

# Available Pads

2770 E EL MONTE WAY, DINUBA, CA



**Parcel 2**  
 APN 010-180-032  
 0.48 acre  
 Zoning C-3

**Parcel 1**  
 APN 010-180-033  
 0.42 acre  
 Zoning C-3

## FEATURES

- Ideal for retail/restaurant
- Adjacent to Rite Aid center
- Highly visible location

## DEMOGRAPHICS

|                    | 1 mile   | 3 miles  | 5 miles  |
|--------------------|----------|----------|----------|
| POPULATION         | 6,826    | 26,746   | 47,122   |
| AVERAGE HH INCOME  | \$56,257 | \$52,733 | \$52,325 |
| DAYTIME POPULATION | 5,367    | 26,157   | 45,209   |

**RI** RETAIL INSITE

A MEMBER OF  
**CHAIN LINKS**  
 RETAIL ADVISORS

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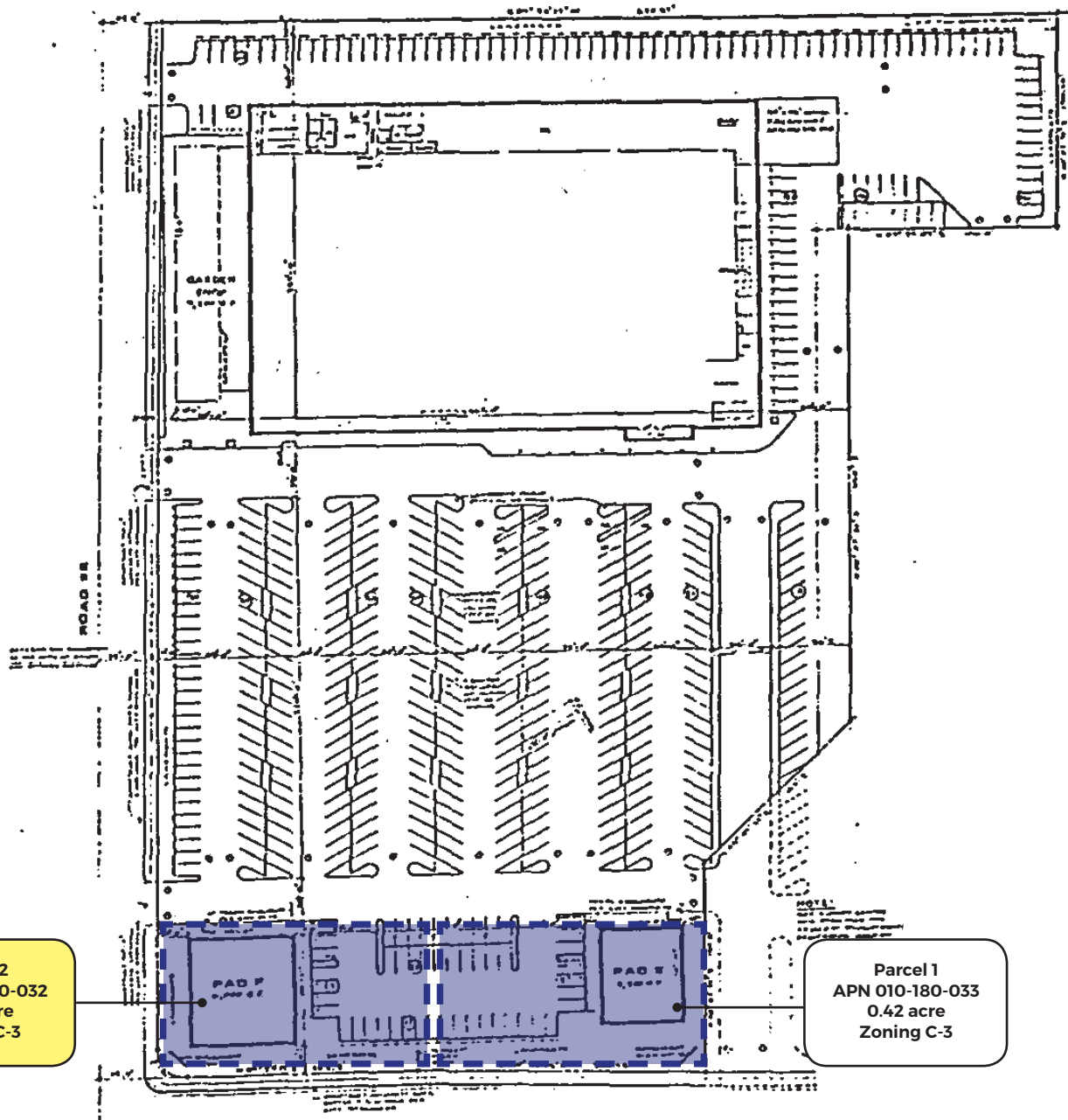
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## SITE PLAN



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