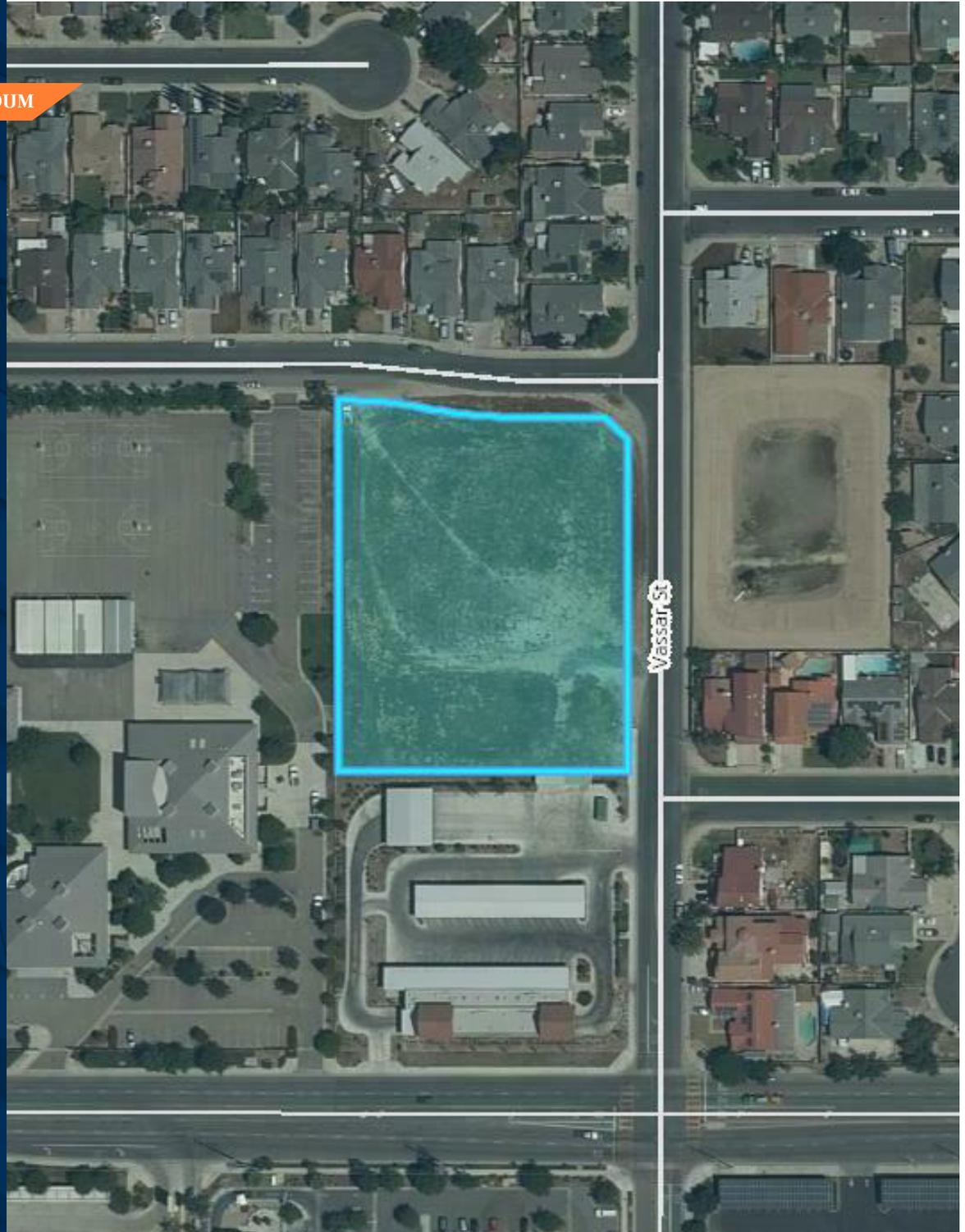


OFFERING MEMORANDUM

# SWC OF VASSAR ST & 17TH AVE

Vassar St, Delano, CA 93215

Marcus & Millichap



# NON-ENDORSEMENT & DISCLAIMER NOTICE

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Activity ID #ZAG0120843

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marcusmillichap.com

VASSAR ST

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LISTED BY

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Marcus & Millichap

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# 01



## EXECUTIVE SUMMARY

Offering Summary  
Investment Highlights

Marcus & Millichap



# OFFERING SUMMARY

VASSAR ST



Listing Price  
**\$720,000**



Lot Size  
**82,328 SF**



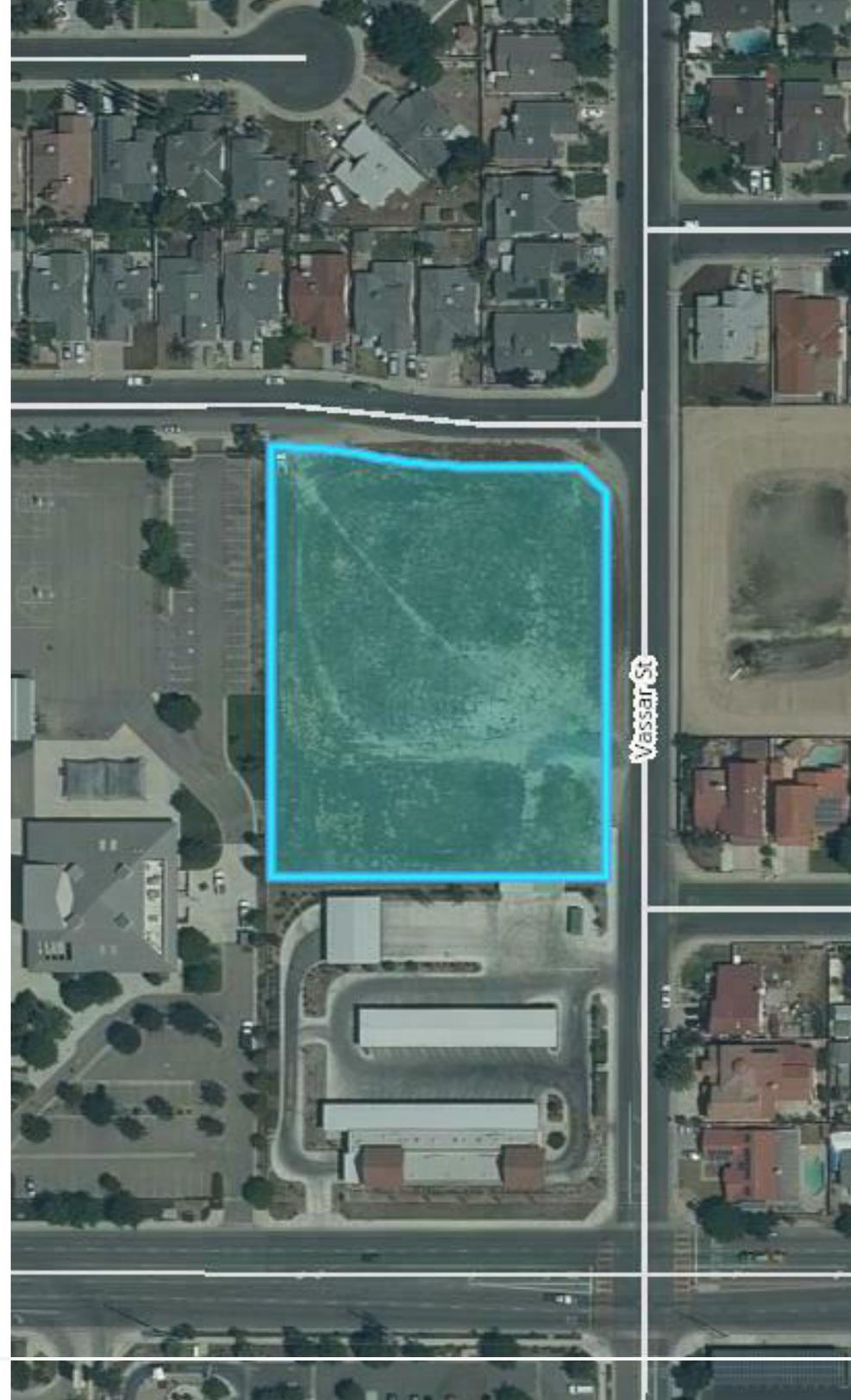
Allowable Buildable SF  
**-**

## FINANCIAL

Listing Price	\$720,000
Down Payment	100% / \$720,000
NOI	\$1
Cap Rate	0.00%
Total Return	0.00%
Price/SF	\$8

## OPERATIONAL

Zoning	General Commercial
Development Type	Land
Lot Size	1.89 Acres (82,328 SF)



# SWC OF VASSAR ST & 17TH AVE

Vassar St, Delano, CA 93215

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## INVESTMENT OVERVIEW

Marcus & Millichap are pleased to present For Sale this 2.05 acres of General Commercial vacant land. Located at the SWC of Vassar Street & 17th Avenue in Delano, Ca. This property is in a premium location next to a recently built Mister Carwash. Also adjacent to a school on the west side of this property. There are very few opportunities such as this remaining next to new Carwashes and all the vehicle traffic they attract.

The gross acreage is 2.05 acres of lot and building. The property APN: 034-220-21. This is a great development play with all utilities either in easements or the street frontage. Flat ready to build on lot now. This could be a Retail Developer's opportunity!!

Rarely does an opportunity such as this come to the market, when it does, the opportunity is sold quickly.

## INVESTMENT HIGHLIGHTS

Priced right and ready to sell.

Location, Location, Location

Highly visible lot.

Prime commercial development opportunity.

Convenient access to Hwy 99.

SECTION 2

# 02

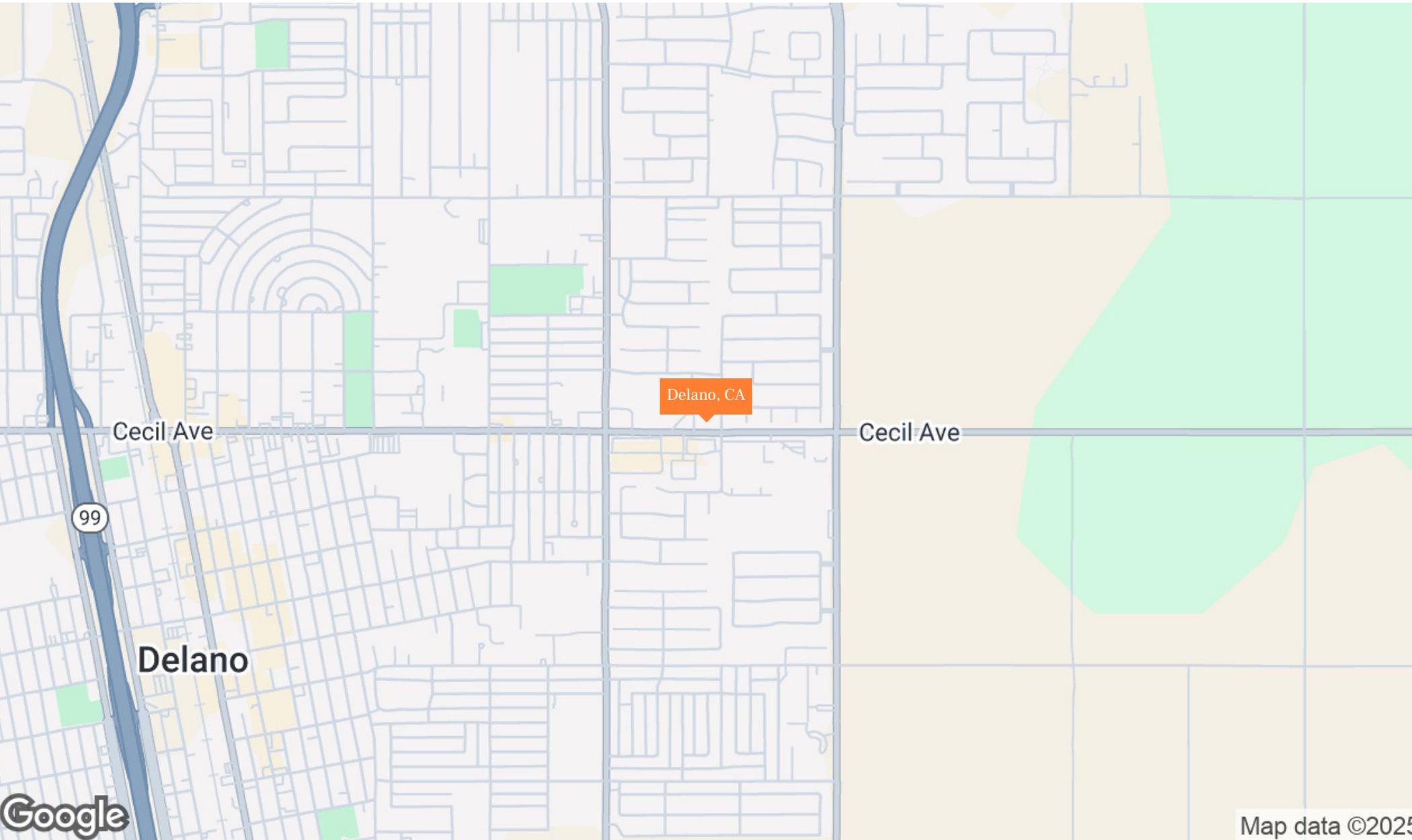
## PROPERTY INFORMATION

Regional Map  
Local Map  
Aerial Map

Marcus & Millichap

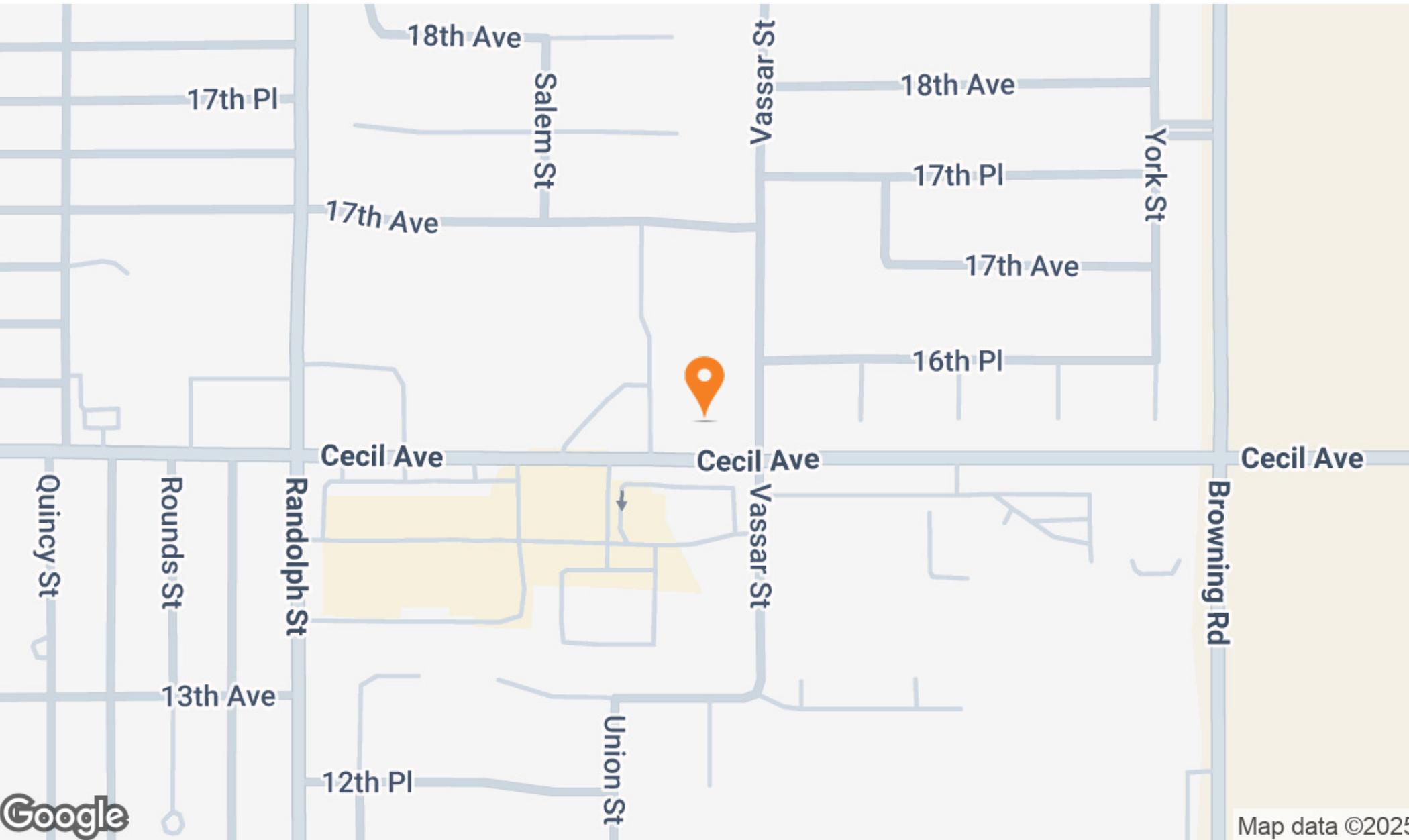
# SWC OF VASSAR ST & 17TH AVE

REGIONAL MAP



# SWC OF VASSAR ST & 17TH AVE

LOCAL MAP



Map data ©2025

# SWC OF VASSAR ST & 17TH AVE

AERIAL MAP



Google

Imagery ©2025 Airbus, CNES / Airbus, Maxar Technologies

SECTION 3

# 03

## FINANCIAL ANALYSIS

Financial Details

Marcus & Millichap

# SWC OF VASSAR ST & 17TH AVE

## FINANCIAL DETAILS

THE OFFERING		Notes
Land Price	\$720,000	
Land Price/SF	\$8.75	
Land Price/Acre	\$380,952	
Development Type	Land	
Floor Area Ratio (FAR)	N/A	
Density	N/A	

FINANCING		Notes
New Acquisition Financing	All Cash	

# SWC OF VASSAR ST & 17TH AVE

## FINANCIAL DETAILS

### NOTES TO SUMMARY

- [1] This lot is zoned General Commercial in Delano, Ca.
- [2] This area is in a popular commercial retail area near a school.
- [3] This property is contiguous to a new Mister Carwash.
- [4] This lot can be easily developed with a lot development potential.

SECTION 4

# 04

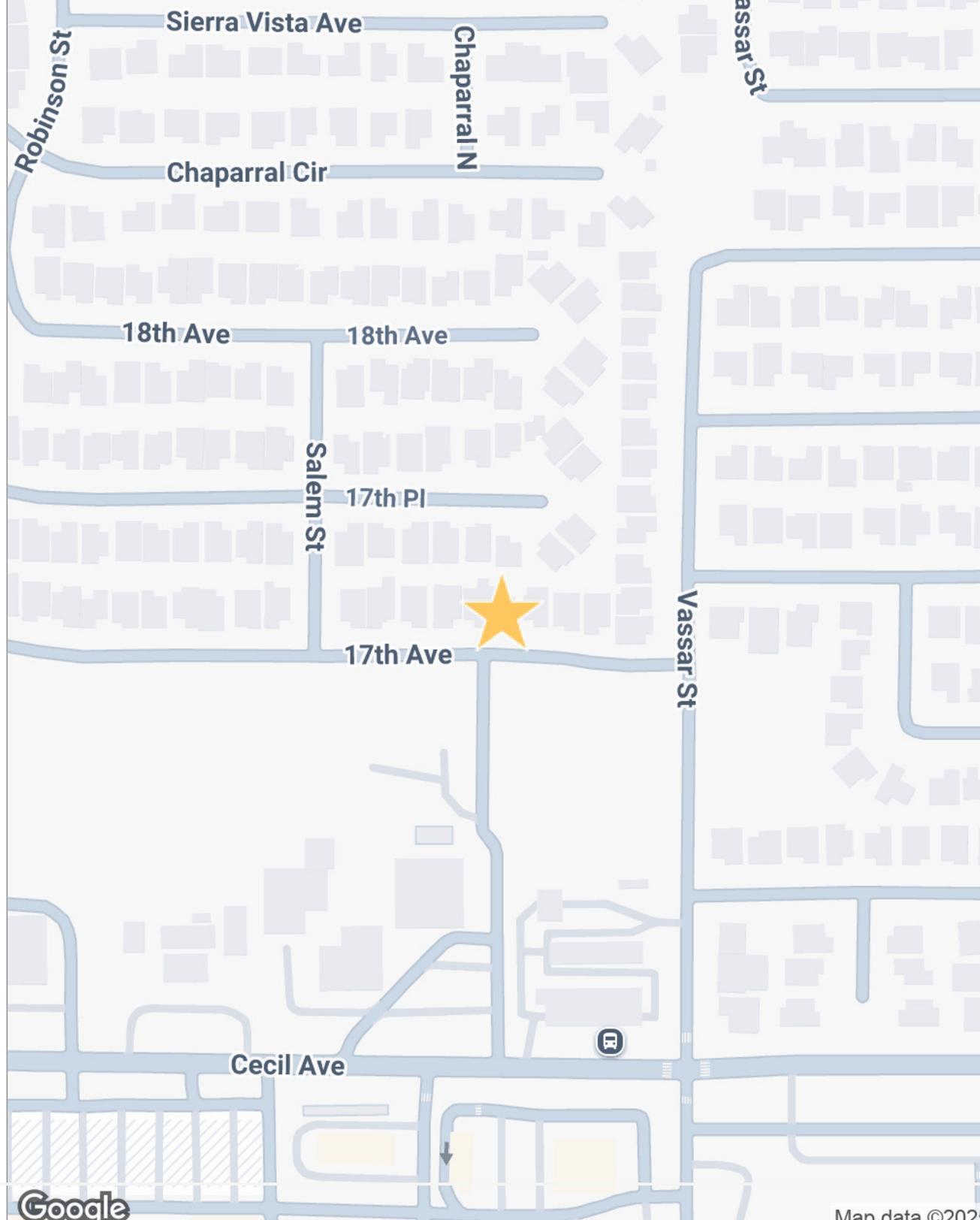
## SALE COMPARABLES

Sale Comps Map  
Sale Comps Summary  
Price per Acre Chart  
Price per SF Chart  
Sale Comps

Marcus & Millichap

# SALE COMPS MAP

★ SWC of Vassar St & 17th Ave



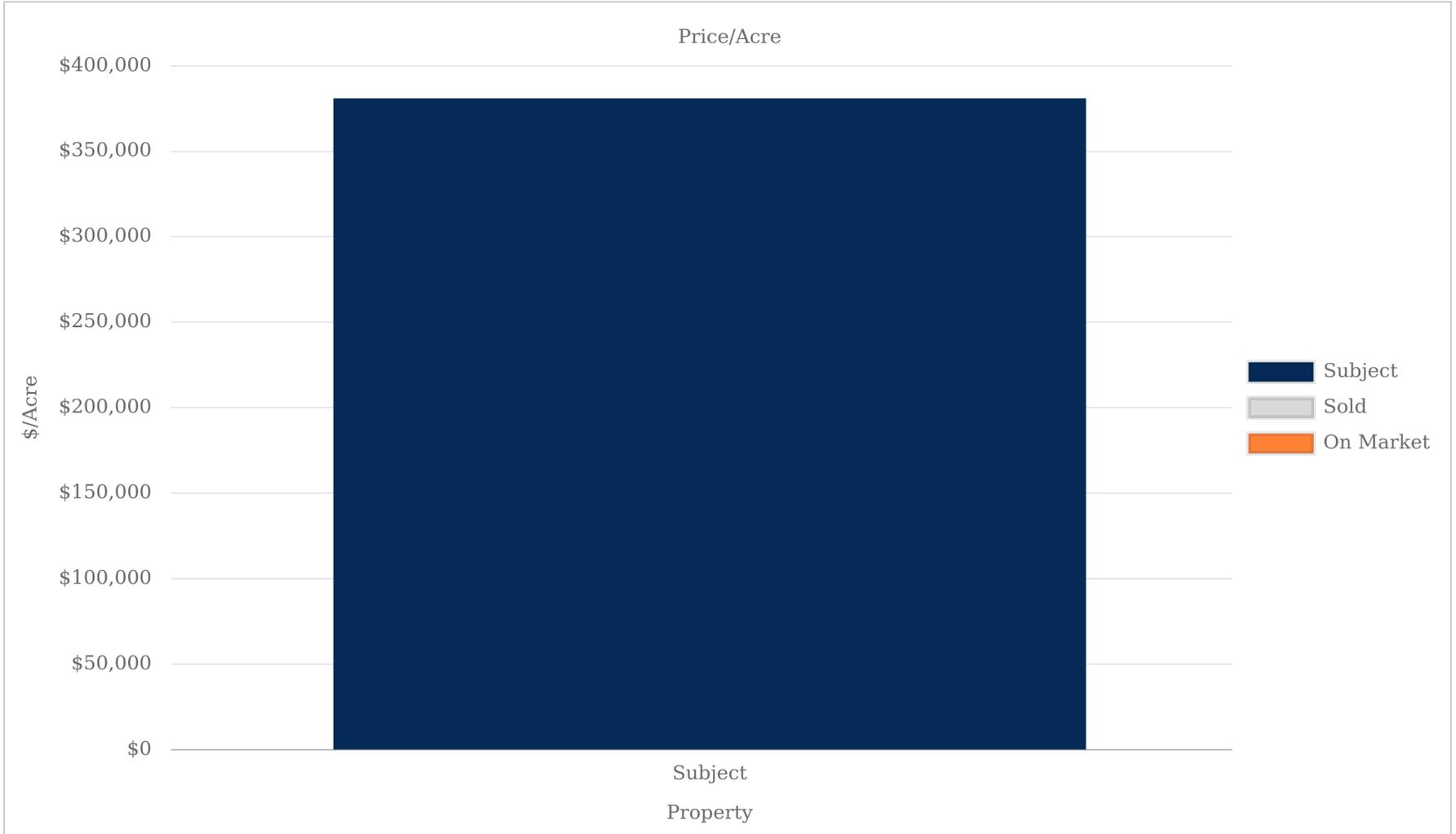
# SWC OF VASSAR ST & 17TH AVE

## SALE COMPS SUMMARY

SUBJECT PROPERTY	PRICE	LOT SIZE	\$/ACRE	# OF LOTS	FAR	DENSITY	CLOSE
 SWC of Vassar St & 17th Ave Vassar St Delano, CA 93215	\$720,000	1.89 AC	\$380,954	-	-	-	On Market
SALE COMPARABLES	PRICE	LOT SIZE	\$/ACRE	# OF LOTS	FAR	DENSITY	CLOSE
AVERAGES	\$0	-	-	-	-	-	-

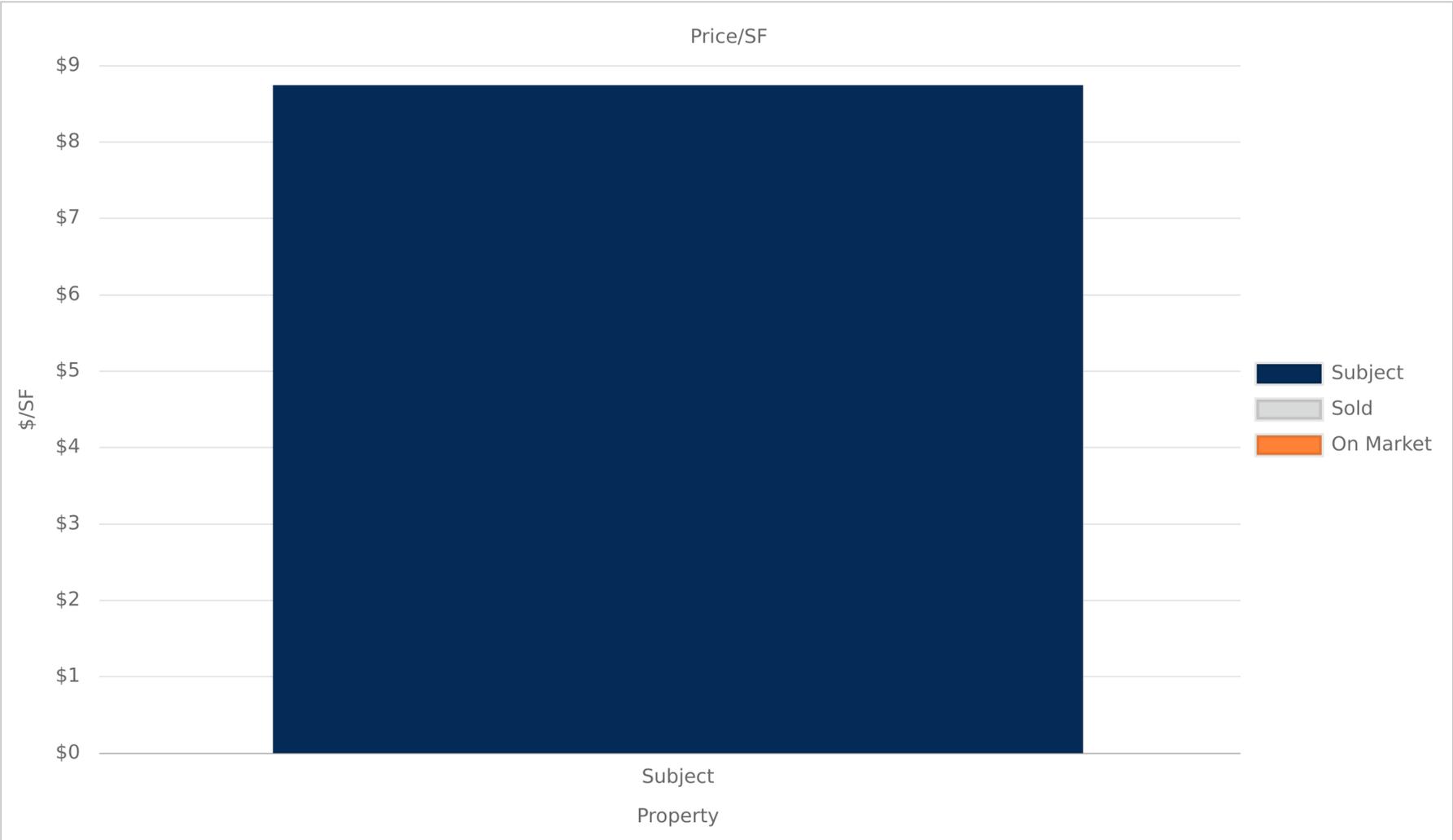
# SWC OF VASSAR ST & 17TH AVE

## PRICE PER ACRE CHART



# SWC OF VASSAR ST & 17TH AVE

PRICE PER SF CHART



# SWC OF VASSAR ST & 17TH AVE

 SALE COMPS

SECTION 5

05

# MARKET OVERVIEW

Market Overview  
Demographics

Marcus & Millichap

# SWC OF VASSAR ST & 17TH AVE

## MARKET OVERVIEW

### BAKERSFIELD

The Bakersfield metro lies near the southern end of the San Joaquin Valley and encompasses all of Kern County. The Kern River flows through the region, which includes parts of three mountain ranges that limit development in the eastern reaches of the county. The city of Bakersfield, which is the county seat, contains roughly 406,000 residents, and is located just 80 miles from the Los Angeles metropolitan area. Kern County's central location puts it within a half-day's drive of all major California markets.

### ECONOMY

- Agriculture accounts for a major portion of the local economy, highlighted by the presence of Sunview Vineyards, Grimmway Farms and Bolthouse Farms.
- Oil and natural-gas deposits support local operations by Chevron, Ensign Energy Services, California Resources Corp., Pacific Gas & Electric and Nabors.
- The Alta Wind Energy Center, the nation's largest wind energy farm, is located in Tehachapi Pass.
- The metro boasts a strong aviation and military presence, underpinned by Edwards Air Force Base and Naval Air Weapons Station China Lake.

### QUICK FACTS



POPULATION  
**907K**  
Growth 2024-2029\*  
**1.3%**



HOUSEHOLDS  
**288K**  
Growth 2024-2029\*  
**1.7%**

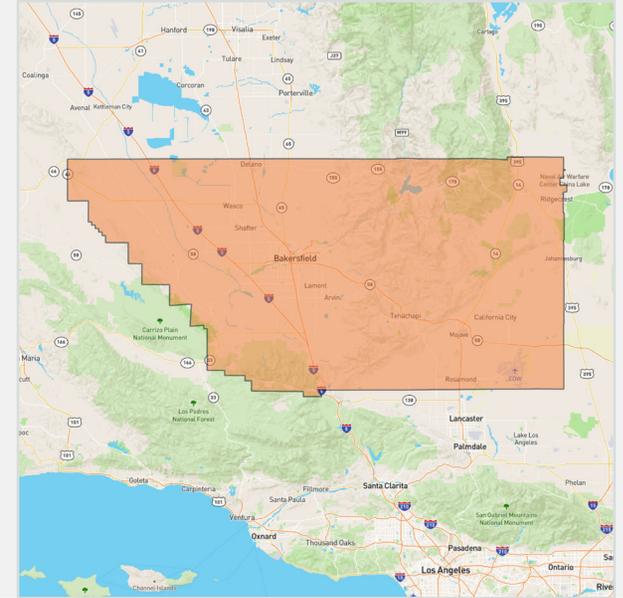


MEDIAN AGE  
**33.0**  
U.S. Median:  
**39.0**



MEDIAN HOUSEHOLD INCOME  
**\$74,700**  
U.S. Median:  
**\$76,100**

\* Forecast



### METRO HIGHLIGHTS

#### TRANSPORTATION

An expanding transportation network provides convenient access to California ports and major cities, supporting growth of the local logistics and distribution sector.

#### NATURAL RESOURCES

Kern County is a significant producer of oil, along with hydro-electric, solar and wind power. The Elk Hills field is one of the nation's most productive oil fields.

#### LOW COSTS

Favorable home prices, relatively lower land costs than Southern California markets and a pro-business environment attract employers and residents to the area.

Sources: Marcus & Millichap Research Services; BLS; Bureau of Economic Analysis; Experian; Fortune; Moody's Analytics; U.S. Census Bureau

# SWC OF VASSAR ST & 17TH AVE

## DEMOGRAPHICS

POPULATION	1 Mile	3 Miles	5 Miles
<b>2029 Projection</b>			
Total Population	19,201	43,898	51,074
<b>2024 Estimate</b>			
Total Population	19,210	43,914	51,269
<b>2020 Census</b>			
Total Population	20,062	45,240	53,306
<b>2010 Census</b>			
Total Population	20,215	48,003	55,050
<b>Daytime Population</b>			
2024 Estimate	20,439	43,552	50,301
HOUSEHOLDS	1 Mile	3 Miles	5 Miles
<b>2029 Projection</b>			
Total Households	5,220	11,656	11,810
<b>2024 Estimate</b>			
Total Households	5,188	11,573	11,731
Average (Mean) Household Size	3.5	3.7	3.7
<b>2020 Census</b>			
Total Households	5,143	11,458	11,622
<b>2010 Census</b>			
Total Households	5,074	10,653	10,830

HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
<b>2024 Estimate</b>			
\$250,000 or More	1.8%	2.3%	2.3%
\$200,000-\$249,999	0.9%	1.0%	1.0%
\$150,000-\$199,999	5.7%	5.7%	5.7%
\$125,000-\$149,999	5.7%	4.3%	4.3%
\$100,000-\$124,999	9.0%	8.8%	8.7%
\$75,000-\$99,999	15.7%	16.0%	16.0%
\$50,000-\$74,999	15.2%	16.9%	16.9%
\$35,000-\$49,999	12.9%	13.6%	13.6%
\$25,000-\$34,999	11.6%	10.4%	10.4%
\$15,000-\$24,999	13.5%	11.6%	11.7%
Under \$15,000	8.1%	9.4%	9.4%
Average Household Income	\$72,568	\$74,544	\$72,300
Median Household Income	\$57,915	\$60,831	\$61,385
Per Capita Income	\$20,397	\$19,698	\$19,487

# SWC OF VASSAR ST & 17TH AVE

## DEMOGRAPHICS

POPULATION PROFILE	1 Mile	3 Miles	5 Miles
<b>Population By Age</b>			
2024 Estimate	19,210	43,914	51,269
0 to 4 Years	7.1%	7.3%	6.3%
5 to 14 Years	16.2%	17.5%	15.2%
15 to 17 Years	5.2%	5.8%	5.0%
18 to 19 Years	3.4%	3.5%	3.2%
20 to 24 Years	8.2%	8.3%	8.6%
25 to 29 Years	8.0%	7.6%	9.2%
30 to 34 Years	7.1%	7.0%	8.8%
35 to 39 Years	6.3%	6.3%	7.8%
40 to 49 Years	11.3%	11.8%	12.8%
50 to 59 Years	10.3%	10.3%	10.1%
60 to 64 Years	5.1%	4.5%	4.1%
65 to 69 Years	4.0%	3.5%	3.1%
70 to 74 Years	2.9%	2.6%	2.3%
75 to 79 Years	2.1%	1.7%	1.5%
80 to 84 Years	1.4%	1.2%	1.0%
Age 85+	1.4%	1.1%	0.9%
Median Age	31.0	30.0	30.0

POPULATION PROFILE	1 Mile	3 Miles	5 Miles
<b>Population 25+ by Education Level</b>			
2024 Estimate Population Age 25+	11,504	25,280	31,626
Elementary (0-8)	26.4%	26.5%	22.6%
Some High School (9-11)	11.5%	10.0%	15.0%
High School Graduate (12)	31.9%	31.5%	31.5%
Some College (13-15)	15.8%	17.2%	18.0%
Associate Degree Only	5.4%	5.4%	5.0%
Bachelor's Degree Only	6.8%	7.5%	6.1%
Graduate Degree	2.2%	2.0%	1.7%
<b>HOUSING UNITS</b>			
<b>Occupied Units</b>			
2029 Projection	5,418	12,150	12,314
2024 Estimate	5,384	12,064	12,231
Owner Occupied	2,844	6,517	6,596
Renter Occupied	2,351	5,071	5,138
Vacant	196	491	501
<b>Persons in Units</b>			
2024 Estimate Total Occupied Units	5,188	11,573	11,731
1 Person Units	14.3%	13.4%	13.4%
2 Person Units	21.2%	18.0%	18.0%
3 Person Units	18.8%	18.2%	18.2%
4 Person Units	19.4%	20.1%	20.1%
5 Person Units	12.5%	13.9%	13.9%
6+ Person Units	13.8%	16.5%	16.5%

# SWC OF VASSAR ST & 17TH AVE

## DEMOGRAPHICS



### POPULATION

In 2024, the population in your selected geography is 51,269. The population has changed by -6.87 percent since 2010. It is estimated that the population in your area will be 51,074 five years from now, which represents a change of -0.4 percent from the current year. The current population is 42.4 percent male and 57.6 percent female. The median age of the population in your area is 30.0, compared with the U.S. average, which is 39.0. The population density in your area is 652 people per square mile.



### HOUSEHOLDS

There are currently 11,731 households in your selected geography. The number of households has changed by 8.32 percent since 2010. It is estimated that the number of households in your area will be 11,810 five years from now, which represents a change of 0.7 percent from the current year. The average household size in your area is 3.7 people.



### INCOME

In 2024, the median household income for your selected geography is \$61,385, compared with the U.S. average, which is currently \$76,141. The median household income for your area has changed by 59.22 percent since 2010. It is estimated that the median household income in your area will be \$101,338 five years from now, which represents a change of 65.1 percent from the current year.

The current year per capita income in your area is \$19,487, compared with the U.S. average, which is \$40,471. The current year's average household income in your area is \$72,300, compared with the U.S. average, which is \$101,307.



### EMPLOYMENT

In 2024, 17,776 people in your selected area were employed. The 2010 Census revealed that 31.3 percent of employees are in white-collar occupations in this geography, and 21.1 percent are in blue-collar occupations. In 2024, unemployment in this area was 11.0 percent. In 2010, the average time traveled to work was 25.00 minutes.



### HOUSING

The median housing value in your area was \$282,908 in 2024, compared with the U.S. median of \$321,016. In 2010, there were 5,982.00 owner-occupied housing units and 4,850.00 renter-occupied housing units in your area.



### EDUCATION

The selected area in 2024 had a lower level of educational attainment when compared with the U.S. averages. Only 7.8 percent of the selected area's residents had earned a graduate degree compared with the national average of 13.5 percent, and 5.0 percent completed a bachelor's degree, compared with the national average of 21.1 percent.

The number of area residents with an associate degree was higher than the nation's at 12.3 percent vs. 8.8 percent, respectively.

The area had fewer high-school graduates, 3.0 percent vs. 26.2 percent for the nation, but the percentage of residents who completed some college is higher than the average for the nation, at 37.2 percent in the selected area compared with the 19.7 percent in the U.S.

# SWC OF VASSAR ST & 17TH AVE

## DEMOGRAPHICS



Major Employers		Employees
1	Wonderful Citrus Packing LLC-Paramount Citrus Packing Co	273
2	Wonderful Company LLC-Paramount Citrus	273
3	Jakov Dulcich and Sons LLC	250
4	North Kern S Tulare Hosp Dst-Delano Dst Skilled Nrsing Fclty	230
5	M Caratan Disc Inc-Caliente Farms	150
6	Hronis Inc A California Corp	145
7	Adventist Health Delano-Delano Regional Medical Center	131
8	Home Depot USA Inc-Home Depot The	130
9	Cal Treehouse Almonds LLC	124
10	Styrotek Inc	110
11	Delano Joint Un High Schl Dst-Valley High School	99
12	Aptco LLC	99
13	Jaco-Jamieson A General Partnr-Fastrip Food Store	95
14	Delano Joint Un High Schl Dst-Robert F Kennedy High School	92
15	Delano Dst Skilled Nrsing Fclty	88
16	Delano Joint Un High Schl Dst-Cesar E Chavez High School	85
17	Delano Joint Un High Schl Dst-Delano High School	84
18	Wonderful College Prep Academy-Wonderful College Prep Acade	77
19	Jaco-Jamieson A General Partnr-Fast Trip Food Stores	72
20	Delano Joint Un High Schl Dst	67
21	Wonderful Citrus LLC	63
22	Delano Joint Un High Schl Dst-Ygnacio Valencia High School	63
23	Vallarta Supermarkets Inc-Vallarta Supermarket 23	62
24	Vallarta Supermarkets Inc-Vallarta Supermarket 42	62
25	4r Enterprises Inc-Dennys	59

# SWC OF VASSAR ST & 17TH AVE

DEMOGRAPHICS



VASSAR ST

EXCLUSIVELY  
LISTED BY

**BRUCE BARNHARD**

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