

CVCB



CENTRAL
VALLEY
COMMERCIAL
BROKERS, INC

FOR SALE

1.37 Acres, Delano, CA



HENRY E. MENDEZ, JR.

CA RE #01127054 CA DRE #02084340 • Broker/ Principal
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930 Truxtun Ave., Suite 101, Bakersfield, CA 93301

The information contained herein may have been obtained from sources other than CVCB. We have not verified such information and make no guarantees, warranties, or representations about such information. It is your responsibility to independently confirm its accuracy and completeness prior to purchasing/leasing the property.

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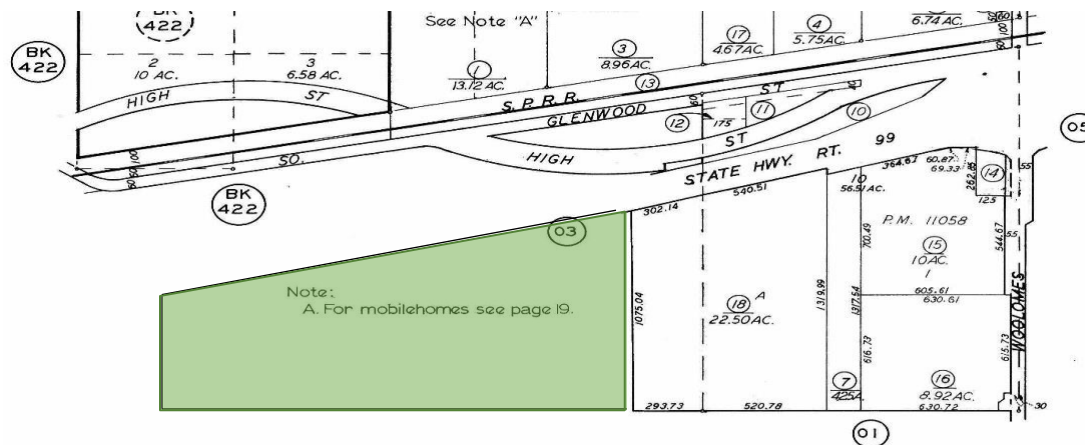
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Property Details

Size	22 ACRES or 952,747 sq. ft. /Two adjoining parcels available
Location	The area is within great freeway visibility with north and southbound freeway ramps nearby. Surrounded by big chain retail stores and restaurants such as Home Depot, Walmart, Big 5, Panda Express, Ross, McDonald's, Taco Bell, Western Dental, Wild Wings, GNC, and Round Table Pizza. An 8-acre parcel on the N/E corner of Woollomes Ave. and Dover Parkway has submitted a site plan to the City of Delano for In N Out Burger and Chipotle Mexican Grill. A 3-acre parcel adjacent to the N/W corner of the subject property has been purchased by the State of California for a future DMV office.
Traffic Counts	Northbound Highway 99 – 51,000 Southbound Highway 99 – 52,000
Zoning	Commercial Retail
Utilities	City of Delano The Gas Co. Southern Cal Edison



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