



# 1.2+ Acres of Highway Commercial Land

875 El Camino Real, Greenfield, CA 93927



Traffic Count 34,700

El Camino Real



**Renz & Renz**  
Local Roots; National Reach





**Exclusively Listed By**



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## 1.2+ Acres of Commercial Land

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List Price	\$800,000
APN	109-151-016-000
Zoning	Highway Commercial
Lot Size	1.216 Acre

## Property Highlights

- 1.216 Acres of Highway Commercial Land
- In Greenfield City Limits
- Next to Shell Gas Station
- 101 Access & Visibility
- City Utilities stubbed in
- Easy access 101 North & South
- 120 ft Frontage on El Camino Real
- Curb & Gutter in place
- Lot fronts on Thorne Rd & El Camino Real
- Sale or Ground Lease



## About Greenfield, CA

The city of Greenfield is located in the heart of the Salinas Valley, formed by the Gabilan Mountains range to the east and the Santa Lucia Mountains range to the west. Greenfield is approximately 135 miles south of San Francisco, 95 miles south of San Jose and 60 miles north of Paso Robles.

According to the United States Census Bureau, the city has a total area of 2.1 square miles (5.4 km<sup>2</sup>), all of it land.

Due to its location near California's Central Coast, the area is filled with rich soil and desirable climate, ideal for many agricultural and wine companies. Some of the Vineyards and Wineries located nearby are Chalone, Scheid Vineyards, Paraiso Vineyards, Pisoni Vineyards, Hahn Estates Smith & Hook, San Saba, J.Lohr, Kendall-Jackson, Ventana, Hess Select, Estancia, The Michaud Vineyard, and Graff Family Vineyard.

Greenfield is the second most populous city in the Salinas Valley and is the fifth most populous city in Monterey County. In 2006, Greenfield was the fourth fastest growing city in California growing 15.6%.

The city of Greenfield is centered in one of the most productive agricultural areas in the world. About 60 percent of the leaf lettuce grown in the United States is grown in the Salinas Valley. The area has often been coined as the "Salad Bowl of the World." More than \$3 billion (US) worth of fruits, vegetables and nuts are produced and shipped annually across the U.S. and abroad. (2018 crop report). As a result, many major vegetable producers are headquartered in the nearby city of Salinas. Local tourism is increasing as more people are attracted to the area, which is also known as the center of "Steinbeck Country" because of famed author John Steinbeck. The area is also known as a premier wine grape growing region due to the rich soil and desirable climate. Vineyards, wineries and wine tasting rooms continue to expand throughout the region.

\*\*\*information gathered from the Wikipedia website: [https://en.wikipedia.org/wiki/Greenfield,\\_California](https://en.wikipedia.org/wiki/Greenfield,_California)



### Population

2020	18,937
2023	19,568
2028 (projected)	19,755

### Households

2020	4,090
2023	4,227
2028 (projected)	4,295
2023 Average Size	4.62

### 2023 Households Income

Median Income	\$82,883
Average Income	\$97,902
Per Capita Income	\$21,288





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Also Available  
1.73 Acres \$1,050,000



# DISCLOSURE & NON-DISCLOSURE

Information contained herein was obtained from the owner or sources we deem reliable. We have no reason to doubt its accuracy, but do not guarantee it. Prospective buyers should investigate and verify all information pertaining to the property. Recievers of this information commit to using it solely for it's purpose and not to disseminate Seller or Tenant information for any other use.



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