

+22,956 SF LAND SALE OPPORTUNITY

14965 W. WHITESBRIDGE AVE., KERMAN, CA



14965 W. Whitesbridge Ave. in Kerman offers an excellent retail opportunity in one of the area's growing commercial corridors. With strong visibility, convenient access, and steady local traffic, the space is ideal for retail, restaurant, office, or service-oriented businesses looking to serve the expanding Kerman community. Surrounded by established retailers and ongoing residential growth, this location provides a great opportunity to establish a presence in a rapidly developing Central Valley market.

SUMMARY

ADDRESS	14965 W. Whitesbridge Ave.
APN	02-3030-25S
LOT SIZE	±22,956 SF
AVAILABILITY	Land Sale
ASKING PRICE	Call Brokers
TRAFFIC COUNTS	W. Whitesbridge Ave. - 15,469 ADT N. Madera Ave. - 11,555 ADT

HIGHLIGHTS

- Premier retail sale opportunity along W. Whitesbridge Ave.
- High-exposure location with strong access and visibility
- Adjacent to established retail anchors and expanding residential growth
- Conveniently positioned to serve Kerman's growing population and surrounding communities
- Ideal for restaurant, drive-thru, coffee, medical, service retail, and neighborhood commercial users
- Supported by nearby schools, community amenities, and everyday-needs demand generators
- Rare chance to secure space in a developing corridor with long-term upside



MARKET AERIAL



Kerman Shopping Center

- FAMILY DOLLAR
- BR Baskin Robbins
- DOLLAR TREE
- ROUND TABLE PIZZA
- McDonald's
- O'Reilly

- BURGER KING
- Wings
- Wings
- GROCERY OUTLET Bargain Market

Kerman Plaza

- Walmart
- Domino's
- Starbucks
- SALLY BEAUTY
- TACO BELL
- Red Bull

SITE



145

180

S 1st St

S 2nd St

S 4th St

S 7th St

N Vineland Ave

S Vineland Ave

N Goldenrod Ave

S Goldenrod Ave

W Nielsen Ave

W Whitesbridge Ave

W Whitesbridge Ave

W Stanislaus Ave

W Stanislaus Ave

W Sunset Ave

Middleton Ave

W Kearney Blvd

W Kearney Blvd



POPULATION

1 MILE	3 MILES	5 MILES
11,242	18,016	20,524



ESTIMATED HOUSEHOLDS

1 MILE	3 MILES	5 MILES
3,245	5,138	5,890



ESTIMATED AVERAGE HOUSEHOLD INCOME

1 MILE	3 MILES	5 MILES
\$78,764	\$90,499	\$91,652



ESTIMATED AVERAGE HOUSEHOLD NET WORTH

1 MILE	3 MILES	5 MILES
\$644,128	\$726,464	\$741,379



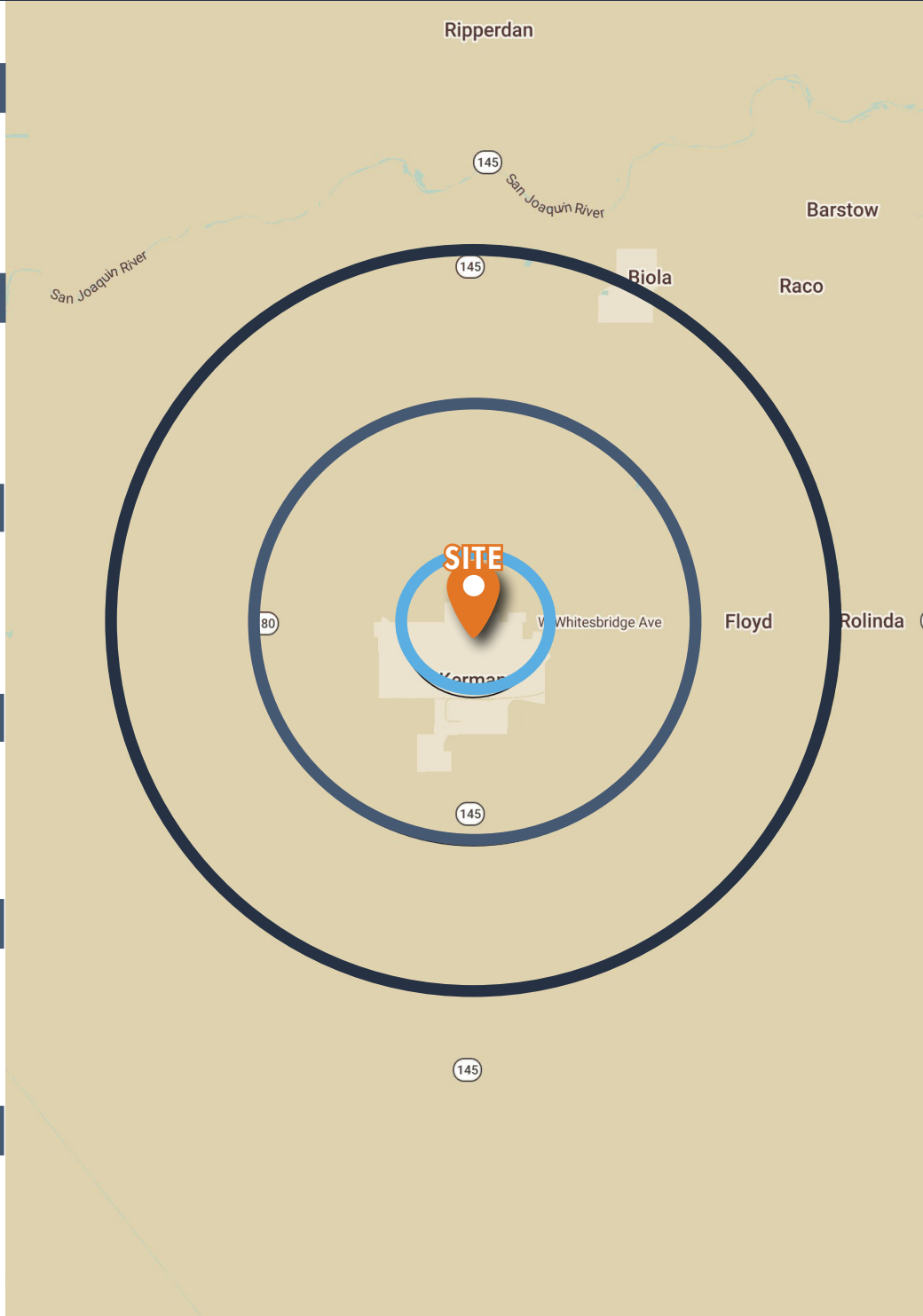
COLLEGE DEGREE BACHELOR DEGREE OR HIGHER

1 MILE	3 MILES	5 MILES
13.0%	15.2%	15.5%

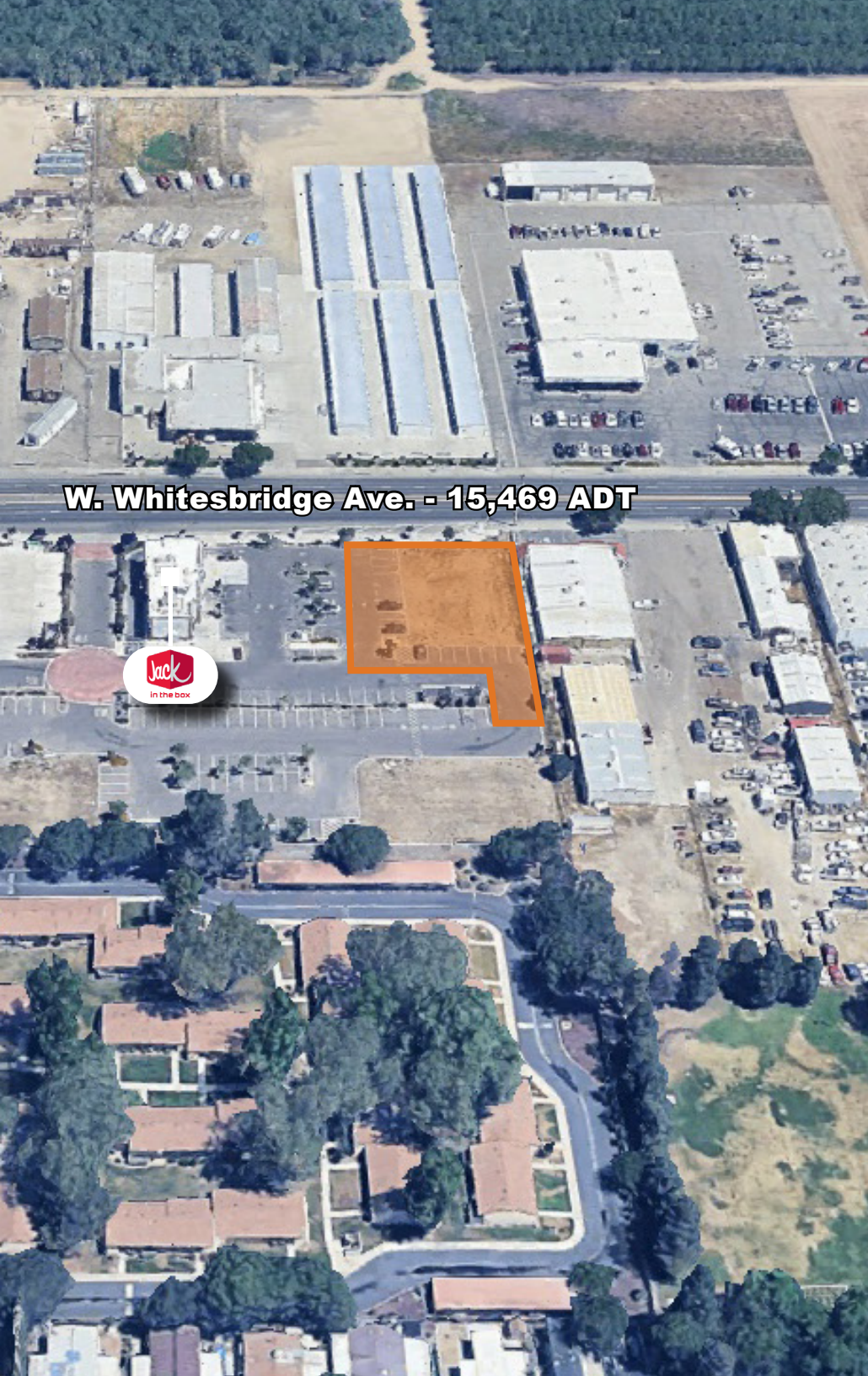


TOTAL RETAIL EXPENDITURES

1 MILE	3 MILES	5 MILES
\$156.76 M	\$265.61 M	\$304.5 M



*Demographic Source: Sites USA REGIS Online 05.11.26



W. Whitesbridge Ave. - 15,469 ADT

LAND SALE OPPORTUNITY

14965 W. WHITESBRIDGE AVE., KERMAN

JON WOODCOX

(925) 627-7903

jon@lockhouse.com

License #01923630

CAROLINE LEWIS

(208) 484-5654

clewis@lockhouse.com

License #02256598



LOCKEHOUSE

RETAIL GROUP