

NEQ S MENDOCINO & E MANNING

Retail Commercial Land

±12.02 ACS
AVAILABLE
PARLIER, CALIFORNIA

SITE PLAN

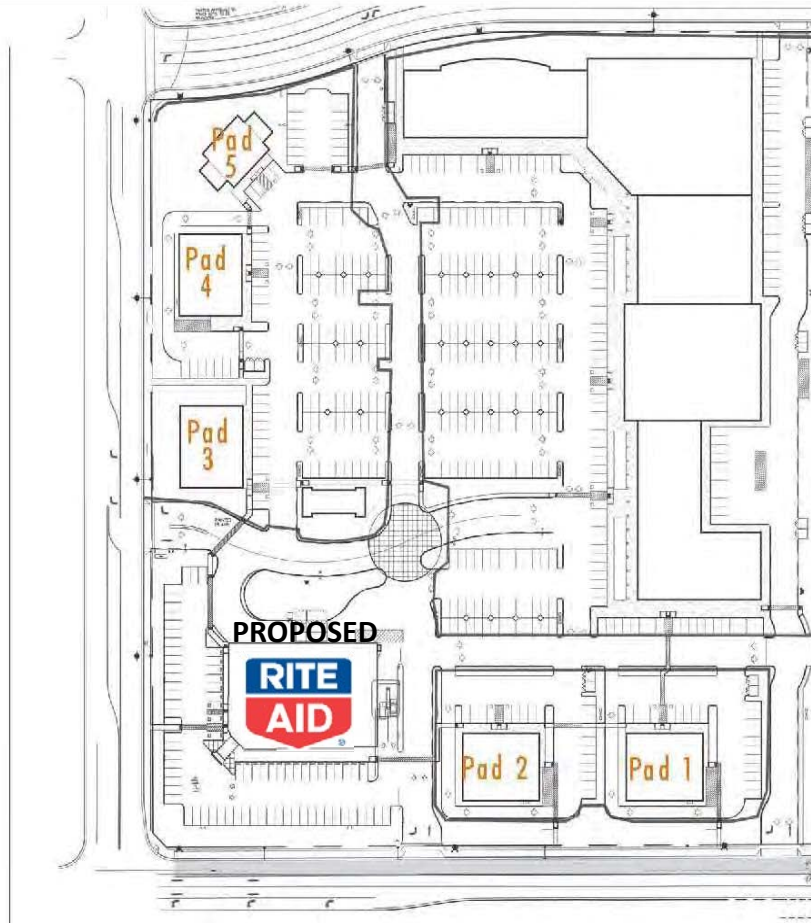
Pad 1 APN: 355-030-41
±31,745 SF

Pad 2 APN: 355-030-42
±31,765 SF

Pad 3 APN: 355-030-45
±14,374 SF

Pad 4 APN: 355-030-46
±23,086 SF

Pad 5 APN: 355-030-47
±27,007 SF



MAP NOT TO SCALE

PROPERTY INFORMATION

LOCATION	NEQ S MANDOCINO & E MANNING PARLIER, CALIFORNIA	
SIZE	12.02±ACRES	
ZONED	RETAIL COMMERCIAL	
NEARBY TENTANTS	R-N MARKETS, RITE AID, BURGER KING, AND AUTO ZONE	
DEMOGRAPHICS	POPULATION	AVG HH INCOME
1 MILE	10,618	\$36,741
2 MILE	16,735	\$35,078
3 MILE	19,894	\$37,439
5 MILE	51,598	\$48,320
TRAFFIC COUNT	NB MENDOCINO AT MANNING	3,517 CPD
	SB MENDOCINO AT MANNING	4,210 CPD
	EB MANNING AT MENDOCINO	11,110 CPD
	WB MANNING AT MENDOCINO	2,960 CPD
HIGHLIGHTS	<ul style="list-style-type: none"> • SIGNALIZED INTERSECTION • RITE AID PLANNED • MAIN/DOMINANT INTERSECTION • PROPERTY IS FULLY IMPROVED • IN RENEWAL COMMUNITY BUSINESS DISTRICT • WAGE CREDITS AVAILABLE • FEDERAL TAX CREDITS AVAILABLE • POSSIBLE BOND FINANCING AVAILABLE 	

For more information, please contact:

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AERIAL MAP



DEMOGRAPHICS

Lat/Lon: 36.6050/-119.5478



S Mendocino Ave & E Manning Ave Parlier, California		1 mi radius	3 mi radius	5 mi radius
POPULATION	2013 Estimated Population	9,367	16,915	46,846
	2018 Projected Population	9,988	18,034	49,939
	2010 Census Population	9,118	16,467	45,609
	2000 Census Population	7,129	13,408	37,819
	Projected Annual Growth 2013 to 2018	1.3%	1.3%	1.3%
	Historical Annual Growth 2000 to 2013	2.4%	2.0%	1.8%
HOUSEHOLDS	2013 Estimated Households	2,119	4,010	12,606
	2018 Projected Households	2,262	4,279	13,452
	2010 Census Households	2,063	3,902	12,265
	2000 Census Households	1,521	3,127	10,399
	Projected Annual Growth 2013 to 2018	1.3%	1.3%	1.3%
	Historical Annual Growth 2000 to 2013	3.0%	2.2%	1.6%
RACE AND ETHNICITY	2013 Estimated White	52.2%	51.6%	55.0%
	2013 Estimated Black or African American	0.6%	0.6%	0.8%
	2013 Estimated Asian or Pacific Islander	0.6%	1.8%	3.7%
	2013 Estimated American Indian or Native Alaskan	1.0%	1.3%	1.5%
	2013 Estimated Other Races	45.6%	44.7%	38.9%
	2013 Estimated Hispanic	98.6%	93.6%	80.7%
INCOME	2013 Estimated Average Household Income	\$48,388	\$50,237	\$55,611
	2013 Estimated Median Household Income	\$40,712	\$39,386	\$44,484
	2013 Estimated Per Capita Income	\$10,967	\$12,063	\$15,162
EDUCATION (AGE 25+)	2013 Estimated Elementary (Grade Level 0 to 8)	42.3%	37.5%	26.7%
	2013 Estimated Some High School (Grade Level 9 to 11)	15.0%	15.4%	13.6%
	2013 Estimated High School Graduate	18.2%	20.1%	22.0%
	2013 Estimated Some College	13.5%	13.6%	18.5%
	2013 Estimated Associates Degree Only	4.9%	5.2%	6.9%
	2013 Estimated Bachelors Degree Only	6.0%	6.8%	9.2%
BUSINESS	2013 Estimated Graduate Degree	0.1%	1.4%	3.2%
	2013 Estimated Total Businesses	66	206	875
	2013 Estimated Total Employees	508	2,720	10,160
	2013 Estimated Employee Population per Business	7.7	13.2	11.6
	2013 Estimated Residential Population per Business	141.0	82.2	53.5

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

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AERIAL MAP



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Demographic Source: Applied Geographic Solutions 04/2013, TIGER Geography

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#3-2258

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