

+10,000 SF LAND SALE OPPORTUNITY

305 PROSPERITY BLVD., CHOWCHILLA, CA



305 Prosperity Blvd in Chowchilla is a well-positioned commercial property offering excellent visibility and convenient access near Highway 99. Located within a growing commercial corridor, the property benefits from surrounding retail activity, nearby residential developments, and strong regional connectivity throughout the Central Valley. Its versatile location makes it ideal for retail and restaurant opportunities.

SUMMARY

ADDRESS	305 Prosperity Blvd., Chowchilla
APN	002-290-013
LOT SIZE	±10,000 SF
AVAILABILITY	Land Sale
ASKING PRICE	Call Brokers
TRAFFIC COUNTS	Hwy 99. - 52,395 ADT Hwy 233. - 43,796ADT

HIGHLIGHTS

- Prime retail location off Highway 99 at Prosperity Boulevard
- High-exposure site serving both local and freeway traffic
- Near established hospitality and commercial uses, including Holiday Inn Express & Suites Chowchilla
- Ideal for restaurant, drive-thru, coffee, convenience, service retail, and highway commercial users
- Positioned in a growing corridor with planned transportation improvements and long-term commercial appeal
- Rare sale opportunity in one of Chowchilla's most visible freeway-oriented retail locations







POPULATION

1 MILE	3 MILES	5 MILES
3,557	14,150	16,020



ESTIMATED HOUSEHOLDS

1 MILE	3 MILES	5 MILES
1,168	4,498	4,986



ESTIMATED AVERAGE HOUSEHOLD INCOME

1 MILE	3 MILES	5 MILES
\$76,009	\$94,938	\$93,835



ESTIMATED AVERAGE HOUSEHOLD NET WORTH

1 MILE	3 MILES	5 MILES
\$587,988	\$915,856	\$909,248



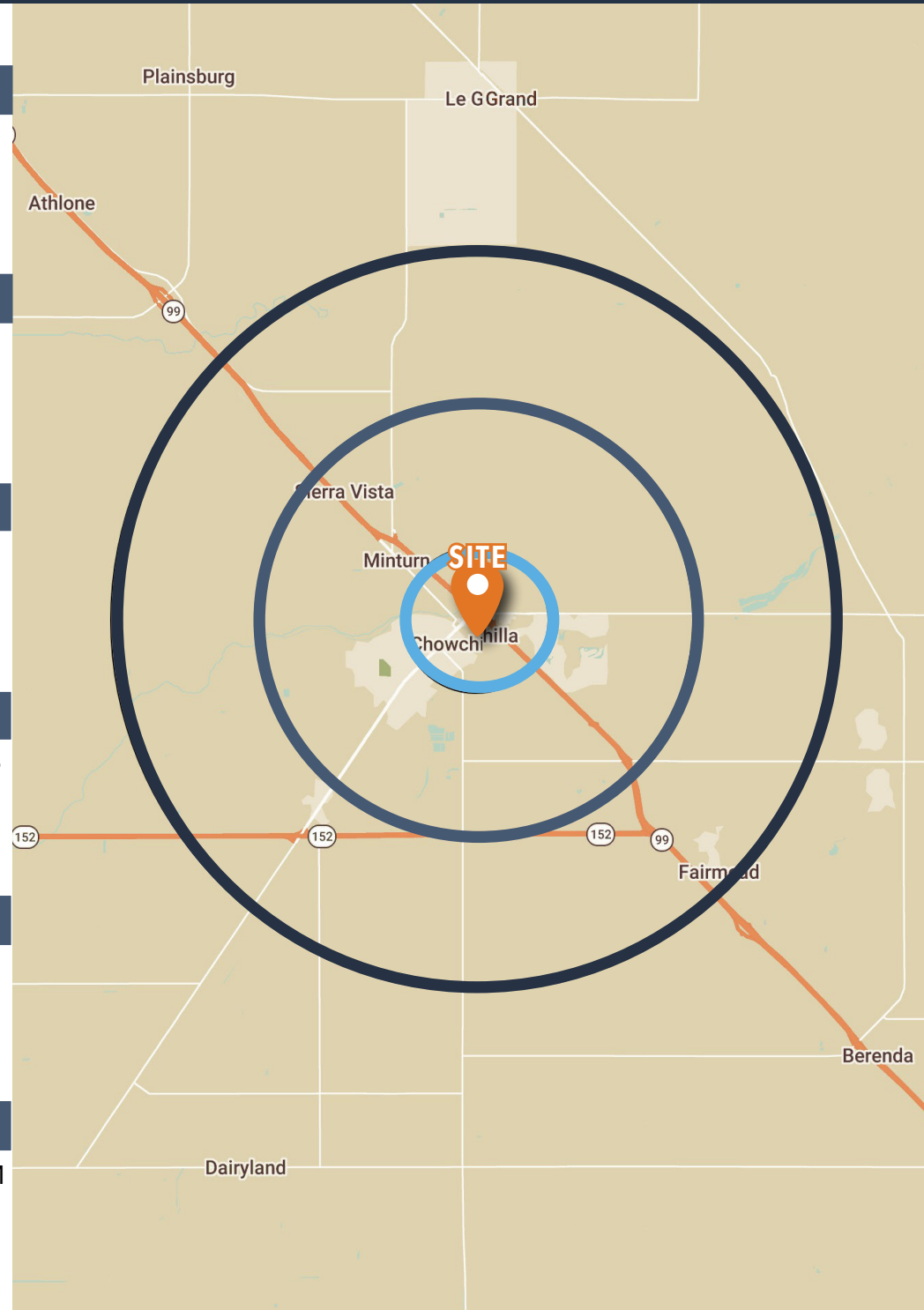
COLLEGE DEGREE BACHELOR DEGREE OR HIGHER

1 MILE	3 MILES	5 MILES
18.3%	22.2%	20.8%



TOTAL RETAIL EXPENDITURES

1 MILE	3 MILES	5 MILES
\$53.97 M	\$229.13 M	\$253.0 M





LAND SALE OPPORTUNITY

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