DUNNIGAN CREEK TRAVEL CENTER

NWC INTERSTATE 5 & COUNTY ROAD 6 | DUNNIGAN, CA



DRIVE THRU, RESTAURANT, HOTEL PADS AVAILABLE FOR GROUND LEASE OR BTS

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THE PROPERTY

Dunnigan Creek is a high profile 18.8 acre Highway Commercial development located off Interstate 5 and County Road 6 in Dunnigan, CA.

The new highway commercial retail development is designed to serve as a convenient and modern stop for travelers, commuters, and local residents. Situated strategically along a major highway, the development will feature a variety of essential services and amenities, catering to diverse needs with a focus on convenience, comfort, and accessibility.

Key Features of the Development:

Gas Station: The development includes a large, state-of-the-art fueling station with multiple pumps to ensure minimal wait times.

Fast Food Restaurants: A selection of popular fast food chains will be available, providing quick and delicious meal options for those on the go.

Hotel: A mid-range hotel and a budget-friendly hotel will be included, offering comfortable accommodations for both short stays and extended visits.

Parking and EV Charging: The development will offer ample parking spaces for all types of vehicles, including RVs, trucks, and electric vehicles.

Landscaping and Signage: The entire complex will be aesthetically designed with attractive landscaping and clear, prominent signage to ensure that drivers can easily spot the development from the highway. The use of green spaces and well-maintained surroundings will enhance the overall experience for visitors.

The goal of this development is to provide a one-stop destination that combines convenience, comfort, and quality service for those traveling along the highway, while also meeting the needs of the local community.

PROPERTY HIGHLIGHTS

- **18.8 acre Highway Commercial Development**
- **Interstate 5 Frontage**
- **Prime Highway Development**
- **Monument Signage**

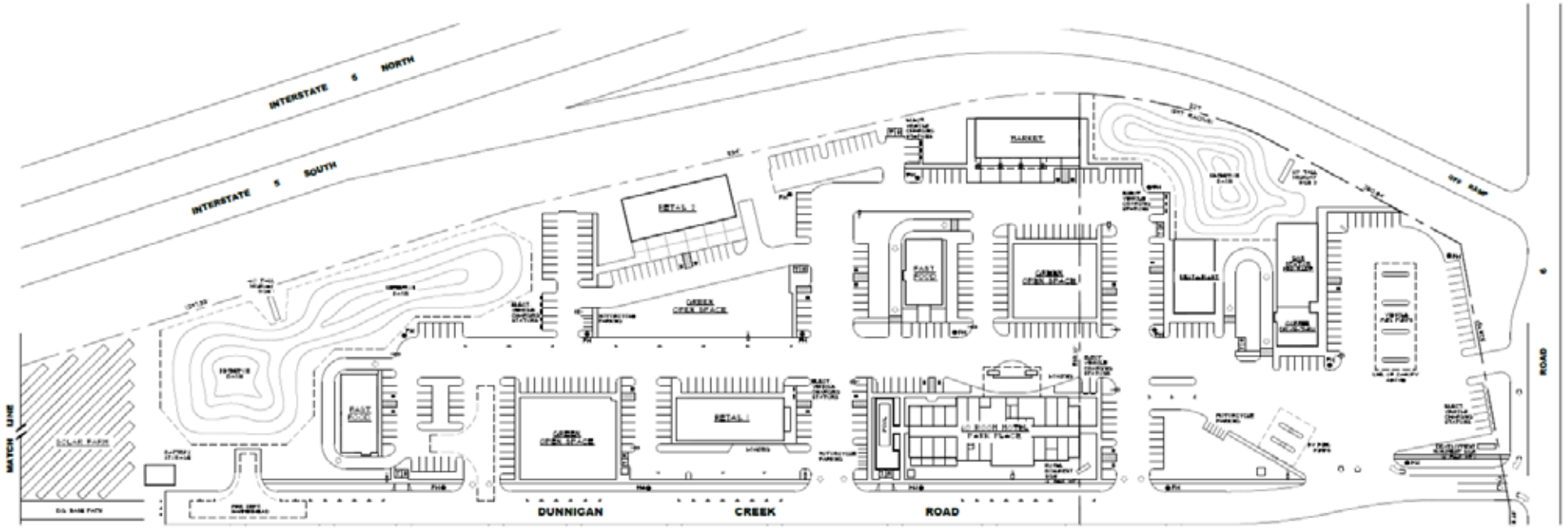
PROPOSED USES INCLUDE:

- **Gas Station/C-Store**
- **Drive Thru Pad**
- **QSR/Restaurants**
- **Hospitality**
- **EV Chargers**
- **Food Market**
- **Retail Shops**

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PROPOSED SITE PLAN



PROPOSED BUILDINGS	APPROXIMATE SIZE	TOTAL PARKING
Gas Station/C-Store	7,900 sf.	19
Fast Food	3,600 sf.	12
Market	6,000 sf.	20
Hotel	27,000 sf.	137
Restaurant	4,500 sf.	16
Retail 1	7,200 sf.	24
Retail 2	7,200 sf.	24
Fast Food	3,600 sf.	12
TOTAL	**66,000 sf.**	**264**

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