

FOR SALE

±17,340 SF FORMER RITE AID WITH DRIVE THRU



3095 MCMURRY DRIVE

ANDERSON, CA 96007



3095 MCMURRY DR. ANDERSON, CA

Executive Summary

3095 McMurray Dr., Anderson, CA, is a ±17,340 SF former Rite Aid drug store including a drive-thru. The building's modern construction, efficient layout, and drive thru capability make it highly adaptable to a range of uses, including retail, medical, and service-oriented operations.

Strategically located along McMurray Dr, the property offers excellent visibility within an established commercial corridor serving the greater Anderson trade area. The site benefits from convenient access to Interstate 5 and proximity to major national retailers and services, including Safeway, Walmart, McDonald's, Burger King, and Quick Quack Car Wash. These surrounding anchors reinforce the property's positioning as a strong, flexible commercial asset with significant re-tenanting potential.



3095 MCMURRY DR. ANDERSON, CA

Property Overview

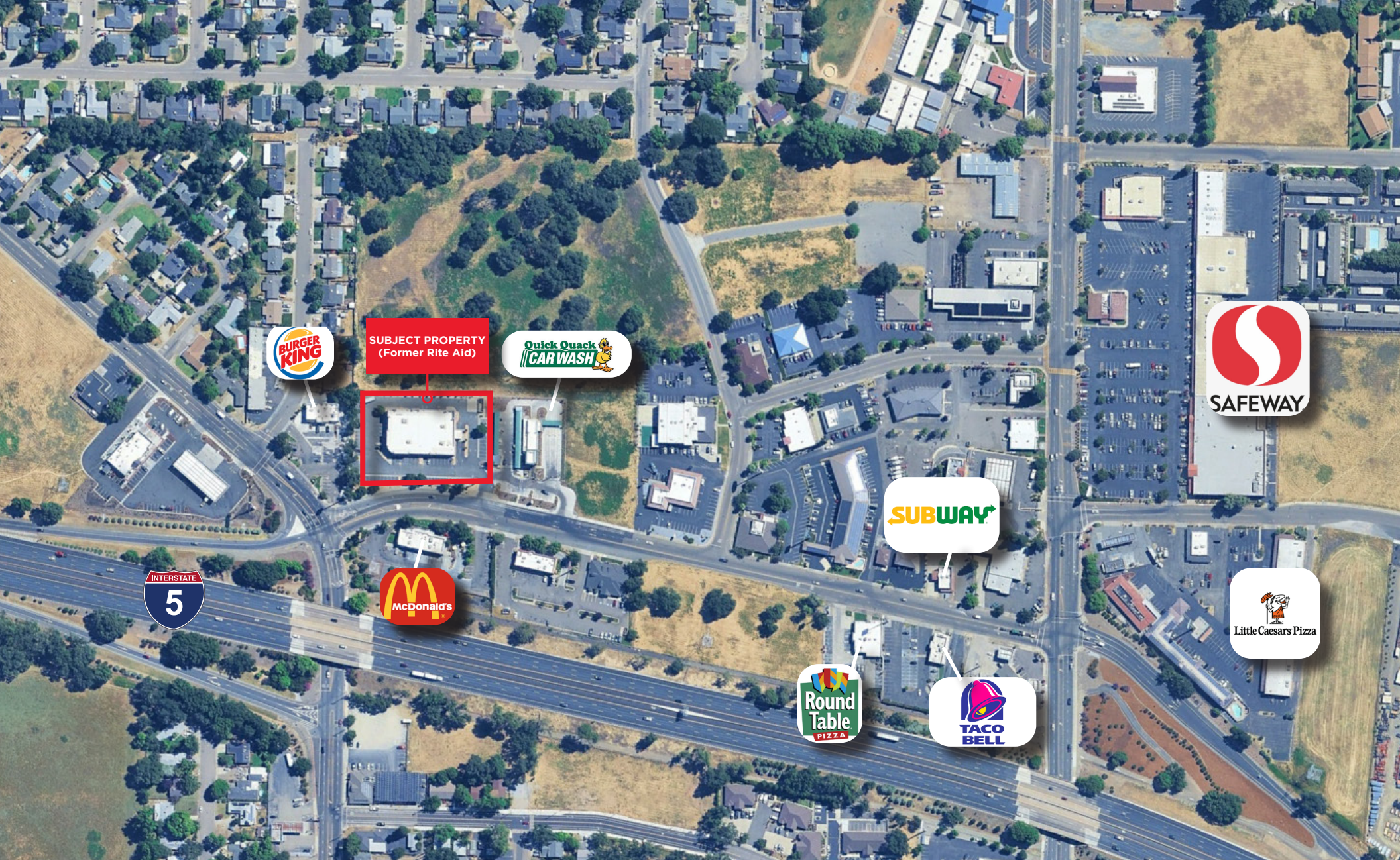
The property offers outstanding building signage, drive-thru, ample on-site parking, and efficient site circulation, making it easy for customers and employees to access. The configuration is ideal for high-traffic retail, medical, or service users, with a layout designed to support strong customer flow and operational efficiency.

Building Size:	±17,340 SF
Site Area:	±1.78 AC
APN:	201-620-090
Year Built:	2010
Parking:	74 Spaces
Zoning:	C-1 (Commercial) City of Anderson
APN:	201-620-090
Sale Price:	Contact Broker

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	7,986	13,510	18,103
Households	3,204	5,415	7,260
Avg Household Income	\$57,076	\$63,265	\$67,719



3095 MCMURRY DR. ANDERSON, CA



SUBJECT PROPERTY
(Former Rite Aid)





FOR MORE INFORMATION, CONTACT:

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