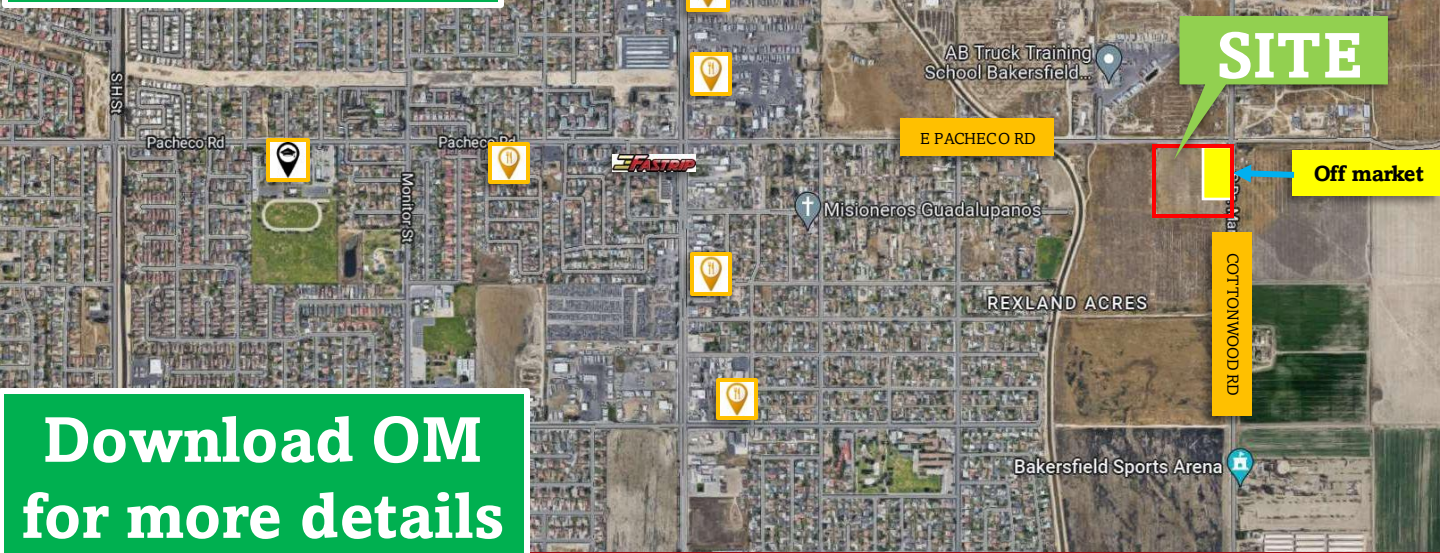


**AVAILABLE ► 7.75 ACRES VACANT LAND**  
**CORNER LOT COTTONWOOD AND PACHECO RD**



**Offer Price**  
**\$1,300,000**  
**\$3.85 per Sq Ft**

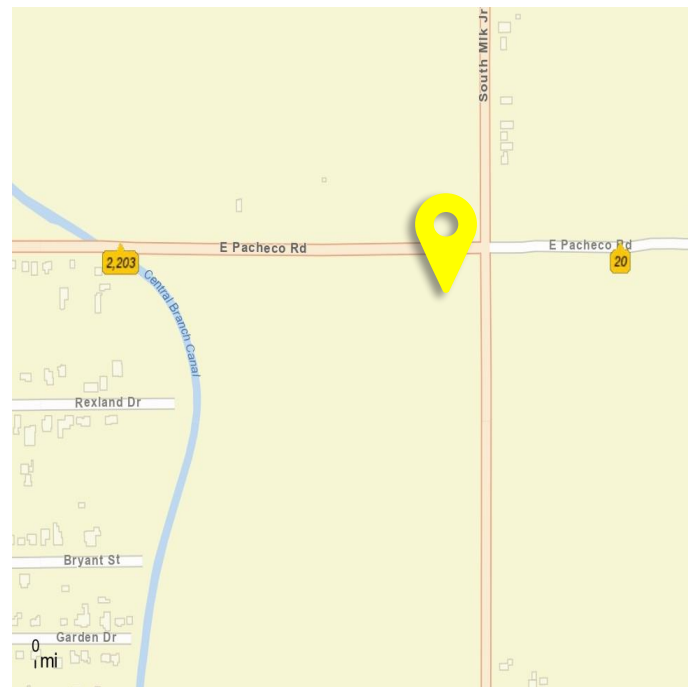


**Download OM**  
**for more details**

**PROPERTY DETAILS**

- Asking Price: \$1,300,000
- Available: 337,590 SQ FT / 7.75 ACRES
- \$3.85 per SQ FT
- Located on Cottonwood & E Pacheco Rd
- High Visibility
- APN: 414-010-08-00-4
- Use Code: Residential Vacant Land
- Ideal location for Multifamily Housing
- 87,120 Sq Ft Sold to C Store with 8 Gas Pumps and Restaurant with Drive-Thru
- Traffic Count: 2,203 ADTV

|                  | 1 MILE   | 3 MILE   | 5 MILE   |
|------------------|----------|----------|----------|
| POPULATION       | 5,530    | 78,037   | 2,47,456 |
| MEDIAN HH INCOME | \$42,614 | \$48,073 | \$48,808 |
| AVG HH INCOME    | \$54,413 | \$64,126 | \$69,206 |



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