

# FOR SALE ► COMMERCIAL DEVELOPMENT LAND

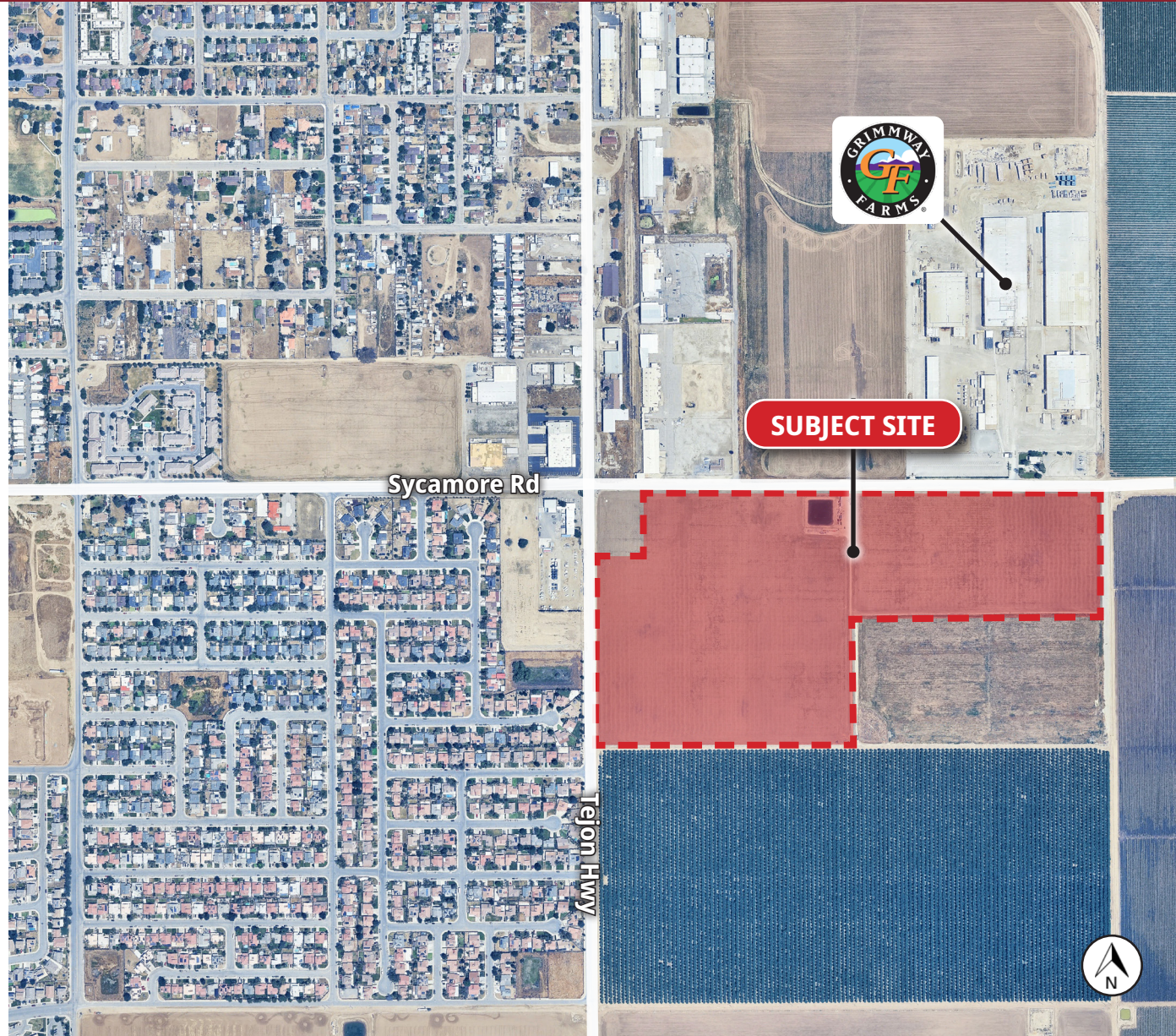
+/- 51.86 AC (NET) AVAILABLE

## SEC Sycamore Rd & Tejon Hwy

Arvin, CA 93203

### PROPERTY DETAILS

- **ASKING PRICE: \$5,950,000.00 (\$2.63/PSF)**
- **TOTAL LAND AVAILABLE: +/- 51.86 ACRES (NET.)**
- **STRATEGIC MIXED-USE ZONING (CITY OF ARVIN)**
  - C-2 RETAIL
  - M-2 INDUSTRIAL
  - R-2 MEDIUM DENSITY RESIDENTIAL
  - R-4 HIGH DENSITY RESIDENTIAL
- **PARCEL MAP TO BE RECORDED PRIOR TO THE CLOSE OF ESCROW**
- **UTILITIES NEARBY, ENGINEERING STUDIES AND PLANS AVAILABLE UPON REQUEST**
- **LOCATED IN THE GROWING COMMUNITY OF ARVIN, CA**
- **LOCATED NEAR EXPANDING EMPLOYMENT BASE**
- **PROXIMITY TO HARD ROCK CASINO & TEJON RANCH COMMERCE CENTER**
- **KEY DEMOGRAPHICS (3-MILE RADIUS):**
  - POPULATION: 19,801
  - MEDIAN HH INCOME: \$50,948
  - TOTAL BUSINESSES: 240
  - TOTAL EMPLOYEES: 2,668
  - PER CAPITA INCOME: \$16,764



**OLIVIERI COMMERCIAL GROUP**

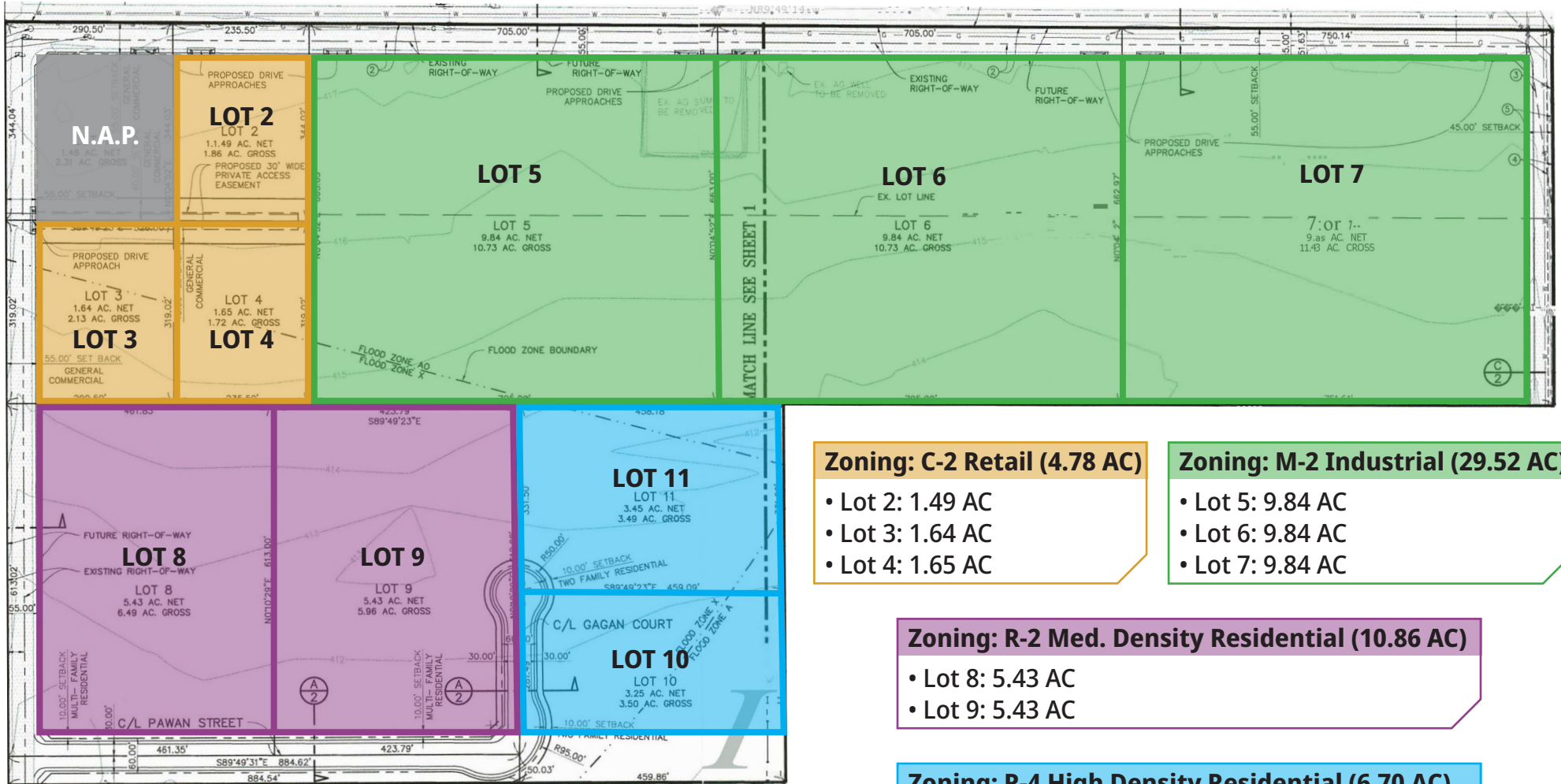
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## VESTING TENTATIVE TRACT MAP NO. 7385

BEING A PORTION OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 31 SOUTH, RANGE 29 EAST, MOUNT DIABLO BASE AND MERIDIAN, IN THE CITY OF ARVIN, COUNTY OF KERN, STATE OF CALIFORNIA



### Zoning: C-2 Retail (4.78 AC)

- Lot 2: 1.49 AC
- Lot 3: 1.64 AC
- Lot 4: 1.65 AC

### Zoning: M-2 Industrial (29.52 AC)

- Lot 5: 9.84 AC
- Lot 6: 9.84 AC
- Lot 7: 9.84 AC

### Zoning: R-2 Med. Density Residential (10.86 AC)

- Lot 8: 5.43 AC
- Lot 9: 5.43 AC

### Zoning: R-4 High Density Residential (6.70 AC)

- Lot 10: 3.25 AC
- Lot 11: 3.45 AC



The information above has been obtained from sources believed reliable. While we do not doubt its accuracy we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Logos are for identification purposes only and may be trademarks of their respective companies.



Arvin is home to an established agricultural economic sector that provides significant revenue and regional exposure. The City of Arvin is working toward expanding its economic base by ensuring a productive environment that supports continued growth, expansion, and new business opportunities.

While agriculture remains a key part of the region's identity in the San Joaquin Valley, Arvin was also home to the North American Rockwell B-1 Testing Facility. Additionally, due to the City of Arvin's strategic geographic location, logistics hubs have proven to be successful throughout the area.

### Advantages of Investing in Arvin:

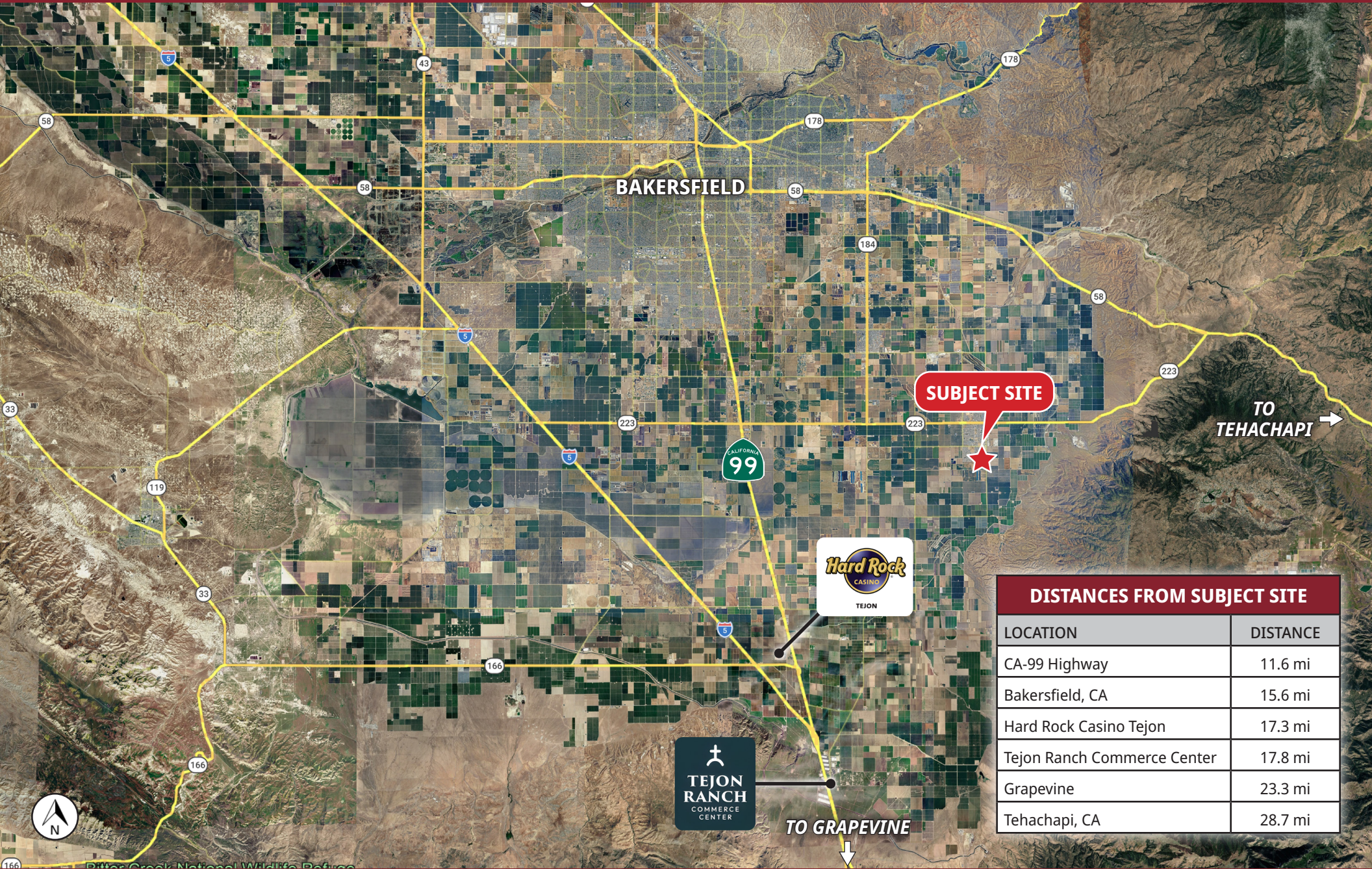
- Abundant Development-Ready Land
- High Demand for Retail
- Access to Reliable, Bilingual Workforce
- State Highway & Rail Connectivity
- Low Cost of Doing Business
- Easy Access to Major Trade Corridors
- Business Friendly Environment



# LOCATION MAP

# SEC Sycamore Rd & Tejon Hwy

Arvin, CA 93203



**SUBJECT SITE**



DISTANCES FROM SUBJECT SITE	
LOCATION	DISTANCE
CA-99 Highway	11.6 mi
Bakersfield, CA	15.6 mi
Hard Rock Casino Tejon	17.3 mi
Tejon Ranch Commerce Center	17.8 mi
Grapevine	23.3 mi
Tehachapi, CA	28.7 mi



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## Hard Rock Casino Tejon:

Since opening in November 2025, Hard Rock Casino Tejon has quickly become a key economic driver in the region, supporting job creation, workforce development, and ongoing community investment. The property hired more than 1,100 employees in its first year, approximately 80% residing in Kern County, with an additional 200 positions being filled across multiple departments. Phase II of construction is anticipated to be completed in late 2027, further establishing the property's long-term growth and regional impact.

## Tejon Ranch Commerce Center

Tejon Ranch Commerce Center continues to experience strong growth across its industrial and logistics assets, reinforcing its role as a major employment hub in the region. The center currently supports an estimated workforce of approximately 5,000 employees, with continued expansion expected in the near term.

Recent activity includes the construction of a new +700,000 square foot distribution facility for Nestlé USA on the east side of the commerce center, as well as a new 240,000 square foot lease with RectorSeal. Additionally, Sunrise Brands recently relocated to a newly completed 446,400 square foot facility in January 2024. This sustained growth underscores the increasing demand for housing to support the expanding workforce.

