



Colliers

Commercial Land | Offering Memorandum

Mixed-Use Investment Opportunity

320 High St, Delano, CA 93215

Jason Alexander

Senior Vice President | Principal
License No. 01360995
+1 661 631 3816
jason.alexander@colliers.com

Kal Patel

Associate | Central Cal
License No. 02144300
+1 661 631 3825
kal.a.patel@colliers.com

Colliers | Bakersfield

10000 Stockdale Hwy, Suite 102
Bakersfield, CA 93311
+1 661 631 3800
www.colliers.com/bakersfield

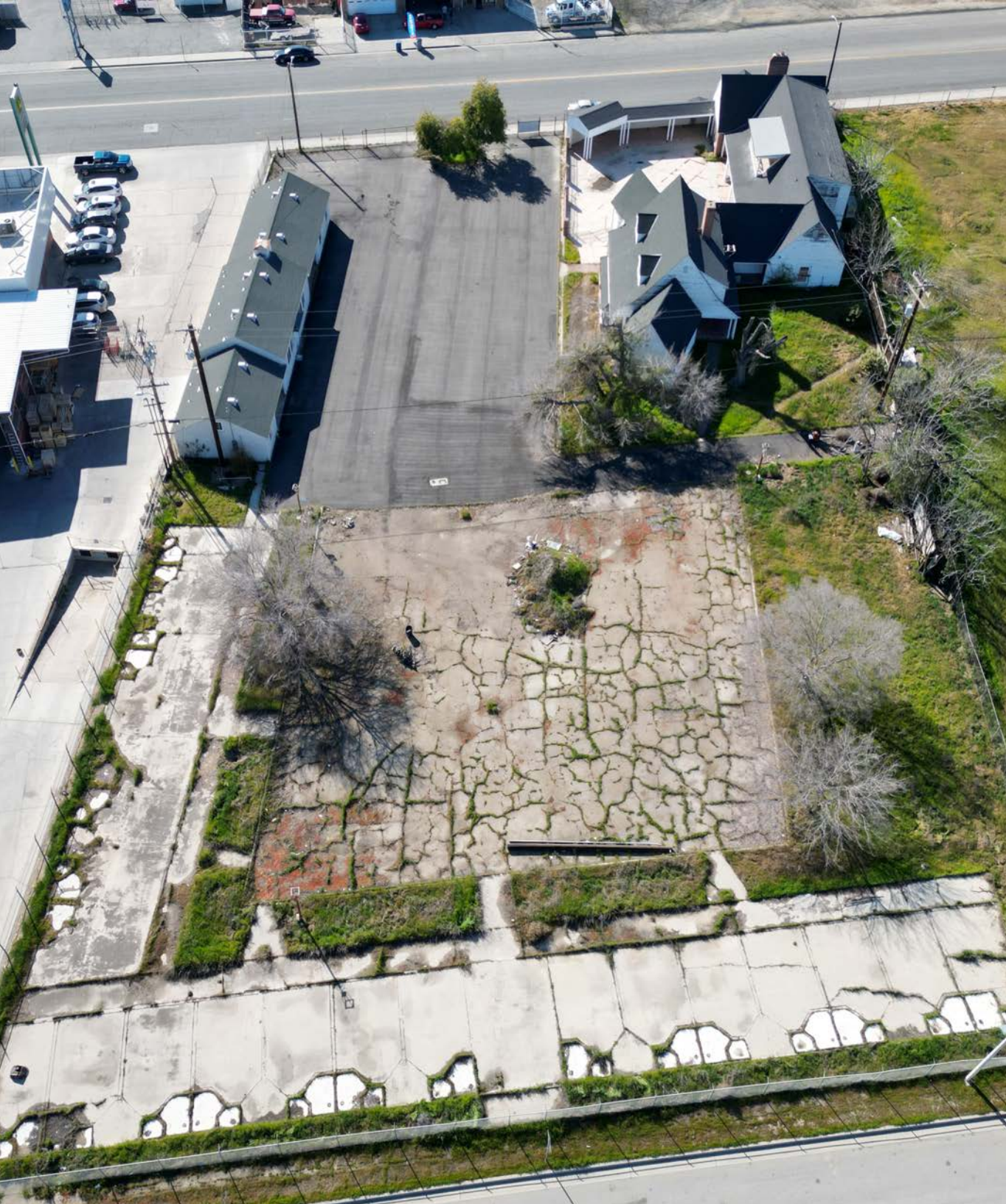


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Investment Highlights

Offering Memorandum
320 High St





Investment Highlights

Property Summary

Colliers International is pleased to present this exceptional mixed-use property for sale. Originally built in 1958, the property features a single-family home alongside a bar. It previously included a 22-unit motel, which is now partially demolished. However, a newly constructed, eight-unit mixed-use building is located on the southern portion of the site, with each unit offering one bedroom and one bathroom.

Spanning 1.49 acres, this property benefits from General Commercial (GC) zoning, providing a versatile range of development opportunities in a prime Delano, CA location. Whether through redevelopment or enhancing the existing structures, this property presents significant potential for creative investors.

Additionally, owner financing is available, allowing buyers to optimize their investment strategy and maximize cash flow.

Key Highlights

- Mixed-use Property
- Situated on 1.49 Acres
- General Commercial (GC) zoning
- Neighbors commercial properties
- Single-family home, bar, and one (1) building with eight (8) mixed-use units.
- Located in a prime commercial and retail area of Delano.



Property Information



Offering Memorandum
320 High St



Property Information

Property Address:

320 High St, Delano, CA 93215

Parcel Number (APN):

422-022-04

Total Lot Area:

± 30,056 SF (1.49 AC)

Residential SF:

± 2,829 SF

Commercial SF:

± 6,372 SF

Number of Units:

8

Year Built:

1958

No. Of Floors:

Two

Zoning:

(GC) General Commercial

Occupancy:

Vacant

Key Highlights

- Mixed-use Property
- Situated on 1.49 Acres
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- Located in a prime commercial and retail area of Delano.

APN Map

Subject Address
320 High St

Parcel Numbers
422-022-04

Total Land Area
± 30,056 SF (1.49 AC)

Structures

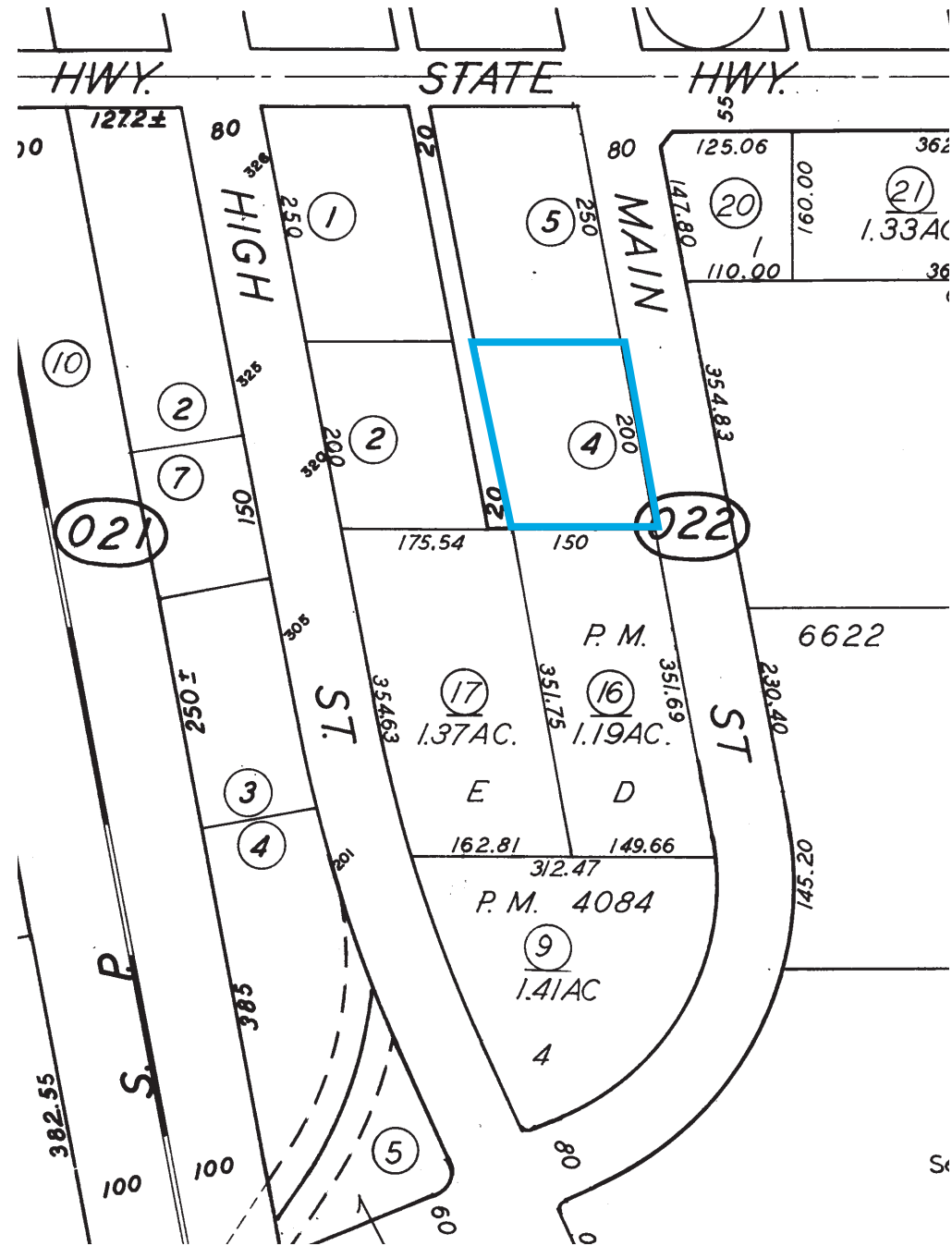
One (1) single family home

Eight (8) 1-bedroom, 1-bathroom units

Year Built

Single-family Home | 1958

Asking Price
\$950,000

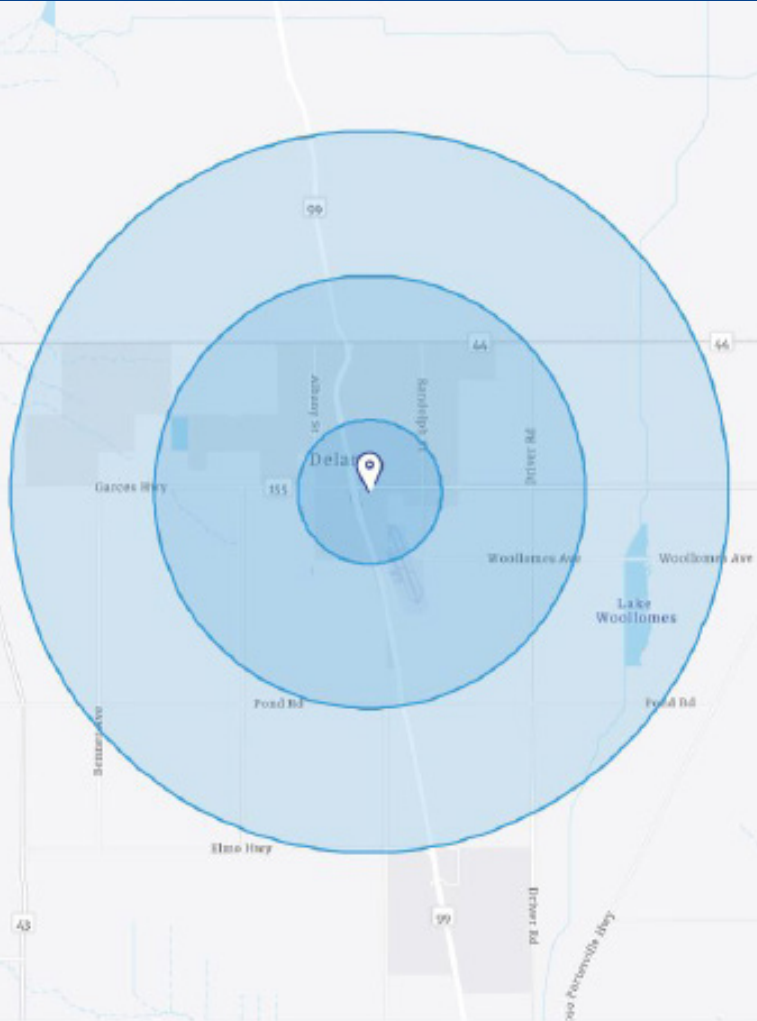


Demographics



Offering Memorandum
320 High St

Demographic Executive Summary



5, 10, 15 Minute Drive Times around the Subject Property

	1 mile radius	3 mile radius	5 mile radius
Population			
2000 Population	12,104	41,012	42,042
2010 Population	13,440	48,108	55,192
2024 Population	14,839	45,791	52,876
2029 Population	15,002	46,001	53,115
2010-2020 Annual Rate	0.84%	-0.60%	-0.33%
2020-2023 Annual Rate	0.37%	0.26%	-0.23%
2023-2028 Annual Rate	0.22%	0.09%	0.09%
2024 Male Population	51.6%	51.0%	56.8%
2024 Female Population	48.4%	49.0%	43.2%
2024 Median Age	31.1	31.7	32.5

Population In Summary

In the identified area, the current year population is 14,839. The 2010 Census population count in the area was 13,440, and 14,610 in 2020, a 0.8% annual growth rate. The rate of growth since 2020 was 0.4% annually. The five-year projection for the population in the area is 15,002 representing a change of 0.2% annually. Currently, the population is 51.6% male and 48.4% female.

	1 mile radius	3 mile radius
Households		
2024 Wealth Index	38	52
2000 Households	3,307	8,905
2010 Households	3,525	10,687
2020 Households	3,941	11,476
2024 Households	4,083	11,754
2029 Households	4,194	12,003
2010-2020 Annual Change (CAGR)	1.12%	0.71%
2020-2023 Annual Change (CAGR)	0.84%	0.56%
2023-2028 Annual Change (CAGR)	0.54%	0.42%
2024 Average Household Size	3.47	3.83

Households In Summary

The household count in this area has changed from 3,957 in 2020 to 4,083 in the current year, a change of 0.84% annually. The five-year projection of households is 4,194, a change of 0.54% annually from the current year total. Average household size is currently 3.47, compared to 3.51 in the year 2020. The number of families in the current year is 3,177 in the specified area.

	1 mile radius	3 mile radius	5 mile radius
Mortgage Income			
2024 Percent of Income for Mortgage	41.9%	35.4%	35.4%
Median Household Income			
2024 Median Household Income	\$44,606	\$56,246	\$56,226
2029 Median Household Income	\$54,818	\$66,002	\$65,980
2023-2028 Annual Change (CAGR)	4.21%	3.25%	3.25%
Average Household Income			
2024 Average Household Income	\$60,039	\$74,592	\$74,550
2029 Average Household Income	\$73,273	\$88,655	\$88,604
2023-2028 Annual Change (CAGR)	4.06%	3.51%	3.51%
Per Capita Income			
2024 Per Capita Income	\$16,541	\$19,199	\$17,416
2029 Per Capita Income	\$20,499	\$23,194	\$20,934
2023-2028 Annual Change (CAGR)	4.38%	3.85%	3.75%
Households by Income			

Household Income In Summary

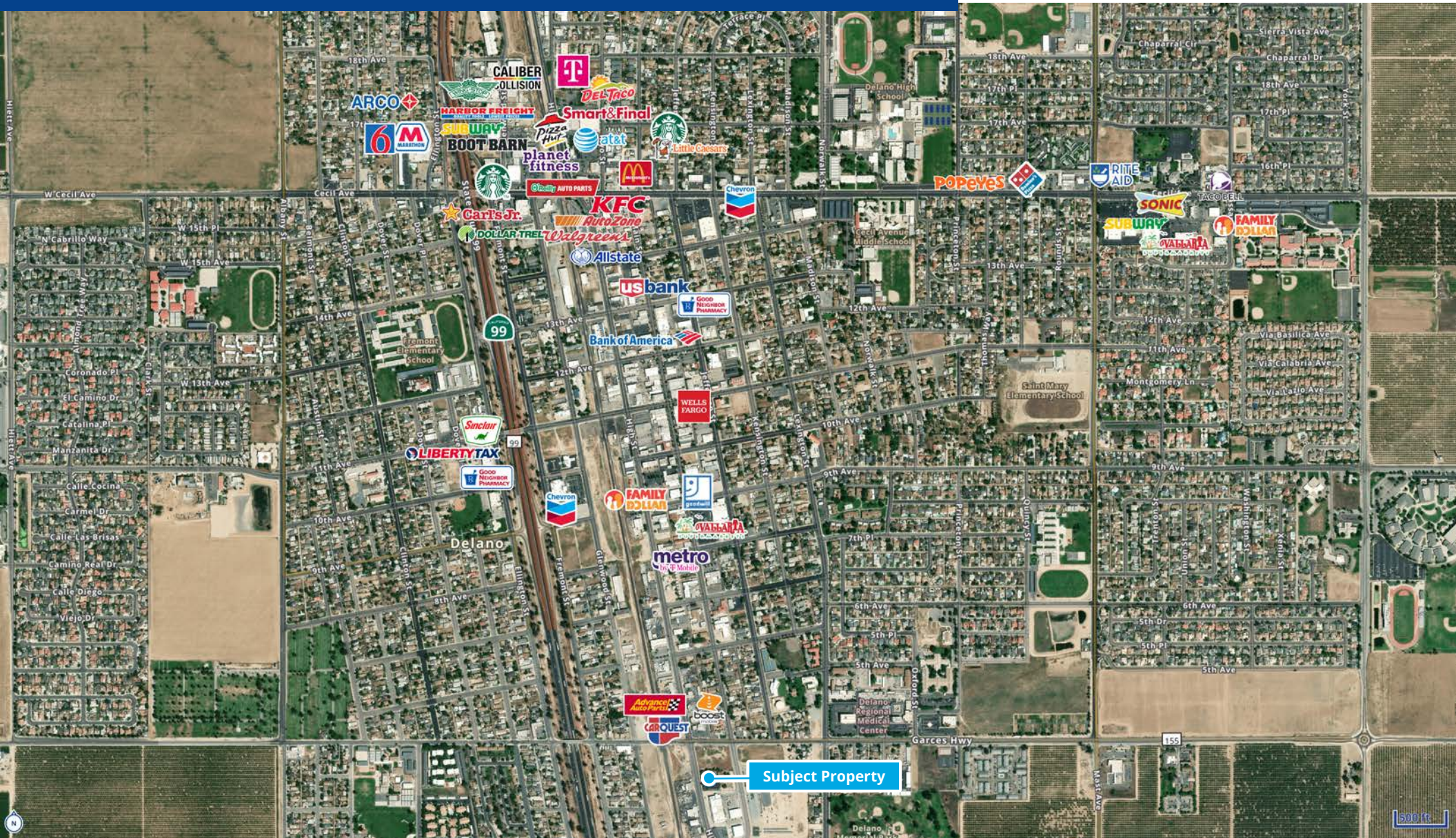
Current median household income is \$44,606 in the area, compared to \$72,603 for all U.S. households. Median household income is projected to be \$54,818 in five years, compared to \$82,410 for all U.S. households. Current average household income is \$60,039 in this area, compared to \$107,008 for all U.S. households. Average household income is projected to be \$73,273 in five years, compared to \$122,048 for all U.S. households. Current per capita income is \$16,541 in the area, compared to the U.S. per capita income of \$41,310. The per capita income is projected to be \$20,499 in five years, compared to \$47,525 for all U.S. households.

Housing		
2024 Housing Affordability Index	58	69
2000 Total Housing Units	3,509	9,339
2000 Owner Occupied Housing Units	1,458	5,195
2000 Renter Occupied Housing Units	1,850	3,710
2000 Vacant Housing Units	201	434
2010 Total Housing Units	3,709	11,159
2010 Owner Occupied Housing Units	1,338	5,911
2010 Renter Occupied Housing Units	2,187	4,775
2010 Vacant Housing Units	184	472
2024 Total Housing Units	4,343	12,261
2024 Owner Occupied Housing Units	1,709	6,667
2024 Renter Occupied Housing Units	2,374	5,087
2024 Vacant Housing Units	260	507
2029 Total Housing Units	4,457	12,499
2029 Owner Occupied Housing Units	1,862	7,052
2029 Renter Occupied Housing Units	2,332	4,951

Housing In Summary

Currently 28.8% of the 6,150 housing units in the area are owner occupied; 71.2% renter occupied; and 5.6% are vacant. 64.6% of the housing units in the US are owner occupied; 35.4% are renter occupied; and 10.0% are vacant. In 2010, there were 5,824 housing units in the area - 27.1% owner occupied, 61.6% renter occupied, and 11.3% vacant. The annual rate of change in housing units since 2020 is 0.1%. Median home value in the area is \$345,511, compared to a median home value of \$308,943 for the U.S. In five years, median home value in the area is projected to change to \$469,089, compared to a median home value of \$350,006 in the US.

Retailers in The Area



Property Photos



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