

FORMER RESTAURANT FOR LEASE

4,574 SF ON 1.10 ACRES

INTERSTATE 5 EXPOSURE



20672 TRACY AVENUE, BUTTOWILLOW, CA 93206



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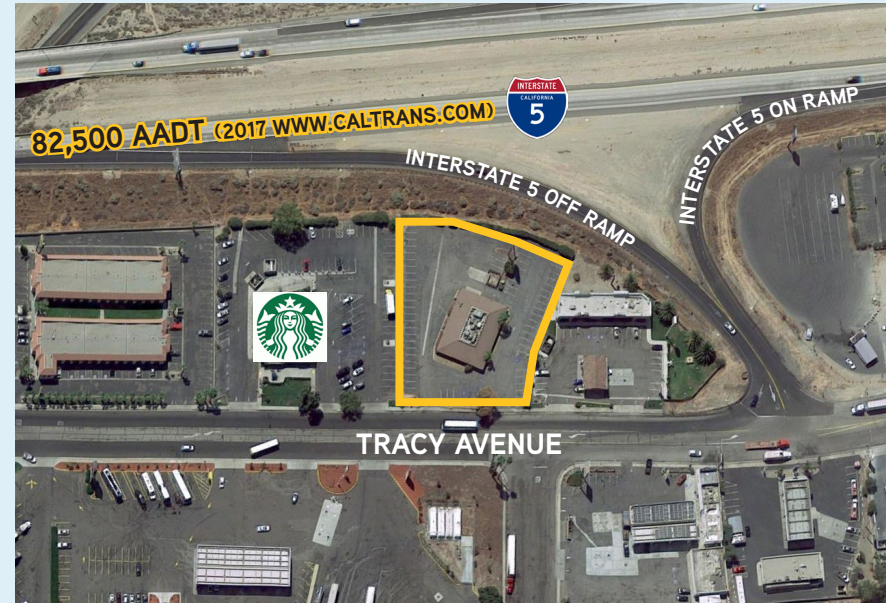
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PROPERTY INFORMATION

20672 TRACY AVENUE, BUTTONWILLOW, CA 93206

20672 Tracy Avenue, is approximately 4,574 square foot, freeway visible former restaurant building located off of intersections I-5 and Hwy 58 in Buttonwillow, CA. This freestanding building is enhanced with a large pylon sign which offers excellent visibility to both I-5 and Hwy 58. This full sit-down former Denny's freestanding restaurant in Kern County, CA is in a prime location. The property is surrounded by TA Travel Center, gas stations, hotels, and other restaurants, with easy access to Interstate 5.

This on and off ramp is a major stop for commuters between northern and southern Los Angeles. Lease price includes the all existing improvements and pylon signage. The adjacent Travel Center of America includes fast food options, convenience store, 24/7/365 day in bay service and roadside assistance, CAT Weigh Scales, and a RV Dump.



AVAILABLE FOR LEASE

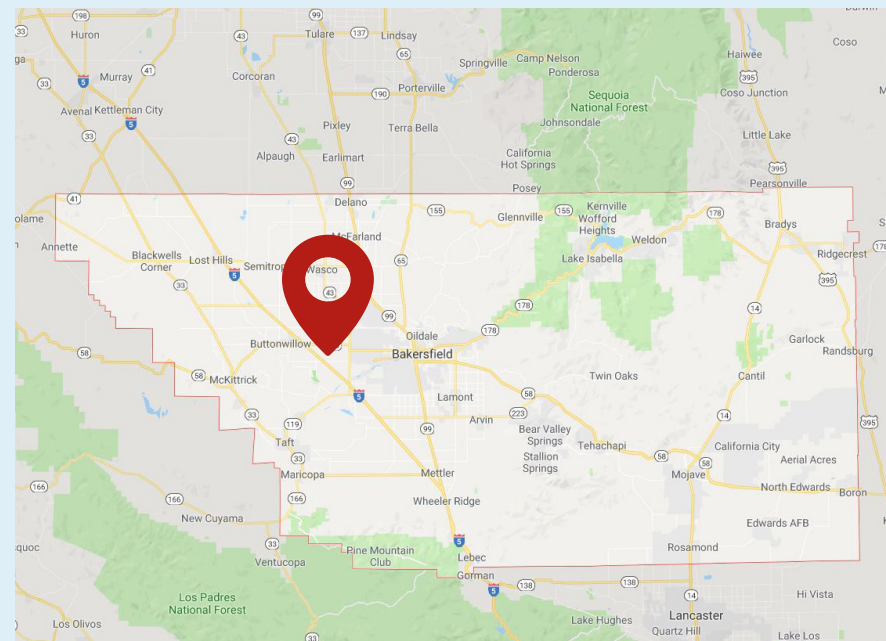
Total Available: 4,574 SF
Land Size: 47,915 SF
APN: 103-300-02 and 03

LEASE RATE

Contact Agent for details!

HIGHLIGHTS

- > Ample Parking
- > Major exposure to Interstate 5
- > Pylon signage visible from both north and south bound traffic



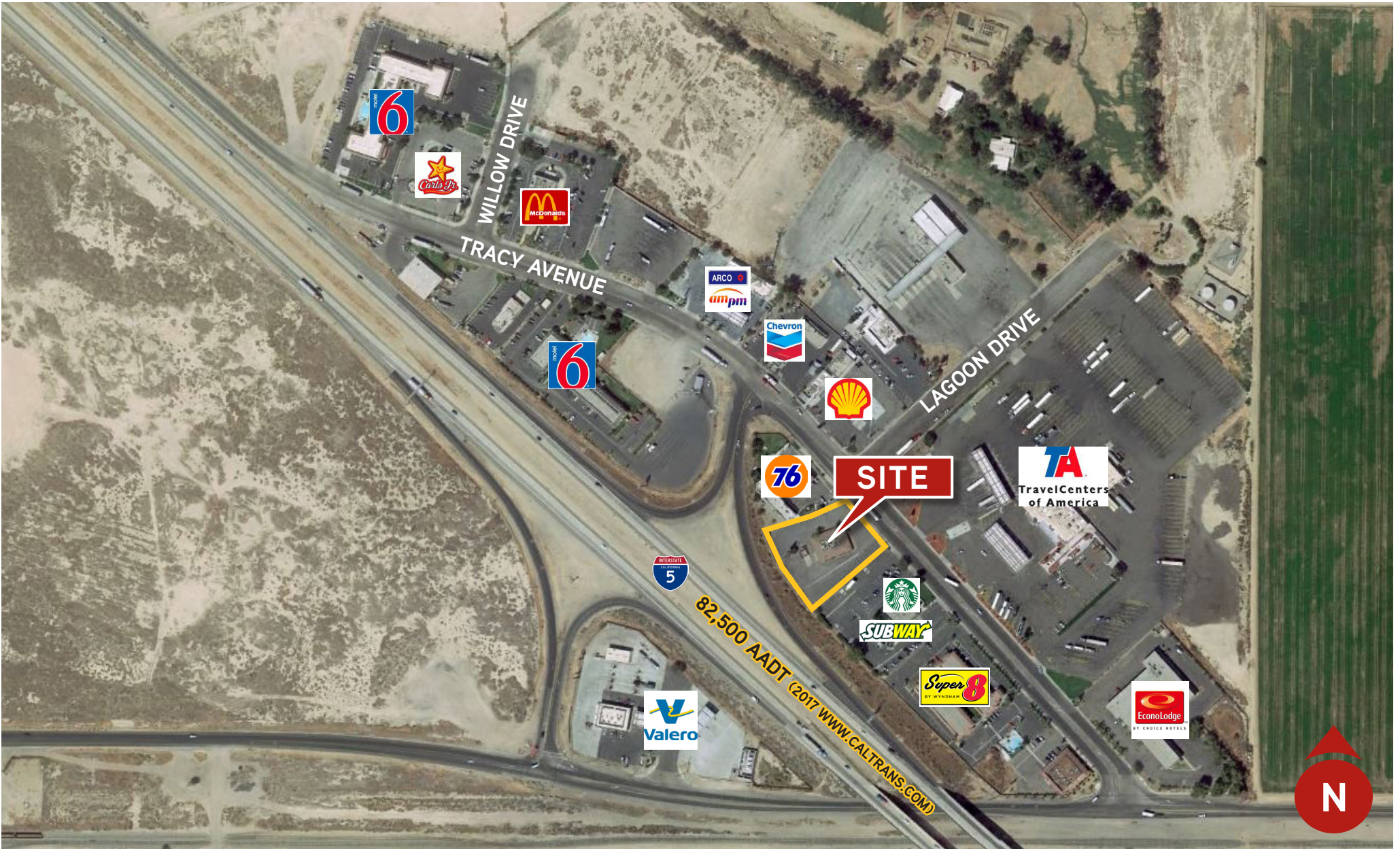
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AERIAL MAP

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