

SEC GIRARD/COUNTY LINE ROAD

DELANO, CALIFORNIA

HIGHWAY 99 ACCESS AND VISIBILITY

- FULL FREEWAY INTERCHANGE (Northbound off-ramp and northbound on-ramp across the street)
- Neighboring Co-tenants include Big Kmart, Burger King, Chevron, Denny's, Perko's and Jack in the Box
- 4.11 Acres Zoned Community Retail Commercial (C-R-C) allowing most retail uses
- This site is virtually fully improved and includes the existing parking lot....."Just build your building"
- Kmart CC&R's allow a maximum buildable area of 55,000 s.f.

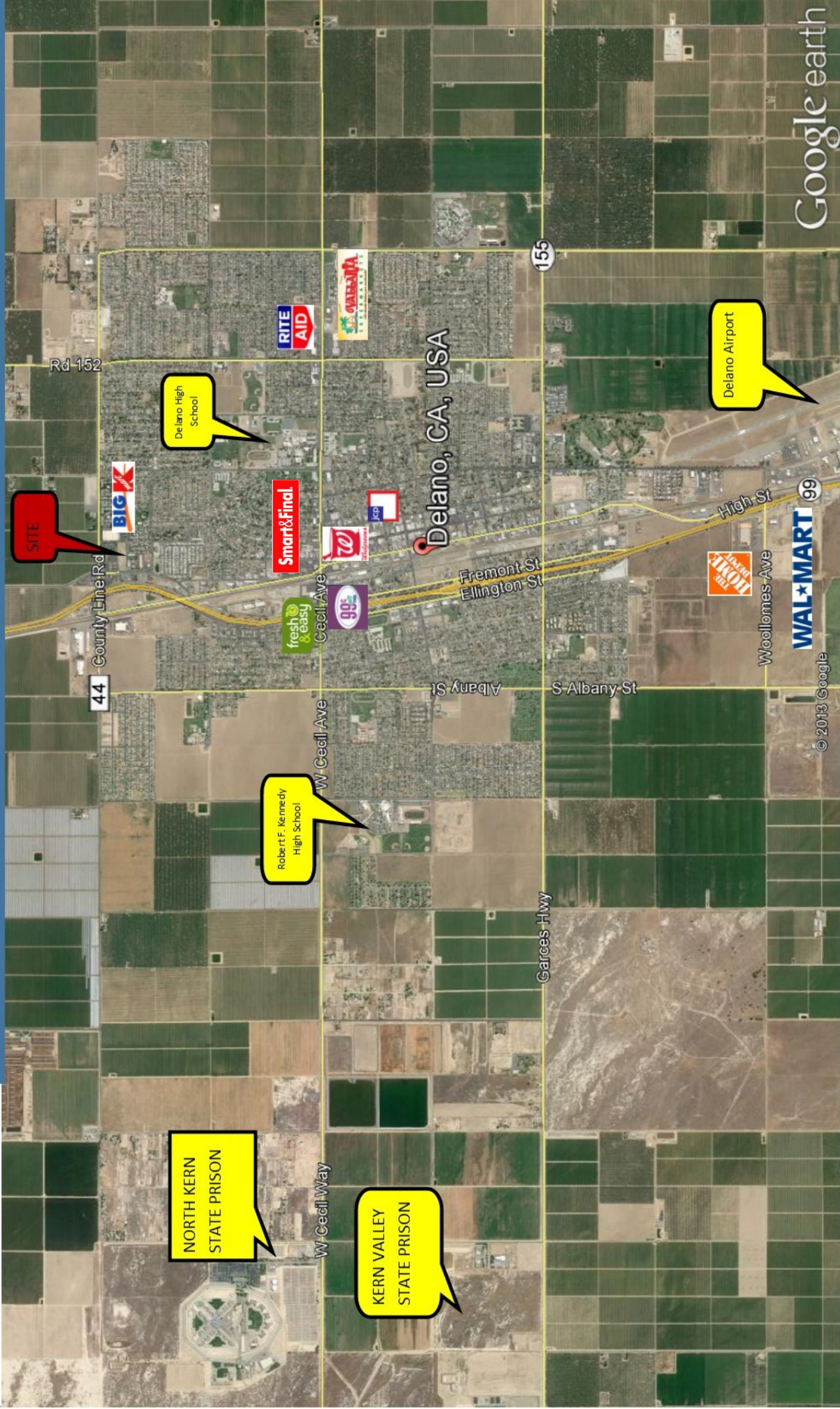
Contact: Kevin Tweed

7080 N. Marks Ave., Suite 118, Fresno, CA 93711 Phone (559) 229-4444 Email kevin@pavilionp.com

This information herein has been obtained from sources we believe are reliable. We have not verified the information nor do we offer any guarantee, warranty or representation about it. Any opinions, projections, estimates or assumptions are used for example only and may not represent the current or future performance of the property. You and your advisors, including attorneys and CPA's should conduct a careful and independent investigation of the property to determine its suitability for your needs.

Available for Sale/Lease/B.T.S.

4.11 Acres including finished parking lot. 55,000 s.f. of Maximum Buildable Area



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PAVILION
PROPERTIES

AVAILABLE FOR SALE/LEASE/B.T.S.

4.11 ACRES FULLY IMPROVED

