

Coming Soon

Retail Development

Dover Parkway

Delano, CA 93215



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*Rendering Not Final, Subject To Change.



- 12.75-acre New Development
- Pads and Anchor Space Available
- Visibility from Highway-99
- Incoming Target across the street!

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Property Details - Version 1

Dover Parkway - Dover Street
Delano, CA 93215

Property Highlights

- Major "A" ±85,000 SF
(Grocery)
- Building 1 ±2,600 SF
(Food W/ Drive-Thru)
- Building 2 ±3,306 SF
(Food W/ Drive-Thru)
- Building 3 ±3,653 SF
(Food W/ Drive-Thru)
- **Total Area** ±94,559 SF

Property Details

- Proposed Use/Occupancy Grocery & Food Use
- Existing Zoning Community Retail
- General Plan Use Commercial
- Parcel No. 2
- Site Area (±12.75 Acres) ±517,378.02 SF



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Property Details - Version 2

Dover Parkway - Dover Street
Delano, CA 93215

Property Highlights

- Building 1 ±40,000 SF
(Fitness Center)
- Building 2 ±6,300 SF
(Multi-Tenant W/ Drive-Thru)
- Building 3 ±9,000 SF
(Multi-Tenant W/ Drive-Thru)
- Building 4 ±3,650 SF
(Food W/ Drive-Thru)
- Building 5 ±3,300 SF
(Food W/ Drive-Thru)
- Building 6 ±90,000 SF
(Hotel)
- **Total Area** ±152,250 SF

Property Details

- Proposed Use/Occupancy Grocery & Food Use
Fitness Center
Hotel
- Existing Zoning Community Retail
- General Plan Use Commercial
- Parcel No. 2
- Site Area (±12.75 Acres) ±517,378.02 SF



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Trade Map

Dover Parkway - Dover Street
Delano, CA 93215



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Delano Area Roadways

Dover Parkway - Dover Street
Delano, CA 93215



Delano Population 52,046



Dover Parkway

Demographics	1 Mile	3 Mile	5 Mile
Total Population	22,841	45,532	51,450
Total Households	5,987	11,780	11,936
Average Household Income	\$71,191	\$78,424	\$78,371
Employees	4,342	6,863	7,466
Business	549	786	824



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