

# GROUND LEASE

2+ Acres | Drive Thru Restaurant / Retail Pads

**8136**  
pearblossom highway  
littlerock, california



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COMMERCIAL REAL ESTATE, INC.

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## PROPERTY HIGHLIGHTS

- One Large Parcel
- 2 Ground Lease Pads
- Approximately 350 FT Frontage on Hwy 138
- Located in the Center of Town
- Excellent Visibility on Heavily Traveled Highway
- Potential Use: Drive Thru Restaurant, Retail, Mobile Home Park
- Flat Terrain
- Near Schools, Gas Stations, Restaurants



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POPULATION	5 MILE	7 MILES	10 MILES
Estimated Population (2019)	50,451	95,979	138,637
Projected Population (2024)	50,873	96,444	139,491

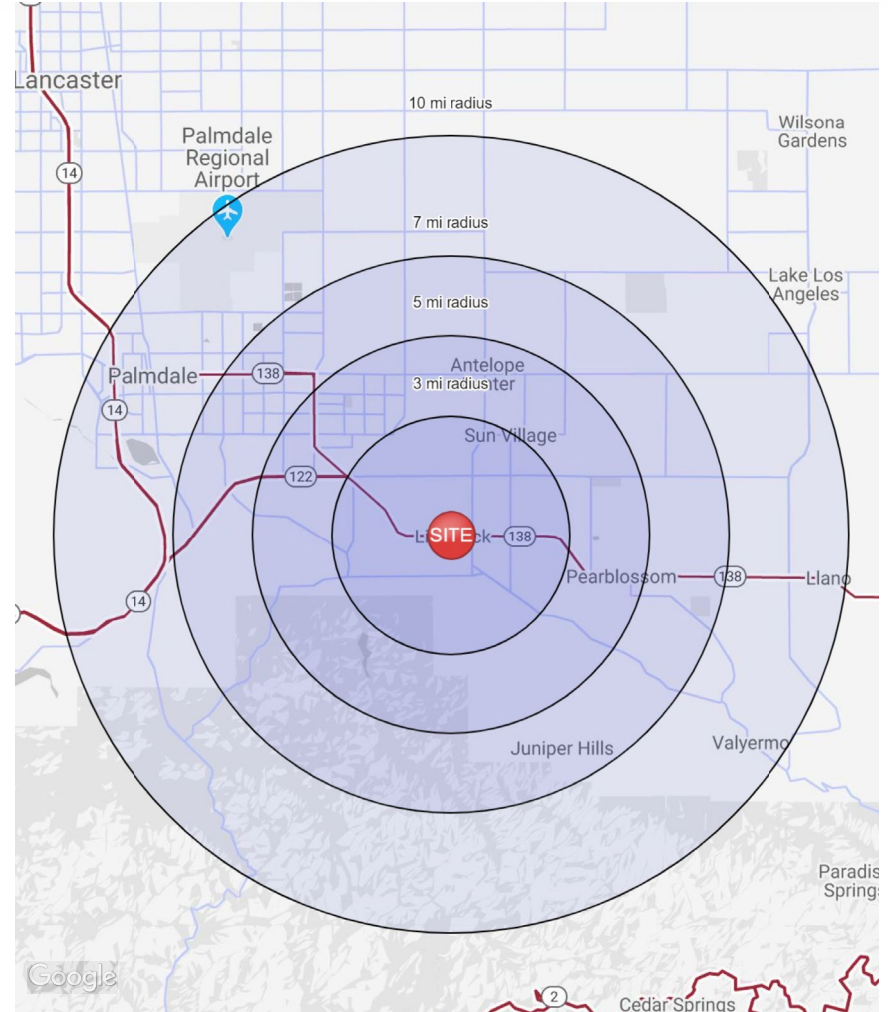


AVERAGE HOUSEHOLD INCOME	5 MILE	7 MILES	10 MILES
Estimated Average Household Income	\$80,906	\$73,400	\$68,469
Projected Avg Household Income (2024)	\$93,313	\$84,963	\$79,519
Estimated Median Household Income	\$65,563	\$61,559	\$57,122



DAYTIME DEMOGRAPHICS	5 MILE	7 MILES	10 MILES
Total Businesses	422	1,007	2,384
Total Employees	4,053	8,341	18,135

Source: SitesUSA



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