

# THE VINEYARD SHOPPING CENTER & DELANO WOOLLOMES CENTER

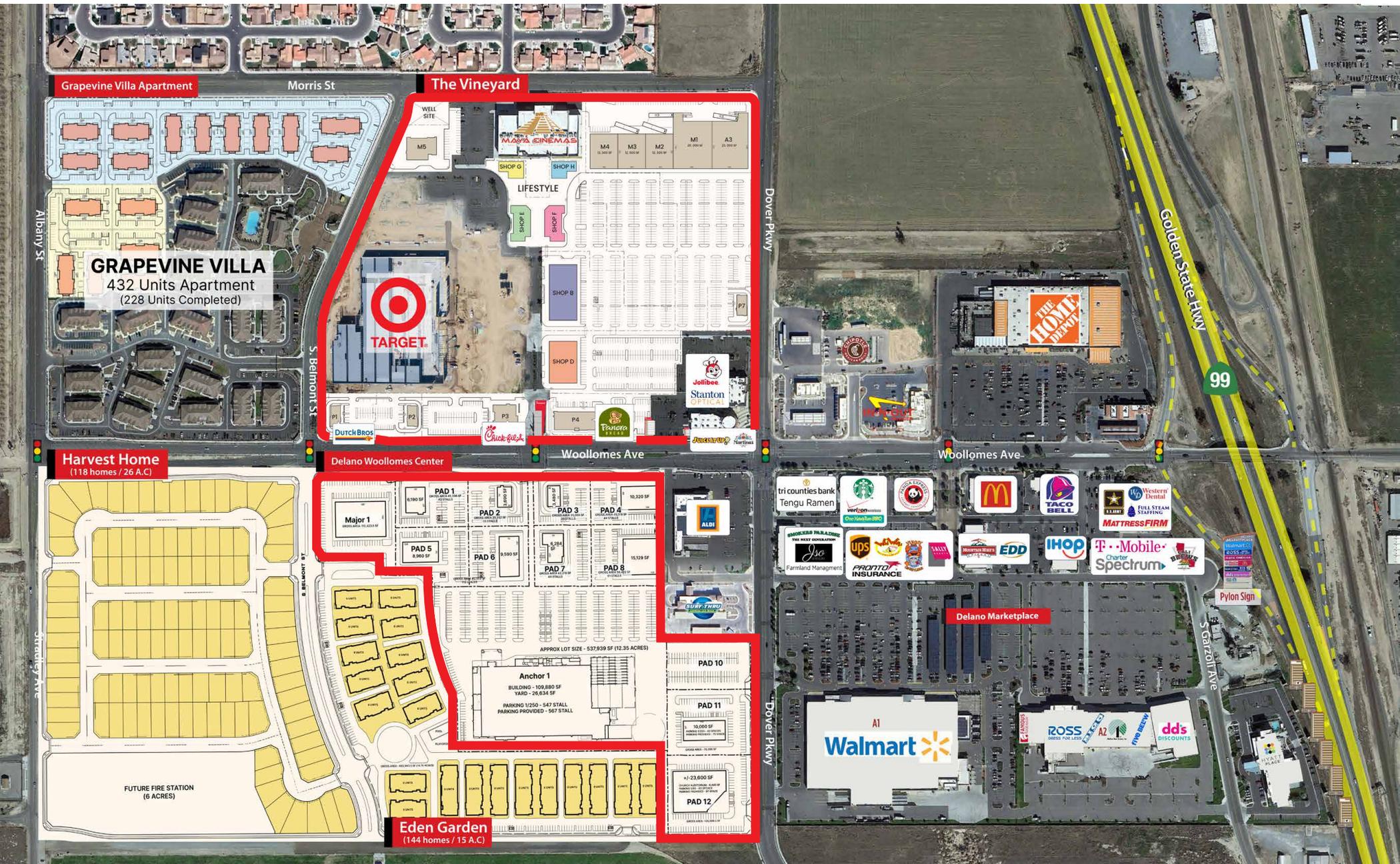


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**CASTLETON**  
REAL ESTATE & DEVELOPMENT  
Lic. #01359747

# • PROJECT SITE PLAN •



# • PROJECT SUMMERY •

## PROPERTY ADDRESS

### The Vineyard

Woollomes Avenue, City of Delano, CA 93215

## RETAIL FOOTPRINT

2026: 226,441 SF

Total: 387,282 SF

## YEAR BUILT

2018 +

## ACRES

+/- 39.7 Acres

## WEBSITE



Delano is the second largest city in Kern County and one of the fastest-growing Metropolitan Statistical Areas (MSA) in the United States. It is 30 minutes north of Bakersfield, strategically located between Sacramento, Fresno, Bakersfield, and Los Angeles, which makes the city a natural industrial hub and travel stop.

The Vineyard Shopping Center has excellent visibility and enjoys easy freeway access. It is anchored by Maya Cinemas and has a growing number of tenants, including Jollibee, Juice It Up, Martina’s Cantina and Grill, and Stanton Optical. The center attracts a large trade area and is diagonal across from Delano Market Place. Neighboring stores include the Home Depot, Walmart, ALDI grocery store, Ross Dress for Less, Big 5 Sporting Goods, Five Below, Panda Express, Taco Bell, McDonald’s, In n Out, and numerous others. On the West side of the Vineyard Shopping Center is a planned 432 units luxury apartment community. The first phase of 228 units has been completed and remains over 95% occupancy. North of the Vineyard Shopping Center has recently developed 100 lots of Single-Family Houses, and south of the Vineyard Shopping Center is planning for 267 lots of Single-Family Houses.

Traffic counts traveling both North and South on Highway 99 top over 126,000 cars per day. Delano Market Place and The Vineyard Shopping Center have become popular transit stops for travelers from Southern California to Northern California (including popular national parks such as Sequoia National Park and Yosemite National Park), also for travelers from Northern California to Los Angeles and San Diego.

| Average HH Income |          | Traffic Counts | Population |        |
|-------------------|----------|----------------|------------|--------|
| 2023              |          | Highway 99     | 2023       |        |
| 5Mile             | \$77,202 | 63,000cpd N    | 5Mile      | 50,825 |
| 10Mile            | \$76,557 | 63,000cpd S    | 10Mile     | 71,830 |

\*Source: www.CoStar.com

# ANCHOR STORE

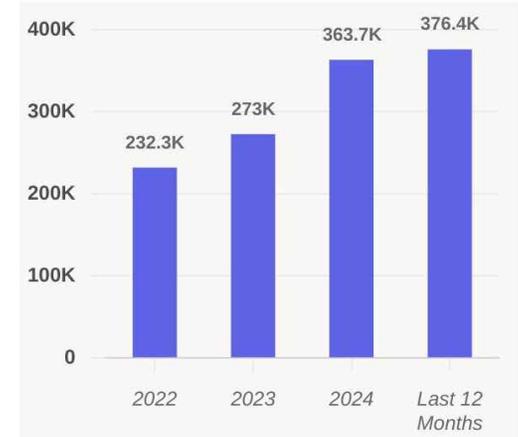


Location Ranking by Visitors:  
 Top 50% Nationwide  
 Top 44% in California

## Metrics Mar 1st, 2024 - Feb 28th, 2025

|                 |        |                 |        |
|-----------------|--------|-----------------|--------|
| Visits          | 376.4K | Avg. Dwell Time | 21 min |
| Visits / sq.ft. | 17.15  | Panel Visits    | 18.7K  |
| Size - sq.ft.   | 21.9K  | Visits YoY      | +31%   |
| Visitors        | 56.5K  | Visits Yo2Y     | +58.9% |
| Visit Frequency | 6.68   | Visits Yo3Y     | +77.8% |

## Visits Trend

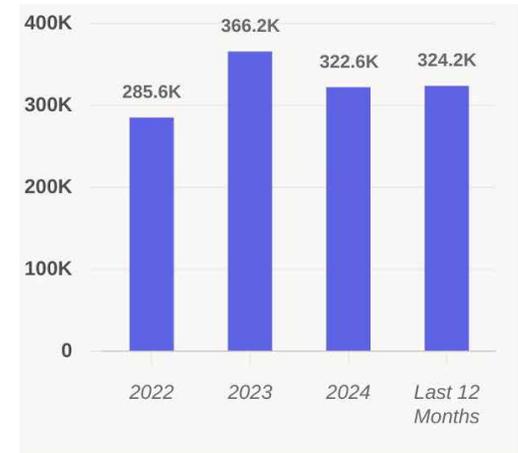


Location Ranking by Visitors:  
 Top 21% Nationwide  
 Top 30% in California

## Metrics Mar 1st, 2024 - Feb 28th, 2025

|                 |        |                 |         |
|-----------------|--------|-----------------|---------|
| Visits          | 324.2K | Avg. Dwell Time | 129 min |
| Visits / sq.ft. | 7.02   | Panel Visits    | 20.1K   |
| Size - sq.ft.   | 46.2K  | Visits YoY      | +1.2%   |
| Visitors        | 94.7K  | Visits Yo2Y     | -3.6%   |
| Visit Frequency | 3.42   | Visits Yo3Y     | +27.6%  |

## Visits Trend



Data provided by Placer Labs Inc. (www.placer.ai)

# DELANO MARKETPLACE

## PROPERTY ADDRESS

Delano Market Place

Woollomes Avenue, City of Delano, CA 93215

## RENTABLE BUILDING AREA

156,714 SF

## CURRENT OCCUPANCY

94%

## YEAR BUILT

2008 - 2019

## ACRES

+/- 42 Acres

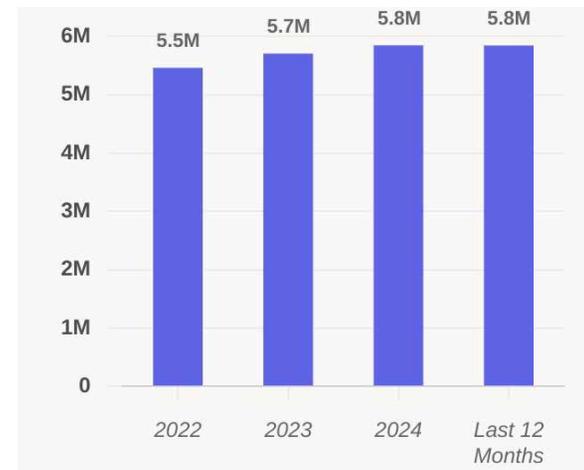
## WEBSITE



## Metrics Mar 1st, 2024 - Feb 28th, 2025

|                 |              |
|-----------------|--------------|
| Visits          | 5.8M         |
| Visits / sq.ft. | 16.76        |
| Size - sq.ft.   | 348.9K (GLA) |
| Visitors        | 385.8K       |
| Visit Frequency | 15.31        |
| Avg. Dwell Time | 39 min       |
| Panel Visits    | 292.9K       |
| Visits YoY      | +2.4%        |
| Visits Yo2Y     | +5.7%        |
| Visits Yo3Y     | +10%         |

## Visits Trend



Data provided by Placer Labs Inc. (www.placer.ai)

# ANCHOR STORE

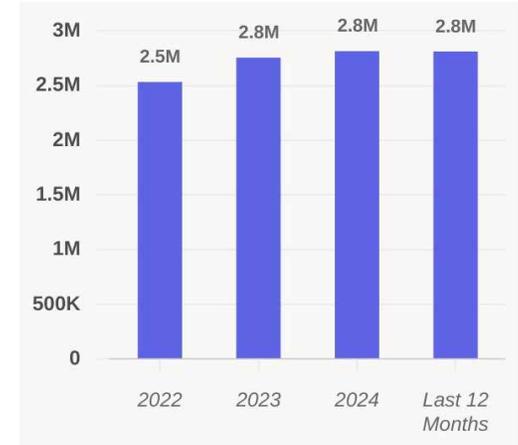


Location Ranking by Visitors:  
 Top 8% Nationwide  
 Top 8% in California

## Metrics Mar 1st, 2024 - Feb 28th, 2025

|                 |        |                 |        |
|-----------------|--------|-----------------|--------|
| Visits          | 2.8M   | Avg. Dwell Time | 32 min |
| Visits / sq.ft. | 14.32  | Panel Visits    | 140.5K |
| Size - sq.ft.   | 196.5K | Visits YoY      | +2%    |
| Visitors        | 197.9K | Visits Yo2Y     | +9%    |
| Visit Frequency | 14.23  | Visits Yo3Y     | +11.2% |

## Visits Trend

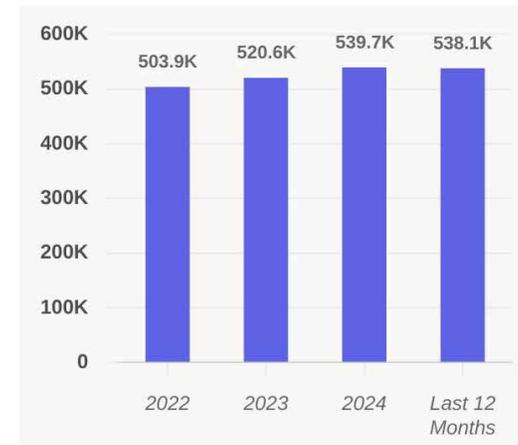


Location Ranking by Visitors:  
 Top 8% Nationwide  
 Top 20% in California

## Metrics Mar 1st, 2024 - Feb 28th, 2025

|                 |        |                 |        |
|-----------------|--------|-----------------|--------|
| Visits          | 538.1K | Avg. Dwell Time | 43 min |
| Visits / sq.ft. | 19.83  | Panel Visits    | 29.2K  |
| Size - sq.ft.   | 27.1K  | Visits YoY      | +2.7%  |
| Visitors        | 113K   | Visits Yo2Y     | +5.4%  |
| Visit Frequency | 4.78   | Visits Yo3Y     | +4.3%  |

## Visits Trend



Data provided by Placer Labs Inc. (www.placer.ai)

# • THE VINEYARD SITE PLAN •

| Project      | Lot (Net SF) | Bldg Area (SF) | Usage               | Year    |
|--------------|--------------|----------------|---------------------|---------|
| Maya Cinemas | 234,879      | 44,660         | Theater             | 2018    |
| P5           | 68,189       | 9,928          | Food                | 2019    |
| P6           | 51,454       | 6,474.5        | Food/Retail         | 2019    |
| TARGET       | 434,109      | 148,119        | General Merchandise | Q1 2026 |
| P4           | 61,507       | 10,000         | Food/Retail         | Q2 2026 |

## Future Development

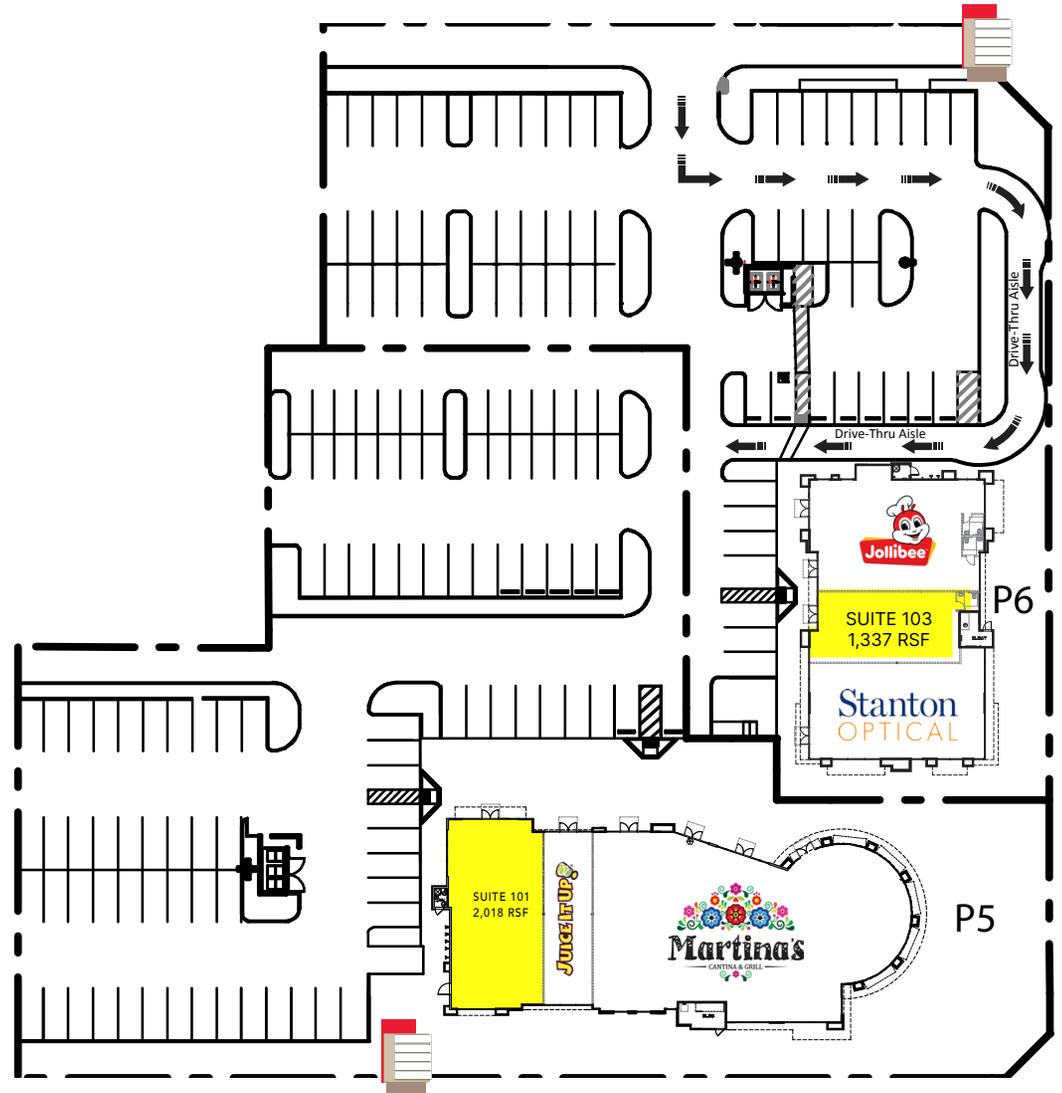
| Project | Lot (Net Sf) | Bldg Area (SF) | Usage  |
|---------|--------------|----------------|--------|
| A3      | 302,835      | 23,000         | Retail |
| M1      |              | 25,000         | Retail |
| M2      |              | 12,500         | Retail |
| M3      |              | 12,500         | Retail |
| M4      |              | 12,500         | Retail |
| M5      | 40,652       | 8,000          | Retail |
| P1      | 26,454       | 2,500          | Food   |
| P2      | 26,783       | 2,500          | Food   |
| P3      | 62,794       | 7,000          | Food   |
| P7      | 25,305       | 2,700          | Retail |
| SHOPS B | 98,449       | 20,000         | Food   |
| SHOPS D | 115,783      | 15,000         | Retail |
| SHOPS E | 181,230      | 8,000          | Retail |
| SHOPS F |              | 8,000          | Retail |
| SHOPS G |              | 4,500          | Retail |
| SHOPS H |              | 4,500          | Retail |



# • PROJECT PHOTOS •



# • P5&P6 SITE PLAN •



• P4 SITE PLAN •



# DELANO WOOLLOMES CENTER

TOTAL COMMERCIAL LAND  
27.06 acres

## Future Development

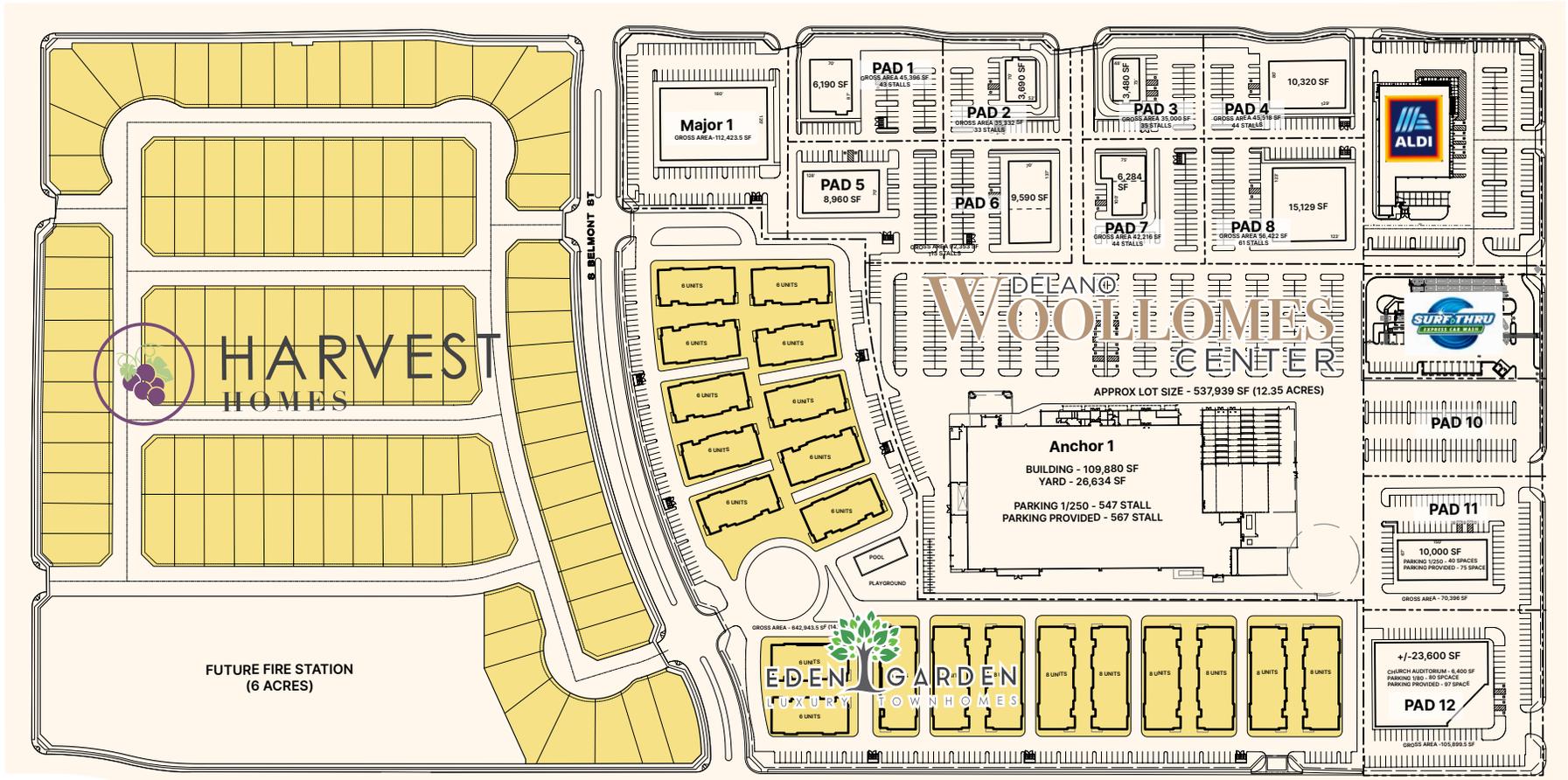
| Project  | Lot Size(SF) | Bldg Area (SF) |
|----------|--------------|----------------|
| Anchor 1 | 537,939      | 109,880        |
| Major 1  | 112,423.5    | 20,000         |
| Pad 1    | 45,396       | 6,190          |
| Pad 2    | 35,332       | 3,690          |
| Pad 3    | 35,000       | 3,480          |
| Pad 4    | 45,518       | 10,320         |
| Pad 5    | 48,188       | 8,960          |
| Pad 6    | 44,165       | 9,590          |
| Pad 7    | 42,216       | 6,284          |
| Pad 8    | 56,422       | 15,129         |
| Pad 11   | 70,396       | 10,000         |
| Pad 12   | 105,899.5    | 23,600         |



**HARVEST**  
HOMES



TOTAL RESIDENTIAL  
118 Homes · 144 Units



### ANCHOR 1

Total Building Area: 109,880 sf  
 Total Yard Area: 26,634 sf  
 Total Site Area: 537,939 sf

### MAJOR 1

Total Building Area: 20,000 sf  
 Total Site Area: 112,423.5 sf

### PAD 7

Total Building Area: 6,284 sf  
 Total Site Area: 42,216 sf

### PAD 1

Total Building Area: 6,190 sf  
 Total Site Area: 45,396 sf

### PAD 4

Total Building Area: 10,320 sf  
 Total Site Area: 45,518 sf

### PAD 8

Total Building Area: 15,129 sf  
 Total Site Area: 56,422 sf

### PAD 2

Total Building Area: 3,690 sf  
 Total Site Area: 35,332 sf

### PAD 5

Total Building Area: 8,960 sf  
 Total Site Area: 48,188 sf

### PAD 11

Total Building Area: 10,000 sf  
 Total Site Area: 70,396 sf

### PAD 3

Total Building Area: 3,480 sf  
 Total Site Area: 35,000 sf

### PAD 6

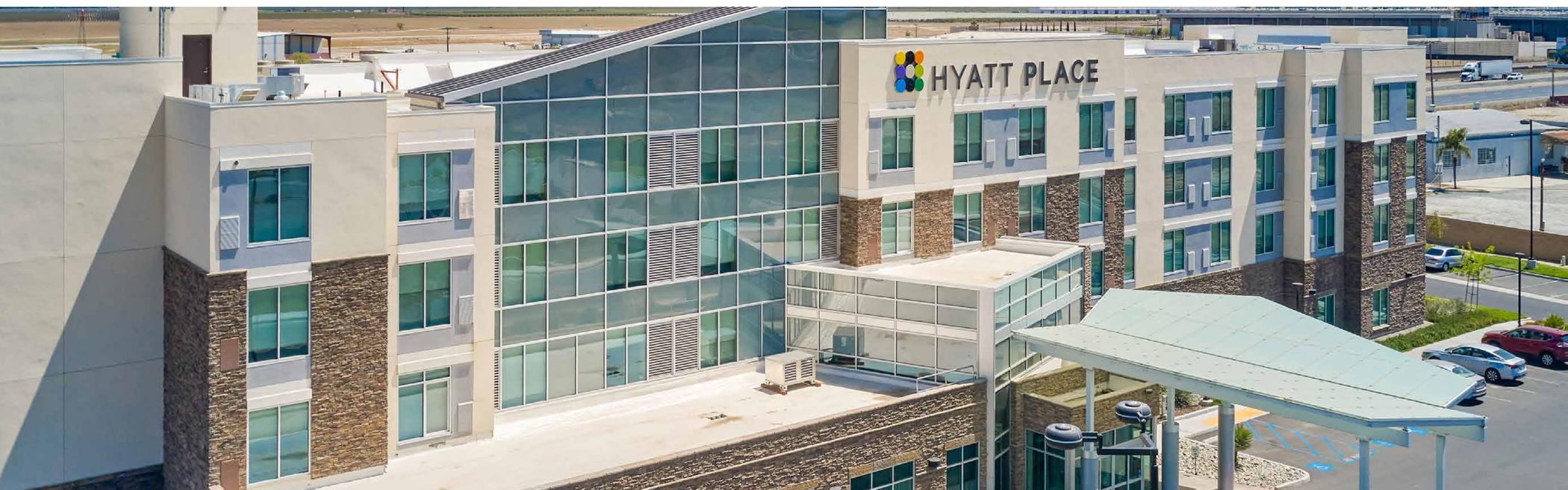
Total Building Area: 9,590 sf  
 Total Site Area: 44,165 sf

### PAD 12

Total Building Area: 23,600 sf  
 Total Site Area: 105,899.5 sf

# • PROJECT SURROUNDINGS •





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