



BLYTHE RETAIL PROPERTY FOR GROUND LEASE

DRIVE THRU PAD OPPORTUNITY

738 W Hobsonway, Blythe, CA 92225

ALFREDO ARGUELLO

949.988.3205

aarguello@w-retail.com

CalDRE #02015175

JOHN ROMM

714.906.9804

jromm@w-retail.com

CalDRE #01752292

WESTERN RETAIL ADVISORS

3333 Michelson, Suite 150

Irvine, CA 92612

949.955.0391 | w-retail.com

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LOCATION DESCRIPTION

Prime location for a drive thru pad opportunity within the main retail node in Blythe, an agricultural community ideally situated off the 10 freeway and considered a stopover city between Los Angeles and Phoenix. Tourism is a major component of the local economy as the population more than triples during the winter months for the Quartzsite shows with more than 1,100 hotel rooms filled to capacity. The subject site is located on the SEC of Hobsonway, the main east west corridor in the trade area, and Lovekin Blvd, the fast food thoroughfare in the market with several national tenants nearby including McDonald's, Del Taco, Domino's Pizza and Starbucks.

PROPERTY HIGHLIGHTS

- Great hard corner visibility with approximately 23,000 CPD off Hobsonway and Lovekin Blvd
- Full ingress/egress access off a signalized intersection
- Sufficient and accessible surface parking totaling up to 23 stalls
- Possibility of monument signage off Hobsonway
- Conveniently located less than a 1/4 mile from the 10 fwy on/off ramps and walking distance to several hotels

AREA COTENANTS



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LEGEND

- Existing Retail
- Proposed Retail

Map Labels:

- Palo Verde Valley High School (860 Students)
- Blythe Ranch Market
- Domino's
- Dollar Tree
- Ashley HomeStore
- Smart & Final
- Little's Caesars
- Dollar General
- Blythe Ace Hardware
- McDonald's
- Del Taco
- Carl's Jr.
- Wendy's
- Subway
- Pizza Hut
- Taco Bell
- Denny's
- AutoZone
- Rite Aid

Traffic Volume: 28,300 CPD (along Interstate 10)

Streets: S Lovelock Blvd, Hobsonway, S Broadway, Seventh St

Highway: Interstate 10



DRIVE THRU PAD OPPORTUNITY

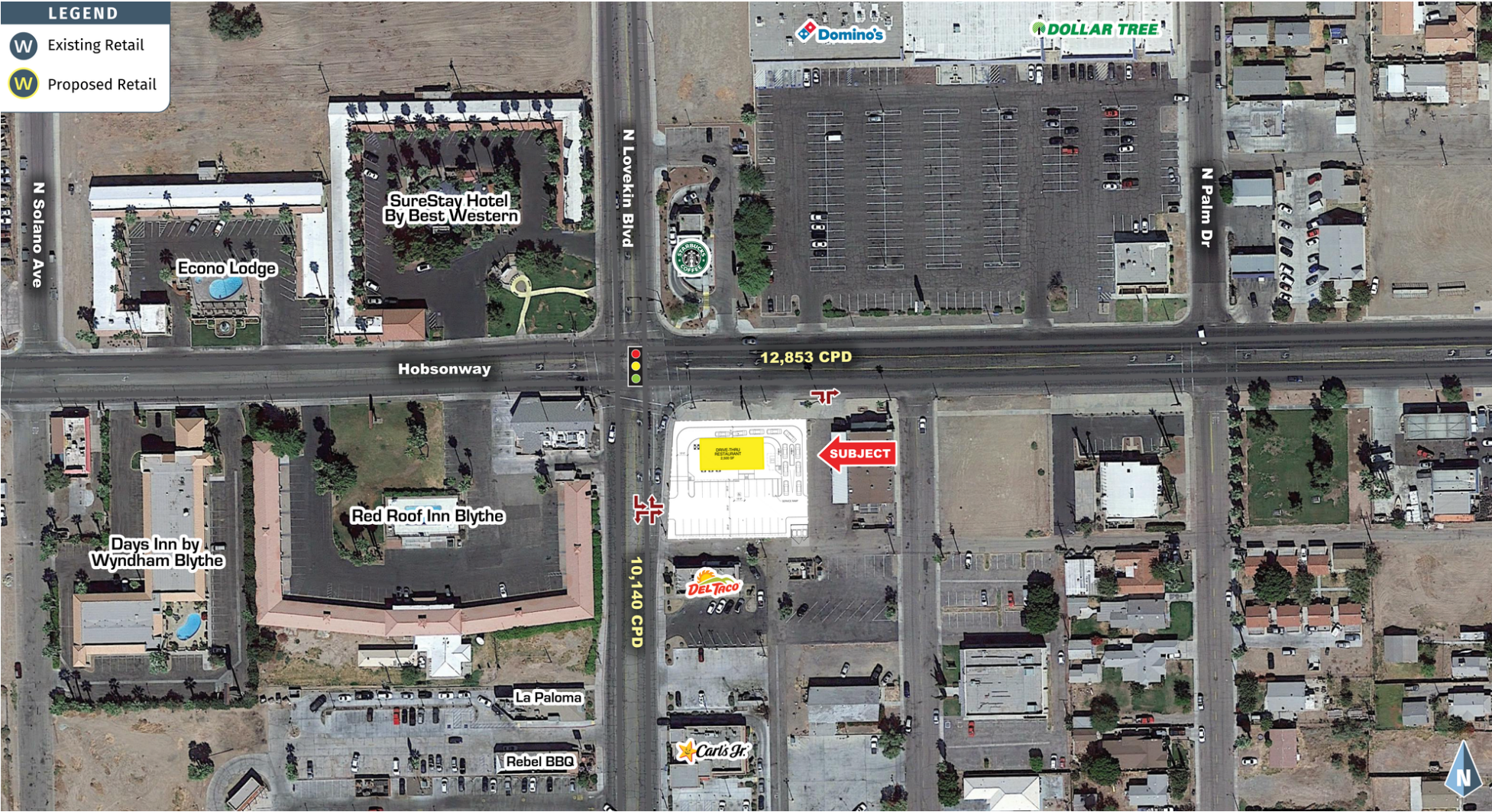
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ZONING

GENERAL PLAN	COMMENTS
ZONING	CS-1 (COMMERCIAL GENERAL)
BUILDING SETBACKS	
FRONT	
SIDE (ADJ. TO STREET)	
REAR (ADJ. TO RESIDENTIAL ZONE)	
MAXIMUM BUILDING HEIGHT	
MAXIMUM BUILDING COVERAGE	

PROJECT SUMMARY

LAND AREA:	0.48 AC (21,000 S.F.)
DRIVE THRU RESTAURANT:	2,500 S.F.
BUA DRUG COVERAGE (F & R):	2,500 S.F.

PARKING

REQUIRED PARKING	
ONE-THREE RESTAURANT (1 SE)	30 SPA
TOTAL PARKING PROVIDED	30 SPA

STANDARD PARKING STALL	81
COMPACT PARKING STALL	75
LOADING SPACE	147
WALKWAY SIDE WALK	

NOTES:
THIS SITE PLAN SHOWS DEVELOPER'S PLAN FOR THE
CONSTRUCTION OF THE PROJECT AND ALL OF THE DATA ON THE
SITE PLAN, ONLY, IT IS ONLY A PLAN, AND IT SHALL NOT BE
CONSIDERED TO BE A GUARANTEE AS TO
THE EXISTENCE OF ANY PARTICULAR BUILDING OR SPACE
EXCEPT AS NOTED ON

IS THE COMPARISON LOCATION OR FLOOR AREA OF ANY PARTICULAR BUILDING OR SPACE EXCEPTED HEREON, OR
(C) THE PROPOSED USE OR OCCUPANCY OF ANY PARTICULAR BUILDING OR SPACE EXCEPTED HEREON.

Phases, sets and numbers, if any, are not reference marked. On 2, phase sets may be removed, phase numbers may be reassigned, and the following set of sequences of the phases may not necessarily follow the numerical sequence of the phases depicted on the diagram. All of the full description of developer

BUILDING AREAS AND CONTIGUES ARE PRELIMINARY & SUBJECT TO ALIGNMENT AND PROPOSED DEVELOPMENT SUBJECT TO APPROVAL OF GOVERNMENT OR OTHER AGENCIES HAVING JURISDICTION. ALL DIMENSIONS AND SITE CONDITIONS ARE SUBJECT TO VERIFICATION.

SLACKNESS AND PARCELS INFORMATION ARE APPROXIMATE AND BASED ON AVAILABLE ADDITIONAL PARCELS, NOT EXACTLY (GROSS) EARTH SURFACE, AND RELATIVE VARIATION OF

CONCEPTUAL SITE
PLAN
SCHEME Av1

SEC. HOBSON & LOWERY DNA PROJECT #011810
BETHLE, CA 15 APRIL 2001

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POPULATION SUMMARY	5 MILES	7 MILES	15 MINUTE DRIVE TIME
Total Population	14,762	17,601	16,593
Total Population in 5 years	15,052	17,994	16,937
Annual Growth Rate	0.39%	0.44%	0.41%
Median Age	33.9	34.8	34.4
INCOME SUMMARY			
Median Household Income	\$48,993	\$47,457	\$47,130
Average Household Income	\$67,335	\$64,992	\$64,649
BUSINESS SUMMARY			
Total Businesses	485	535	501
Total Employees	4,378	4,816	4,526
Daytime Population	13,089	15,375	14,474
POPULATION 25+ by EDUCATIONAL ATTAINMENT			
Associate's Degree	10.1%	9.2%	9.4%
Bachelor's Degree	7.0%	6.8%	7.0%
Graduate / Professional Degree	4.8%	4.5%	4.7%
Percent of Population with Degrees	21.85%	20.46%	21.05%
EMPLOYED POPULATION 16+ by OCCUPATION			
Total	6,050	7,041	6,645
White Collar	46.1%	46.6%	46.8%
Service Industry	25.0%	24.4%	24.4%
Blue Collar	28.9%	29.0%	28.8%
HOUSEHOLD SUMMARY			
Households	5,190	6,213	5,798
Average Household Size	2.81	2.80	2.83
Average Family Size	3.37	3.38	3.41
Median Home Value	\$238,858	\$221,635	\$222,148

* 2020 Demographic data derived from ESRI

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