

**PROPERTY DETAILS**

- Sale Price: \$2,100,000.00 (\$8.94/psf)
- Zoning: GC (General Commercial) , City of Delano
- APN: 521-010-14, County of Kern
- Approved Tentative Parcel Map 12266 - 8 lots: +/- 5.39AC
- Utility and Street Improvements Plans Completed and Approved by the City of Delano
- Located in a Sector Undergoing Tremendous Commercial Development Growth
- Immediately Adjacent to a (45 Unit) multi-family Apartment Development (Under Construction)
- Directly Across the Street from the New Delano DMV Office (Under Construction)



9810 Brimhall Road  
 Bakersfield, CA 93312  
[www.oliviercommercial.com](http://www.oliviercommercial.com)

*For additional information please contact:*

**J-P Masuda**  
 LIC. #01947962  
 (661) 619-7151  
[jpmasuda@oliviercommercial.com](mailto:jpmasuda@oliviercommercial.com)



**Delano Golf Course  
Municipal Facility**

**Subject  
Site**

CLINICA SIERRA LUISA  
**Davita**  
Kidney Care  
a californiakidneycenter

**MAYA CINEMAS**  
**Juice It Up!**  
SMOOTHIES • BOWLS • JUICES

**Jollibee**

**ALDI**

**SURF-THRU**  
EXPRESS CAR WASH

**ampm**

**ARCO**

**IN-N-OUT BURGER**

**Chevron**

**THE HOME DEPOT**

**CHIPOTLE MEXICAN GRILL**

**PANDA EXPRESS**  
CHINESE TAKEOUT

**UPS**

**McDonald's**

**Starbucks**

**SALLY'S**

**DOLLAR TREE**

**cricket**

**five BELOW**

**tri counties bank**  
Service With Solutions™

**ROSS**  
DRESS FOR LESS®

**Mountain Mike's PIZZA**

**Jersey Mike's SUBS**

**rue21**

**verizon**

**FAMOUS**  
footwear®

**Ono Hawaiian BBQ**

**Spectrum**

**IHOP**

**dd's DISCOUNTS**

**TACO BELL**

**BIG 5**  
SPORTING GOODS

**Walmart\***



## 1 Mile KEY FACTS

9,775

Population



Median Age



Average Household Size

\$39,830

Median Household Income

## BUSINESS



296

Total Businesses



3,874

Total Employees

## INCOME



\$39,830

Median Household Income



\$15,316

Per Capita Income



\$16,844

Median Net Worth

## 3 Mile KEY FACTS

45,266

Population



Median Age



Average Household Size

\$55,979

Median Household Income

## BUSINESS



1,058

Total Businesses



11,206

Total Employees

## INCOME



\$55,979

Median Household Income



\$19,118

Per Capita Income



\$90,555

Median Net Worth



The City of Delano, California, offers an exceptional opportunity for land investment, combining small-town charm with strategic growth potential. Located in the heart of California's agriculturally rich Central Valley, Delano is a hub for both farming and commerce, boasting a thriving economy supported by diverse industries such as agriculture, manufacturing, and logistics. Its proximity to major highways and cities like Bakersfield and Fresno makes it a prime location for businesses seeking easy access to key markets. With a community-focused atmosphere, affordable property prices, and ongoing infrastructure development, Delano is poised for continued expansion, making it the perfect place to invest in land and capitalize on the city's upward trajectory.