

## OWNER USER AND VALUE ADD OPPORTUNITY



2 Versatile Commercial Properties with Highway 99 Exposure/Access

# 1815-1933 GLENWOOD

Delano, CA

Asking Price \$6,750,000

Confidential Offering Memorandum



**CUSHMAN &  
WAKEFIELD**



# STRENGTHS OF PROPERTY

- Excellent Owner-User or Value Add Opportunity
- Existing flexible buildings
- Abundant land for additional parking, loading docks or buildings
- Exceptional Highway 99 visibility & signage potential
- Campus environment with open area or outdoor venues
- Multiple uses allowed with flexible and efficient site plan
- Quality improvements in place. Many skylights for natural light
- Efficient building depths for multi tenant leasing



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## THE OFFERING

These standalone buildings offer exceptional flexibility for a variety of uses. They can be easily converted into office, retail industrial use, or adapted for warehouse, special-purpose, or other commercial functions.



# THE PROPERTY

## ASSESSOR'S PARCEL & SITE AREA

### BUILDINGS

#### 1815 GLENWOOD ST

APN: 411-020-08

1.54 ACRES - 67,082 SF

23,000 SF BUILDING

#### 1835 GLENWOOD ST

APN: 411-020-07

2.84 ACRES - 123,710 SF

18,000 SF BUILDING

#### 1933 GLENWOOD ST

APN: 411-020-06

0.39 ACRES - 16,988 SF

4,800 SF BUILDING

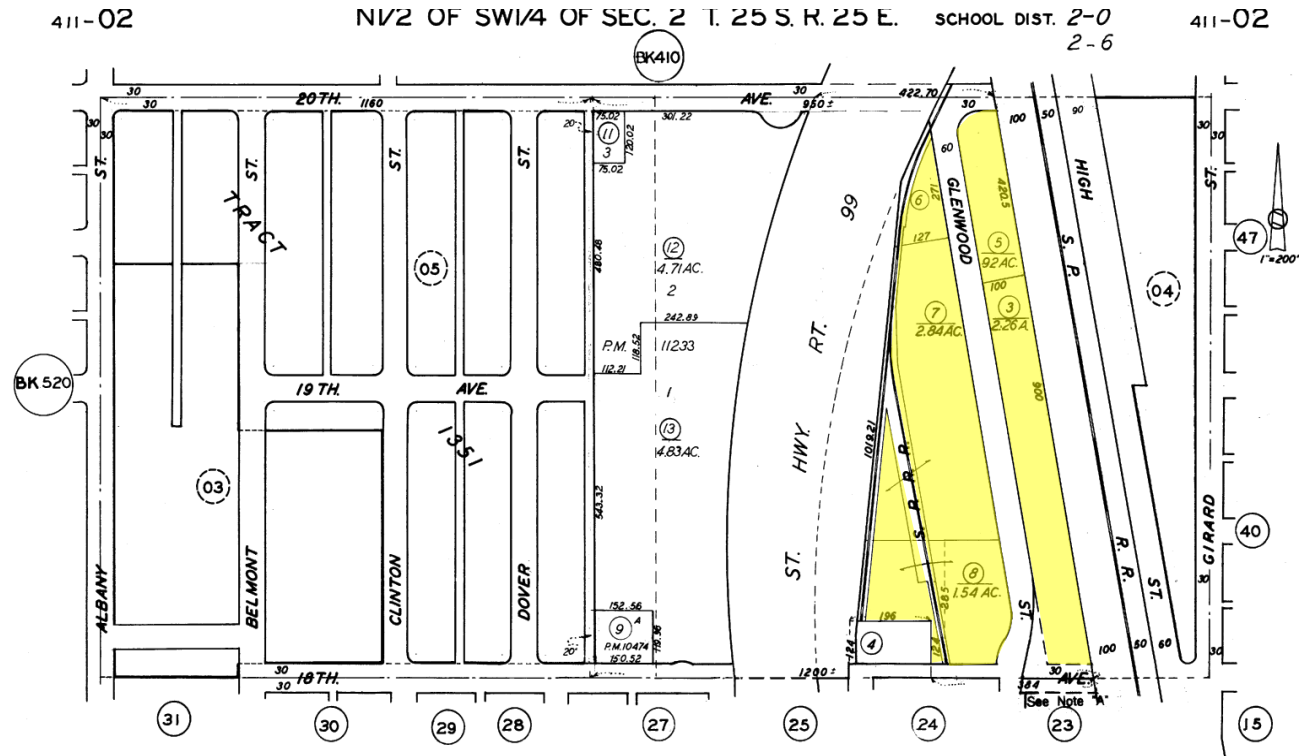
### VACANT LAND PARCELS

APN: 411-020-03

2.26 ACRES - 98,445 SF

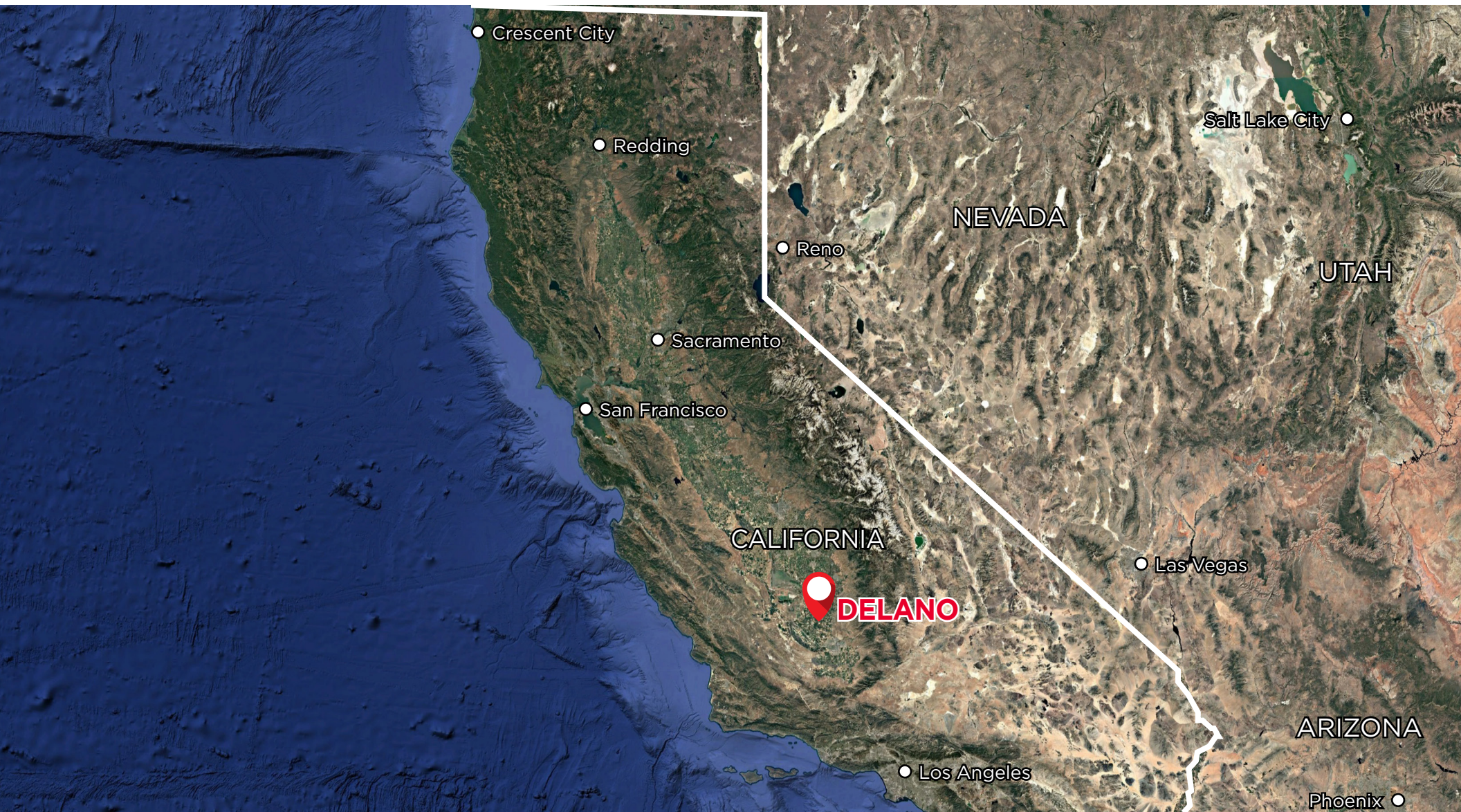
APN: 411-020-05

0.99 ACRES - 43,124 SF





# STATE MAP





# PROJECT HIGHLIGHTS



**STANDALONE  
BUILDINGS WITH  
PRIVATE, FULLY  
FENCED PARKING LOT**



**TWO LARGE ROLL-  
UP WALL DOORS FOR  
EASY ACCESS**



**AMPLE ON-SITE  
PARKING WITH  
LOW-MAINTENANCE  
LANDSCAPING**



**HIGH VISIBILITY  
AND SIGNAGE  
OPPORTUNITY ON  
BUSY HIGHWAY 99**



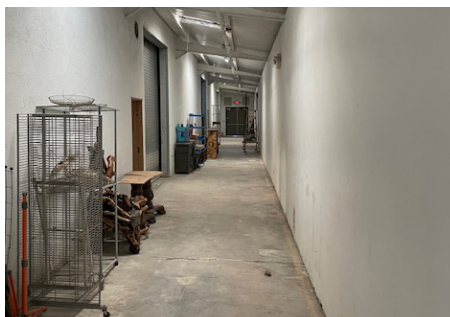
# BUILDING & LAND

## BUILDINGS

ADDRESS	SIZE
1933 Glenwood St Delano, CA	4,800 SF
1835 Glenwood St Delano, CA	18,000 SF
1815 Glenwood St Delano, CA	23,000 SF

## VACANT LAND

	SIZE
APN: 411-020-03	2.26 Acres
APN: 411-020-05	0.99 Acres





# AMENITIES MAP





# 2024 DEMOGRAPHICS

	3 Mile	5 Miles	10 Miles
Population	45,915	52,820	80,176
Average HH Income	\$56,068	\$56,087	\$52,956
Daytime Population	39,564	44,982	67,210







**FOR MORE  
INFORMATION  
PLEASE CONTACT:**

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