade area which includes Lost Hills & Shafter
- 16,018 ADT at intersection
- Reciprocal parking and access with Fiesta Supermarket (same owner)



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