

CVCB



CENTRAL
VALLEY
COMMERCIAL
BROKERS, INC

FOR SALE

1777 S. Comanche Dr.

APN: 189-340-51 & 189-340-54



Property Details

- Offered at \$2.8 Million
- Total land: 22.6 Acres
- Smaller parcel options: 3.5 Acres or 13.4 Acres
- M-2 Zoning
- Master plan approved by the city of Arvin
- Gas station plans approved

CEQA – complete
Phase 1 & 2 – clean
Traffic Study - complete



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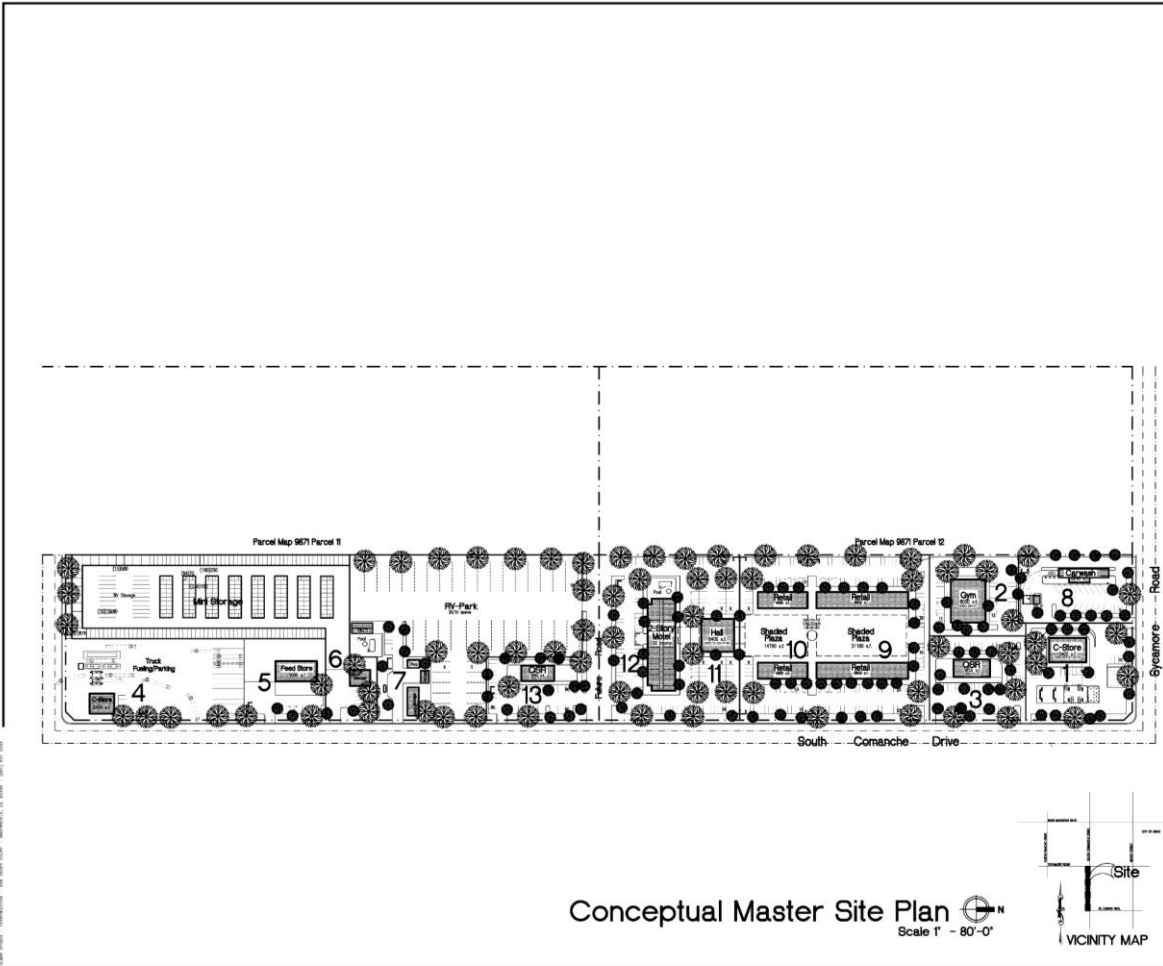
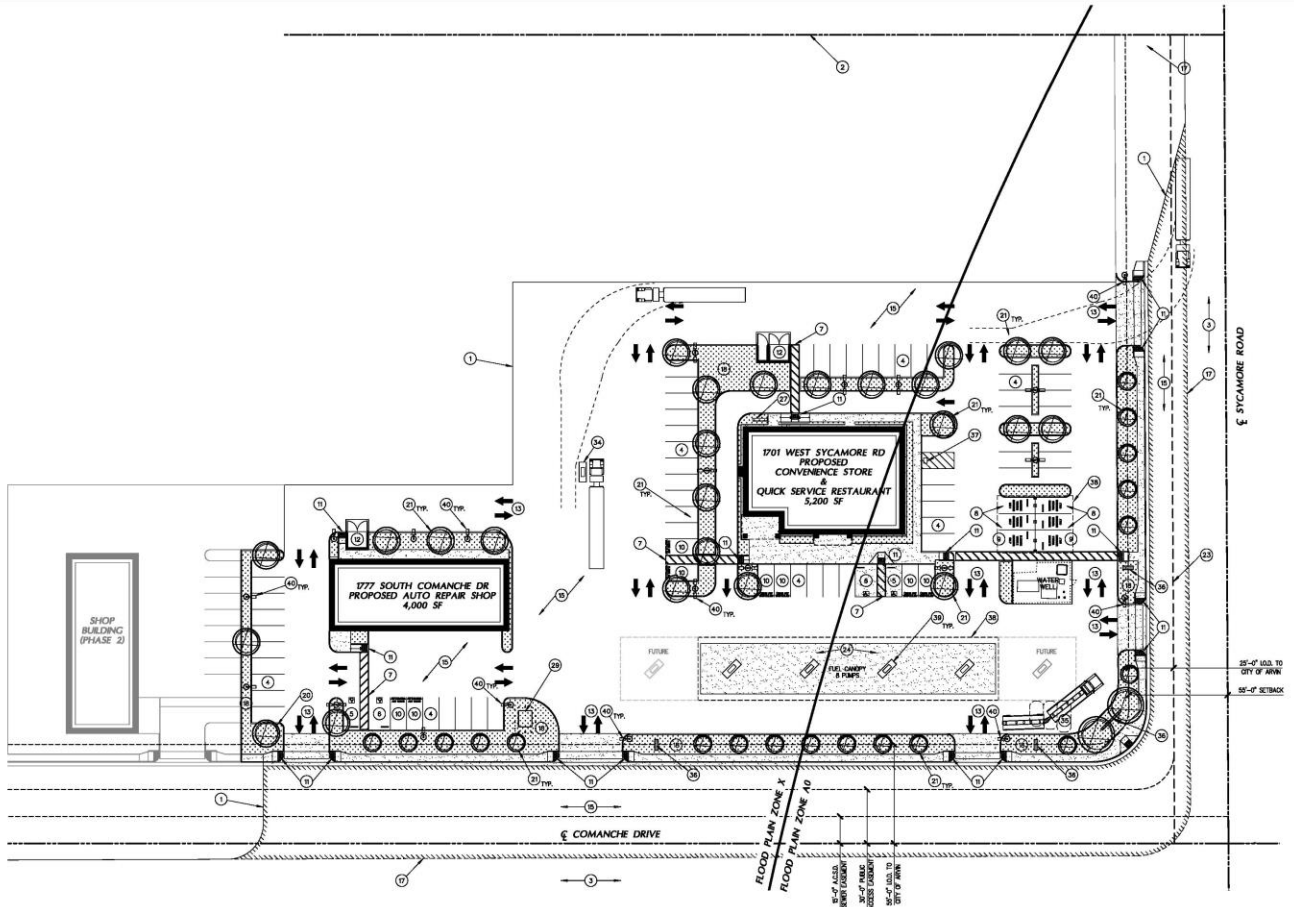
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Welcome to Arvin

Arvin is a growing market in Kern County with strong investment potential. Its population of about 19,600 is supported by a regional base of over 900,000, and its proximity to Bakersfield and major transportation routes is driving steady residential growth. Limited commercial space has created high demand, offering a rare opportunity to establish a strong presence in an underserved area where new retail and services are needed.

The city's young, family-oriented population supports consistent, long-term demand for everyday services like retail, healthcare, and education. Combined with steady growth and migration to more affordable Central Valley areas, Arvin presents a compelling opportunity for investors looking to enter early, scale, and benefit from future appreciation.



Conceptual Master Site Plan
Scale 1" = 80'-0"

Project:
 SW Corner
 Comanche Dr. & Sycamore Rd
 Arvin, CA

Consultant:

GILMAR Construction, Inc.
 Design-Construction Services

Robert S. Wong
 Architect
 C 15987

608 DAKES CT
 BRIDGEVILLE, CA
 (951) 531-2244
 Fax: (951) 531-2254
 www.gilmarconstruction.com

CONCEPTUAL MASTER SITE PLAN

DATE	BY	REVISION

DATE: 11.8.20 SHEET: SK-1
 JOB NO:
 DRAWN BY:
 CHECKED BY:

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Aerial Map of Arvin



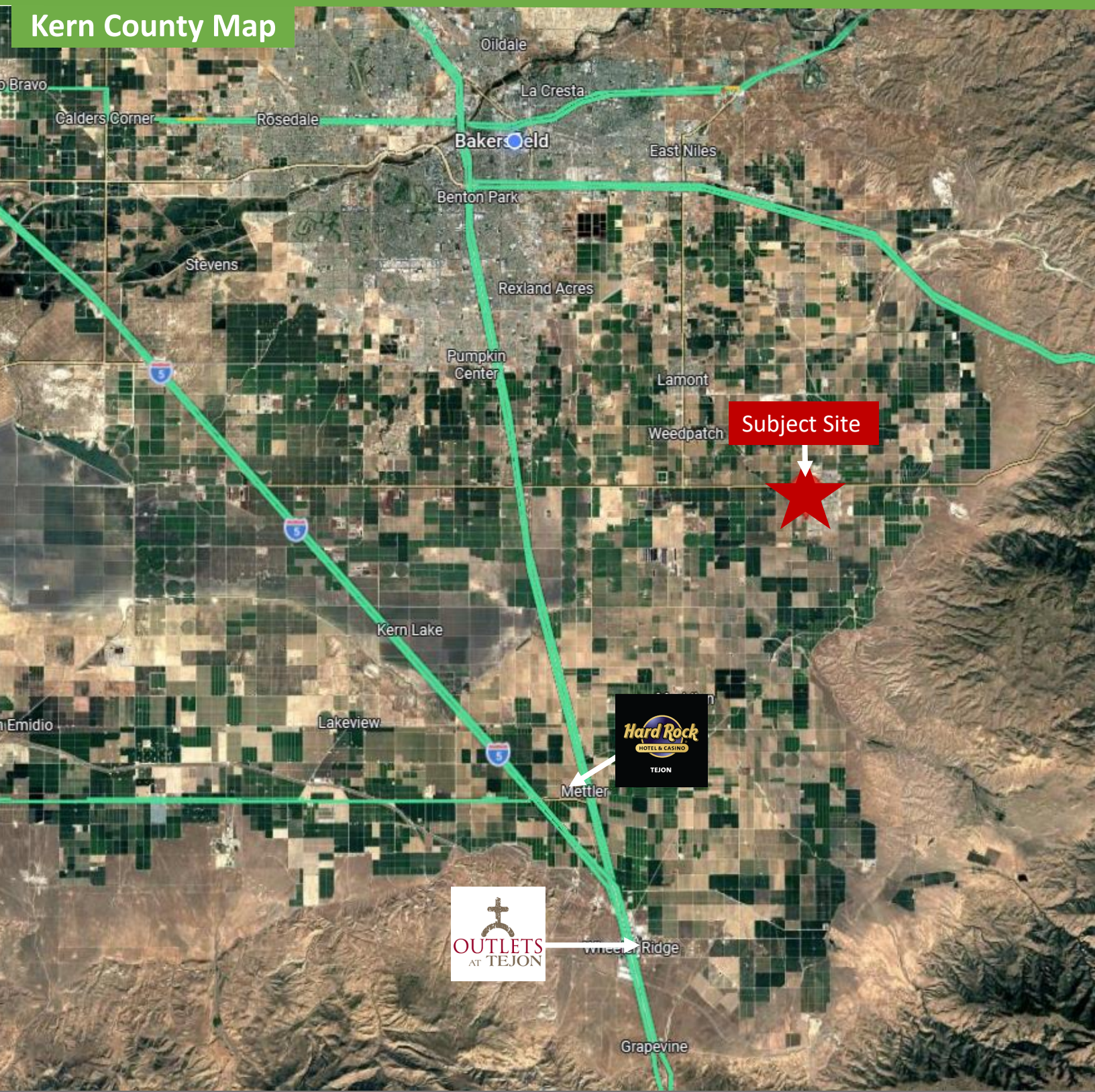
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Kern County Map



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