

# CVCB



CENTRAL  
VALLEY  
COMMERCIAL  
BROKERS, INC

# FOR LEASE

917 11th Ave, Delano, CA

Subject retail property is located less than one block away from over 80,000 sq. ft. of offices consisting of Government agencies, clinics, banks, and other professional offices. Across the street from City Hall, Court House, and Wells Fargo.

Excellent location for a lunch crowd, professional offices, or retail. New owner is currently in the process of refurbishing the exterior.



## PROPERTY DETAILS

- **Retail Office - Leased** 741 SF  
\$1.75 Per S/F NNN
- **Restaurant - Available** 1,541 SF  
\$2.43 Per S/F NNN
- **Retail - Leased** 1,802 SF  
\$1.75 Per S/F NNN

**HENRY E. MENDEZ, JR.**

CA RE #01127054 CA DRE #02084340 • Broker/ Principal  
hmendez@cvcbrokers.com • 661.404.4090 Office  
930 Truxtun Ave., Suite 101, Bakersfield, CA 93301

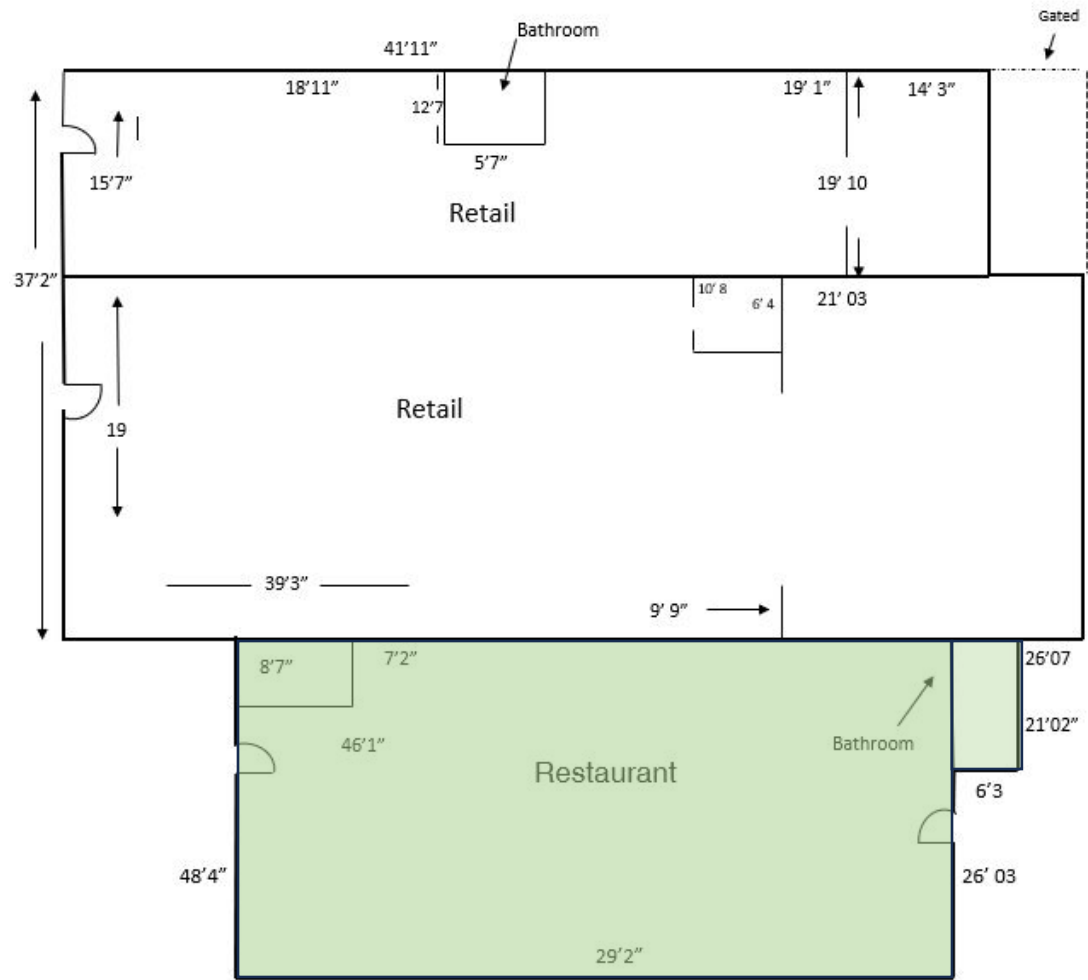
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## 917 11<sup>th</sup> Ave, Delano, CA

### Floorplan



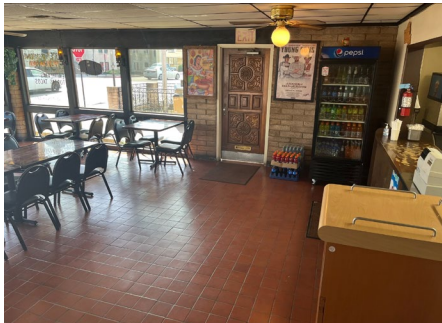
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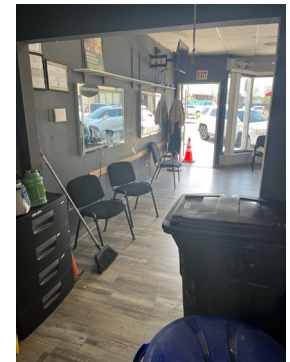
## Restaurant



## Retail Shop



## Retail



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Aerial Map



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