

480 S Dover Pkwy

Delano, CA

*Palazzo Apartments
Perspective*



Marcus & Millichap

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Activity ID #ZAF0890011

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SECTION 1

Executive Summary

OFFERING SUMMARY

INVESTMENT HIGHLIGHTS

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OFFERING SUMMARY



Listing Price
\$12,420,000



Cap Rate
6.24%



of Units
45

FINANCIAL

Listing Price	\$12,420,000
Down Payment	35% / \$4,347,000
NOI	\$775,449
Cap Rate	6.24%
Total Return	5.18%
Price/SF	\$266.81
Rent/SF	\$2.00
Price/Unit	\$276,000

OPERATIONAL

Gross SF	46,550 SF
Rentable SF	46,550 SF
# of Units	45
Lot Size	5.38 Acres (234,352 SF)
Occupancy	98%
Year Built	2024



480 S DOVER PKWY

Delano, CA 93215

INVESTMENT OVERVIEW

Marcus & Millichap is pleased to present to market this brand new (45) Luxury Villa Unit Apartment complex on 5.38 acres in Delano, Ca. All these 2bd/2ba and 3bd/2ba units with laundry hook ups are currently under construction and anticipate being delivered and rentable in August 2024. This offering includes (19) 3bd/2ba units and (26) 2bd/2ba units. There is plenty of onsite parking with site amenities that include; community room with games, a pool with cabanas and barbeques stations and lush grounds for tenant relaxation and enjoyment. The developer is taking preliminary rental applications at this time. This is all on one parcel APN# 521-230-01.

This project is being built on a premiere apartment site and located in the hottest and newest power retail center in Delano, California. Arguably, one of the better retail centers within the Central Valley. There are major National Credit tenants and Brands, such as In & Out Burger, Home Depot, Starbuck's, Subway, Tunnel Carwash, Jollibee, Maya Cinemas, Juice it Up!, Chipotle Mexican Grill, Panda Express, Tengu Ramen, McDonald's, Taco Bell, Deli Delicious, I-Hop, Chevron, Arco, Walmart Super Center, Hyatt Place Hotel within or near this center. Located just off Hwy 99, one of the major transportation thoroughfares going north and south throughout California. The daily traffic counts that drive by this divisble center is phenomenal.

The apartments are being built by OM Development on the edge of all this recent activity. These Luxury Villas will serve the community of Delano very well while California's underserved Housing needs are not met. These units are well appointed with all modern convenience appliances and never lived in before. Just for you... Fresh and New!!!! A wonderful place to call home with eateries and entertainment within walking distance. This is an Eco-Friendly living environment.

This is an exceptional investment opportunity offering a high Cap Rate return with promises of a high Yield over many years. With the ability to pay down debt (if financed), depreciate (to reduce tax liability) while gaining equity and income. This is the true Trifecta of all investment possibilities. Do not miss out... buy now and add this impressive property to your real estate portfolio.

INVESTMENT HIGHLIGHTS

Location, Location, Location

Luxury Villa Apartment Homes

Near everything new... businesses, services, eateries, entertainment, etc.

Great investment return.

Schools and medical in close proximity.

Close to Hwy 99.

SECTION 2

Property Information

REGIONAL MAP

LOCAL MAP

RETAILER MAP

SITE PLAN

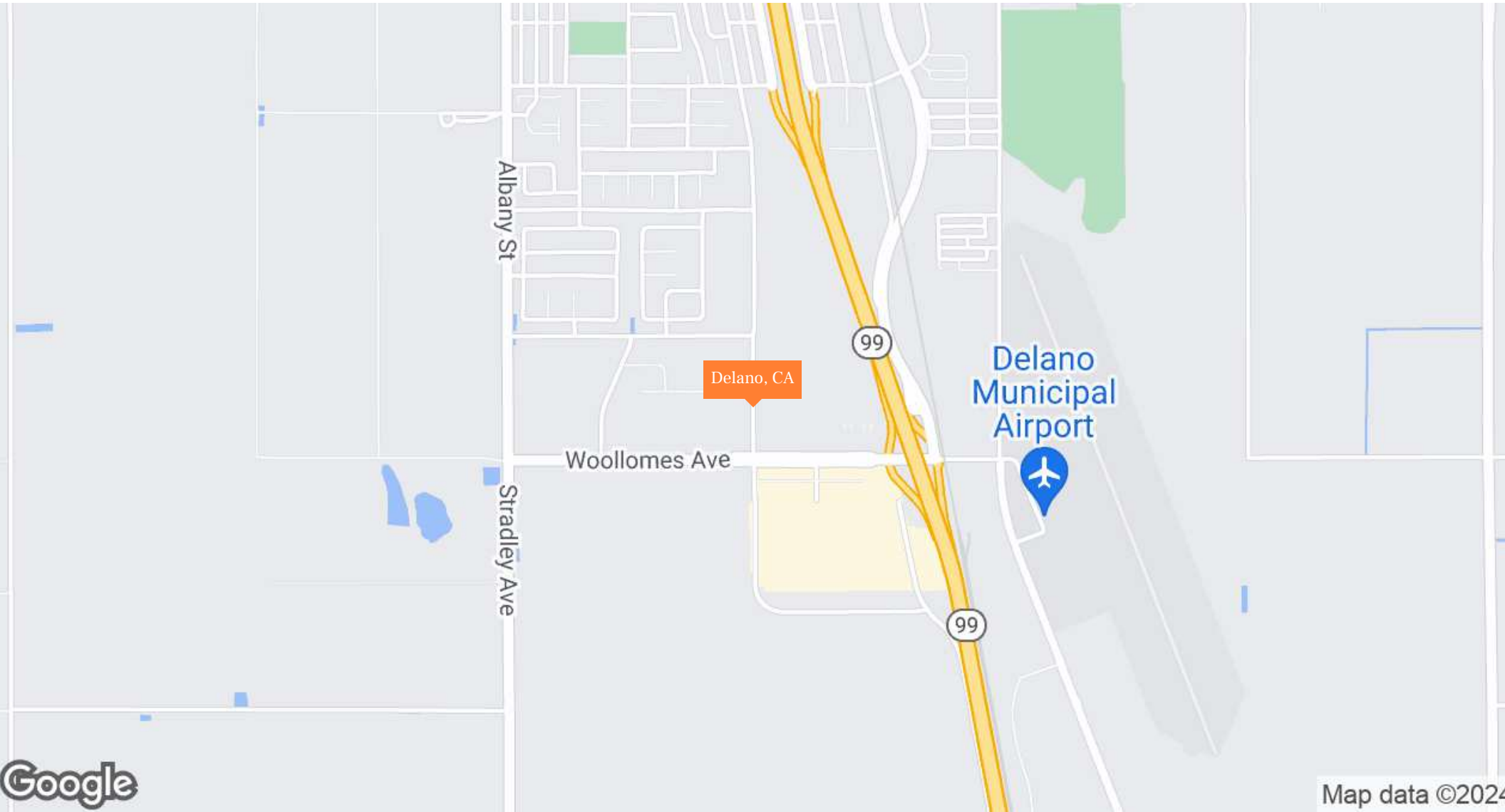
FLOOR PLANS - 2 BED

FLOOR PLANS - 3 BED

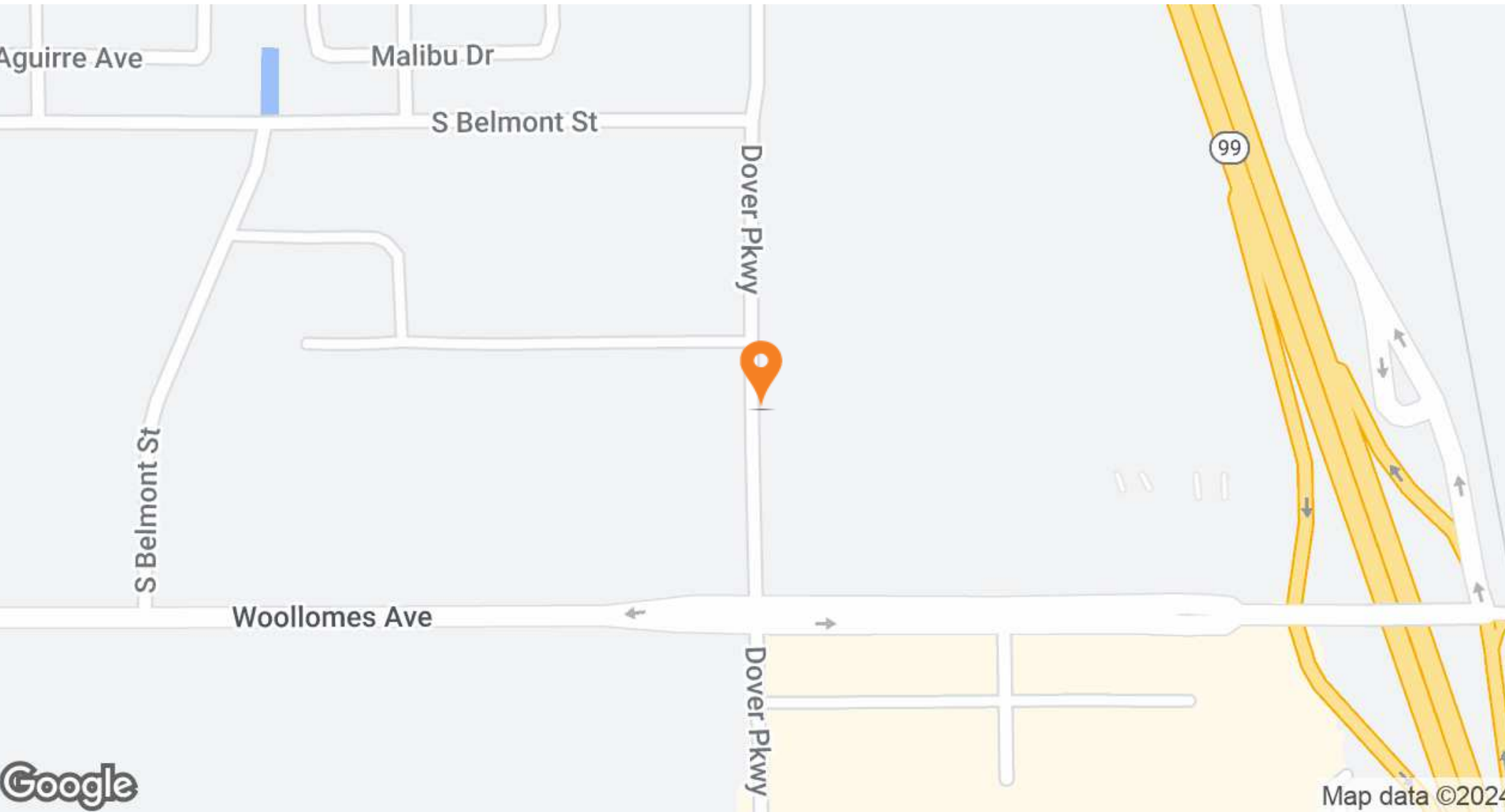
ADDITIONAL PHOTOS

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REGIONAL MAP // 480 S Dover Pkwy



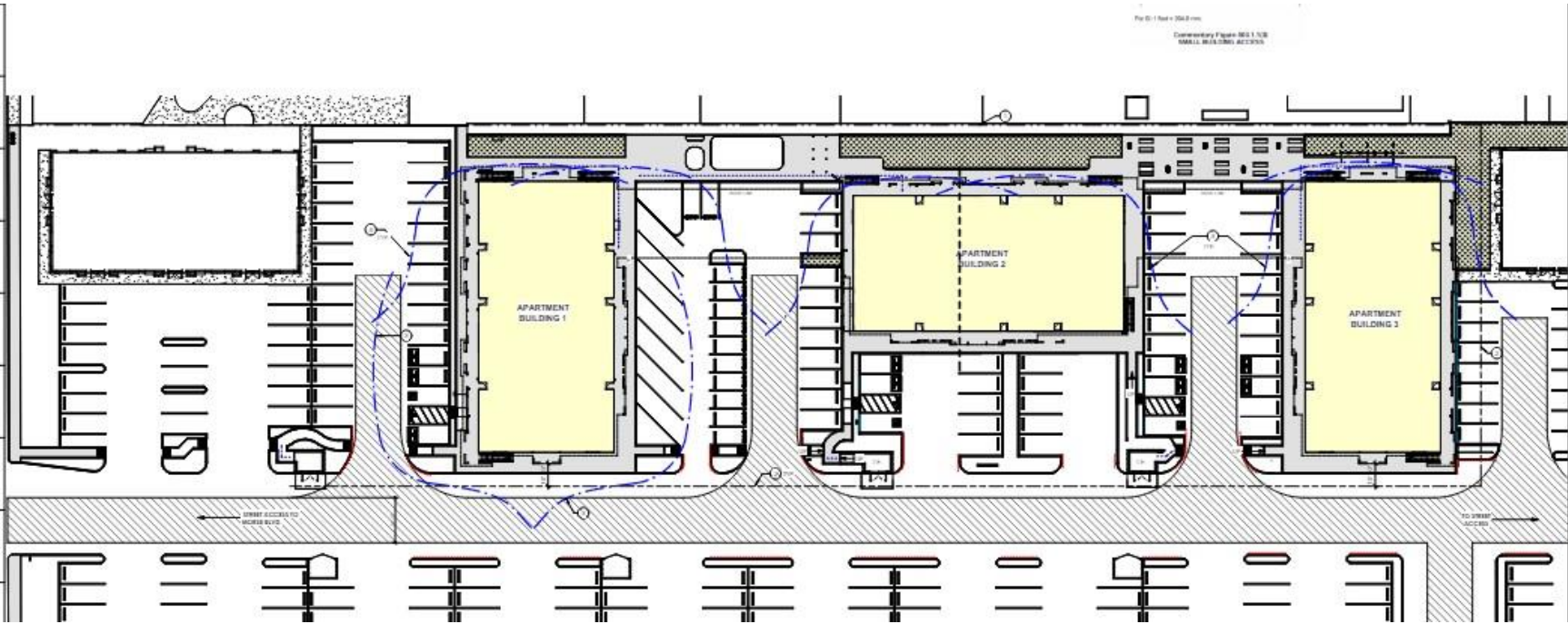
480 S Dover Pkwy // LOCAL MAP



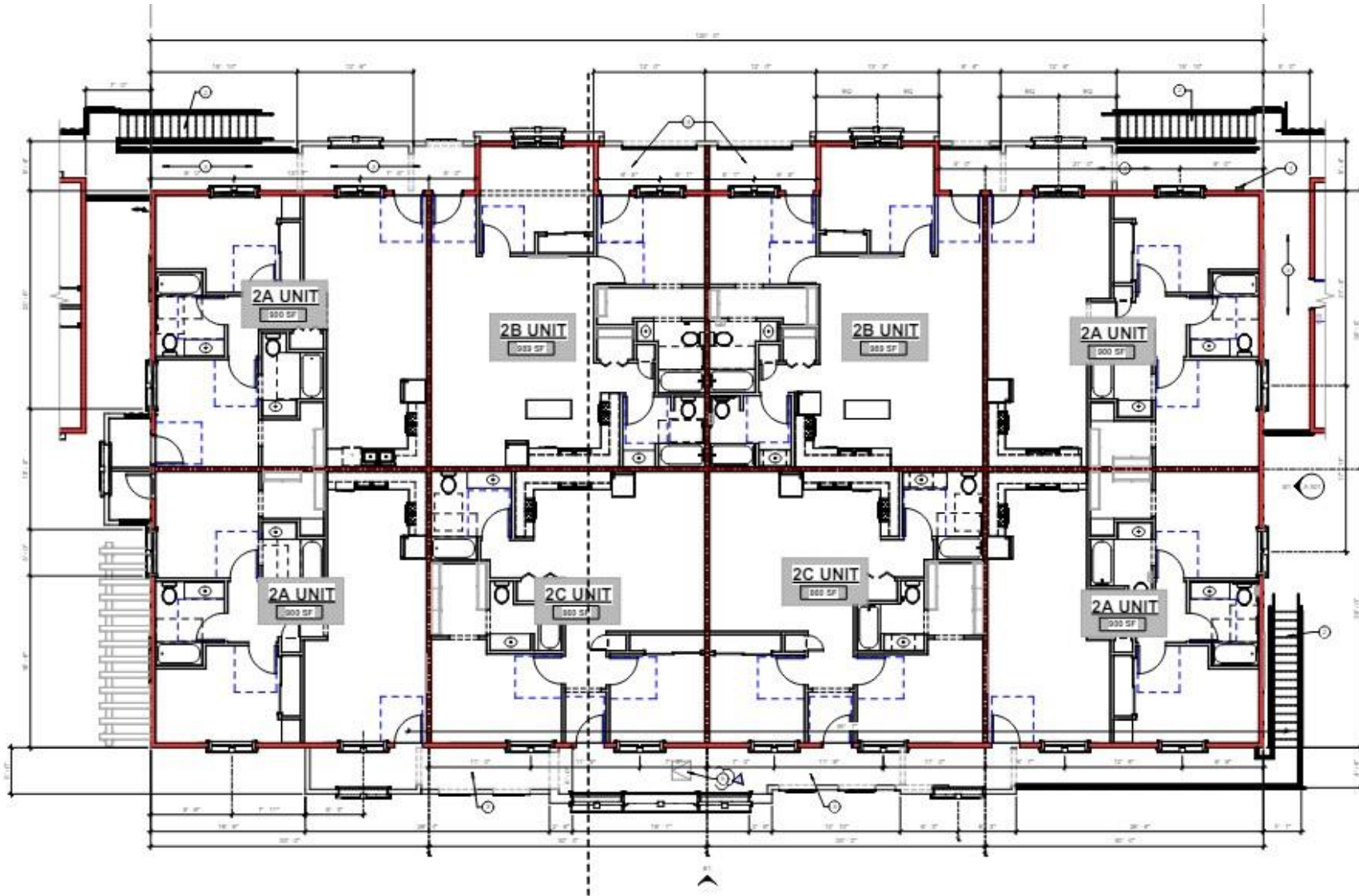
RETAILER MAP // 480 S Dover Pkwy



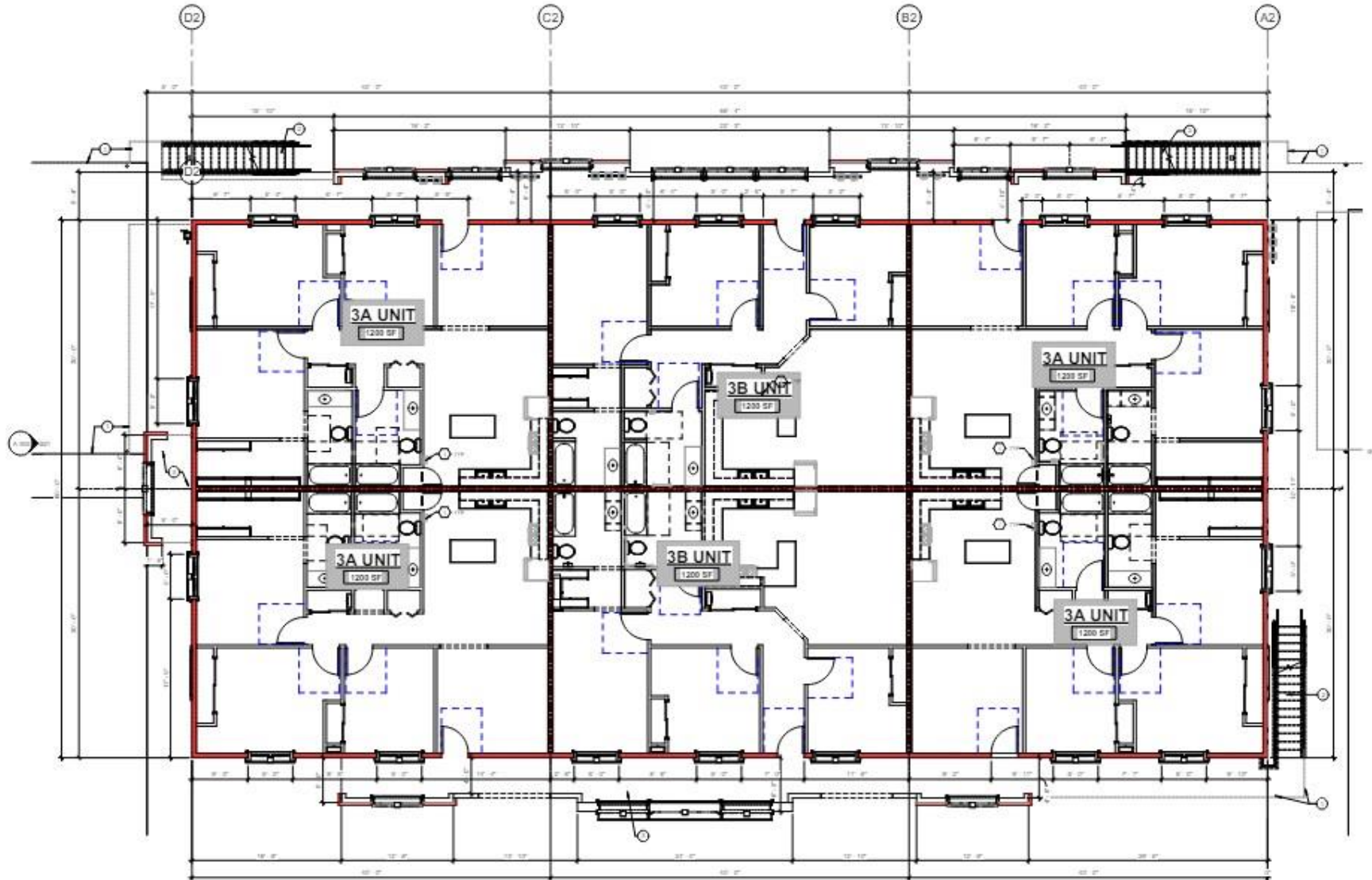
480 S Dover Pkwy // SITE PLAN



FLOOR PLANS - 2 BED // 480 S Dover Pkwy



480 S Dover Pkwy // FLOOR PLANS - 3 BED



ADDITIONAL PHOTOS // 480 S Dover Pkwy



SECTION 3

Financial Analysis

FINANCIAL DETAILS

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FINANCIAL DETAILS // 480 S Dover Pkwy

As of August,2024

UNIT	UNIT TYPE	Square Feet	SCHEDULED Rent / Month	SCHEDULED Rent / SF/ Month	POTENTIAL Rent / Month	POTENTIAL Rent/ SF/ Month
1	3Bd/2Ba	1,150	\$2,300	\$2.00	\$2,500	\$2.17
2	3Bd/2Ba	1,150	\$2,300	\$2.00	\$2,500	\$2.17
3	3Bd/2Ba	1,150	\$2,300	\$2.00	\$2,500	\$2.17
4	3Bd/2Ba	1,150	\$2,300	\$2.00	\$2,500	\$2.17
5	3Bd/2Ba	1,150	\$2,300	\$2.00	\$2,500	\$2.17
6	3Bd/2Ba	1,150	\$2,300	\$2.00	\$2,500	\$2.17
7	3Bd/2Ba	1,150	\$2,300	\$2.00	\$2,500	\$2.17
8	3Bd/2Ba	1,150	\$2,300	\$2.00	\$2,500	\$2.17
9	3Bd/2Ba	1,150	\$2,300	\$2.00	\$2,500	\$2.17
10	3Bd/2Ba	1,150	\$2,300	\$2.00	\$2,500	\$2.17
11	3Bd/2Ba	1,150	\$2,300	\$2.00	\$2,500	\$2.17
12	3Bd/2Ba	1,150	\$2,300	\$2.00	\$2,500	\$2.17
13	3Bd/2Ba	1,150	\$2,300	\$2.00	\$2,500	\$2.17
14	3Bd/2Ba	1,150	\$2,300	\$2.00	\$2,500	\$2.17
15	3Bd/2Ba	1,150	\$2,300	\$2.00	\$2,500	\$2.17
16	3Bd/2Ba	1,150	\$2,300	\$2.00	\$2,500	\$2.17
17	3Bd/2Ba	1,150	\$2,300	\$2.00	\$2,500	\$2.17
18	3Bd/2Ba	1,150	\$2,300	\$2.00	\$2,500	\$2.17
19	3Bd/2Ba	1,150	\$2,300	\$2.00	\$2,500	\$2.17
20	2Bd/2Ba	950	\$1,900	\$2.00	\$2,000	\$2.11
21	2Bd/2Ba	950	\$1,900	\$2.00	\$2,000	\$2.11
22	2Bd/2Ba	950	\$1,900	\$2.00	\$2,000	\$2.11
23	2Bd/2Ba	950	\$1,900	\$2.00	\$2,000	\$2.11
24	2Bd/2Ba	950	\$1,900	\$2.00	\$2,000	\$2.11
25	2Bd/2Ba	950	\$1,900	\$2.00	\$2,000	\$2.11
26	2Bd/2Ba	950	\$1,900	\$2.00	\$2,000	\$2.11
27	2Bd/2Ba	950	\$1,900	\$2.00	\$2,000	\$2.11
28	2Bd/2Ba	950	\$1,900	\$2.00	\$2,000	\$2.11
29	2Bd/2Ba	950	\$1,900	\$2.00	\$2,000	\$2.11
30	2Bd/2Ba	950	\$1,900	\$2.00	\$2,000	\$2.11
31	2Bd/2Ba	950	\$1,900	\$2.00	\$2,000	\$2.11
32	2Bd/2Ba	950	\$1,900	\$2.00	\$2,000	\$2.11
33	2Bd/2Ba	950	\$1,900	\$2.00	\$2,000	\$2.11
34	2Bd/2Ba	950	\$1,900	\$2.00	\$2,000	\$2.11
35	2Bd/2Ba	950	\$1,900	\$2.00	\$2,000	\$2.11

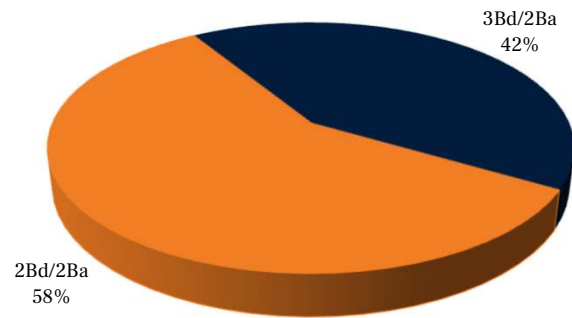
480 S Dover Pkwy // FINANCIAL DETAILS

36	2Bd/2Ba	950	\$1,900	\$2.00	\$2,000	\$2.11
37	2Bd/2Ba	950	\$1,900	\$2.00	\$2,000	\$2.11
38	2Bd/2Ba	950	\$1,900	\$2.00	\$2,000	\$2.11
39	2Bd/2Ba	950	\$1,900	\$2.00	\$2,000	\$2.11
40	2Bd/2Ba	950	\$1,900	\$2.00	\$2,000	\$2.11
41	2Bd/2Ba	950	\$1,900	\$2.00	\$2,000	\$2.11
42	2Bd/2Ba	950	\$1,900	\$2.00	\$2,000	\$2.11
43	2Bd/2Ba	950	\$1,900	\$2.00	\$2,000	\$2.11
44	2Bd/2Ba	950	\$1,900	\$2.00	\$2,000	\$2.11
45	2Bd/2Ba	950	\$1,900	\$2.00	\$2,000	\$2.11
Total		46,550	\$93,100	\$2.00	\$99,500	\$2.14

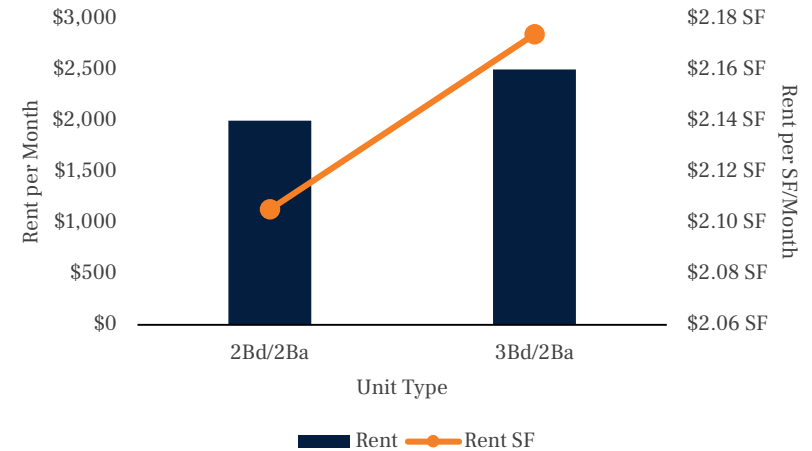
FINANCIAL DETAILS // 480 S Dover Pkwy

UNIT TYPE	# OF UNITS	AVG SQ FEET	RENTAL RANGE	SCHEDULED			POTENTIAL		
				AVERAGE RENT	AVERAGE RENT / SF	MONTHLY INCOME	AVERAGE RENT	AVERAGE RENT / SF	MONTHLY INCOME
2Bd/2Ba	26	950	\$1,900 - \$1,900	\$1,900	\$2.00	\$49,400	\$2,000	\$2.11	\$52,000
3Bd/2Ba	19	1,150	\$2,300 - \$2,300	\$2,300	\$2.00	\$43,700	\$2,500	\$2.17	\$47,500
TOTALS/WEIGHTED AVERAGE	45	1,034		\$2,069	\$2.00	\$93,100	\$2,211	\$2.14	\$99,500
GROSS ANNUALIZED RENTS				\$1,117,200			\$1,194,000		

Unit Distribution



Unit Rent



480 S Dover Pkwy // FINANCIAL DETAILS

INCOME	Current		Year 1	NOTES	PER UNIT	PER SF
Rental Income						
Gross Scheduled Rent	1,117,200		1,194,000	[1]	26,533	25.65
Physical Vacancy	(22,344)	2.0%	(23,880)	2.0% [2]	(531)	(0.51)
TOTAL VACANCY	(\$22,344)	2.0%	(\$23,880)	2.0%	(\$531)	(\$1)
Effective Rental Income	1,094,856		1,170,120		26,003	25.14
Other Income						
Utility Bill-Back	51,900		51,900	[3]	1,153	1.11
TOTAL OTHER INCOME	\$51,900		\$51,900		\$1,153	\$1.11
EFFECTIVE GROSS INCOME	\$1,146,756		\$1,222,020		\$27,156	\$26.25
EXPENSES						
Real Estate Taxes	151,852		151,852	[4]	3,374	3.26
Insurance	32,585		32,585	[5]	724	0.70
Utilities - Electric	3,600		3,600	[6]	80	0.08
Utilities - Water & Sewer	13,500		13,500	[7]	300	0.29
Utilities - Gas	10,800		10,800	[8]	240	0.23
Trash Removal	24,000		24,000	[9]	533	0.52
Repairs & Maintenance	13,500		13,500	[10]	300	0.29
Landscaping	12,000		12,000	[11]	267	0.26
Marketing & Advertising	12,000		12,000	[12]	267	0.26
Pool Maintenance	3,000		3,000	[13]	67	0.06
General & Administrative	36,000		36,000	[14]	800	0.77
Misc. Expenses- Pest Control/Qtr	3,600		3,600	[15]	80	0.08
Operating Reserves	9,000		9,000	[16]	200	0.19
Management Fee	45,870	4.0%	48,881	4.0% [17]	1,086	1.05
TOTAL EXPENSES	\$371,307		\$374,318		\$8,318	\$8.04
EXPENSES AS % OF EGI	32.4%		30.6%			
NET OPERATING INCOME	\$775,449		\$847,702		\$18,838	\$18.21

Notes and assumptions to the above analysis are on the following page.

FINANCIAL DETAILS // 480 S Dover Pkwy

NOTES TO OPERATING STATEMENT

- [1] Gross Rents are estimated based upon current rental Surveys.
- [2] Vacancy rate is based upon current market trends in Kern County.
- [3] RUBS- ratio utility billing systems has been accunted and utilized for the site electrical, water, gas and trash costs.
- [4] RE taxes have been calculated using the new project value.
- [5] Insurance has been estimated at .70/sf based upon market adjusted pricing.
- [6] Utilities- Electric- is site electrical costs not associated with a specific unit.
- [7] Utilities- Water - is site water cost not associated with a specific unit.
- [8] Utilities - Gas - is gas costs not associated with any specific unit.
- [9] Trash removal and rental cost estimate.
- [10] Repairs & maintenance- an allowance was used based upon historical costs for new projects.
- [11] Landscape maintenance estimate for monthly service.
- [12] Marketing & Advertising allowance for soft marketing.
- [13] Estimate for a new weekly pool service.
- [14] General & Administrative allowance for onsite employee.
- [15] Pest Control costs for quarterly pest spray for all units.
- [16] Operating Reserves- set aside a fixed unit expense as an allowance.
- [17] Management Fee- 4% has been used based upon other properties of similar size.

480 S Dover Pkwy // FINANCIAL DETAILS

SUMMARY		
Price	\$12,420,000	
Down Payment	\$4,347,000	35%
Number of Units	45	
Price Per Unit	\$276,000	
Price Per SqFt	\$266.81	
Rentable SqFt	46,550	
Lot Size	5.38 Acres	
Approx. Year Built	2023/2024	

RETURNS	Current	Year 1	Reno
CAP Rate	6.24%	6.83%	6.83%
GRM	11.12	10.40	10.40
Cash-on-Cash	3.24%	4.90%	4.90%
Debt Coverage Ratio	1.22	1.34	1.34

FINANCING	1st Loan
Loan Amount	\$8,073,000
Loan Type	New
Interest Rate	6.85%
Amortization	30 Years
Year Due	2034

Loan information is subject to change. Contact your Marcus & Millichap Capital Corporation

# OF UNITS	UNIT TYPE	SQFT/UNIT	SCHEDULED RENTS	MARKET RENTS
26	2Bd/2Ba	950	\$1,900	\$2,000
19	3Bd/2Ba	1,150	\$2,300	\$2,500

OPERATING DATA				
INCOME		Current	Year 1	
Gross Scheduled Rent		\$1,117,200	\$1,194,000	
Less: Vacancy/Deductions	2.0%	\$22,344	2.0%	\$23,880
Total Effective Rental Income		\$1,094,856	\$1,170,120	
Other Income		\$51,900	\$51,900	
Effective Gross Income		\$1,146,756	\$1,222,020	
Less: Expenses	32.4%	\$371,307	30.6%	\$374,318
Net Operating Income		\$775,449	\$847,702	
Cash Flow		\$775,449	\$847,702	
Debt Service		\$634,789	\$634,789	
Net Cash Flow After Debt Service	3.24%	\$140,660	4.90%	\$212,913
Principal Reduction		\$84,406	\$90,373	
TOTAL RETURN		5.18%	6.98%	\$303,286

EXPENSES	Current	Year 1
Real Estate Taxes	\$151,852	\$151,852
Insurance	\$32,585	\$32,585
Utilities - Electric	\$3,600	\$3,600
Utilities - Water & Sewer	\$13,500	\$13,500
Utilities - Gas	\$10,800	\$10,800
Trash Removal	\$24,000	\$24,000
Repairs & Maintenance	\$13,500	\$13,500
Landscaping	\$12,000	\$12,000
Marketing & Advertising	\$12,000	\$12,000
Pool Maintenance	\$3,000	\$3,000
General & Administrative	\$36,000	\$36,000
Misc. Expenses- Pest Control/Qtr	\$3,600	\$3,600
Operating Reserves	\$9,000	\$9,000
Management Fee	\$45,870	\$48,881
TOTAL EXPENSES	\$371,307	\$374,318
Expenses/Unit	\$8,251	\$8,318
Expenses/SF	\$7.98	\$8.04

SECTION 4

Sale Comparables

SALE COMPS MAP

SALE COMPS SUMMARY

CAP RATE CHART

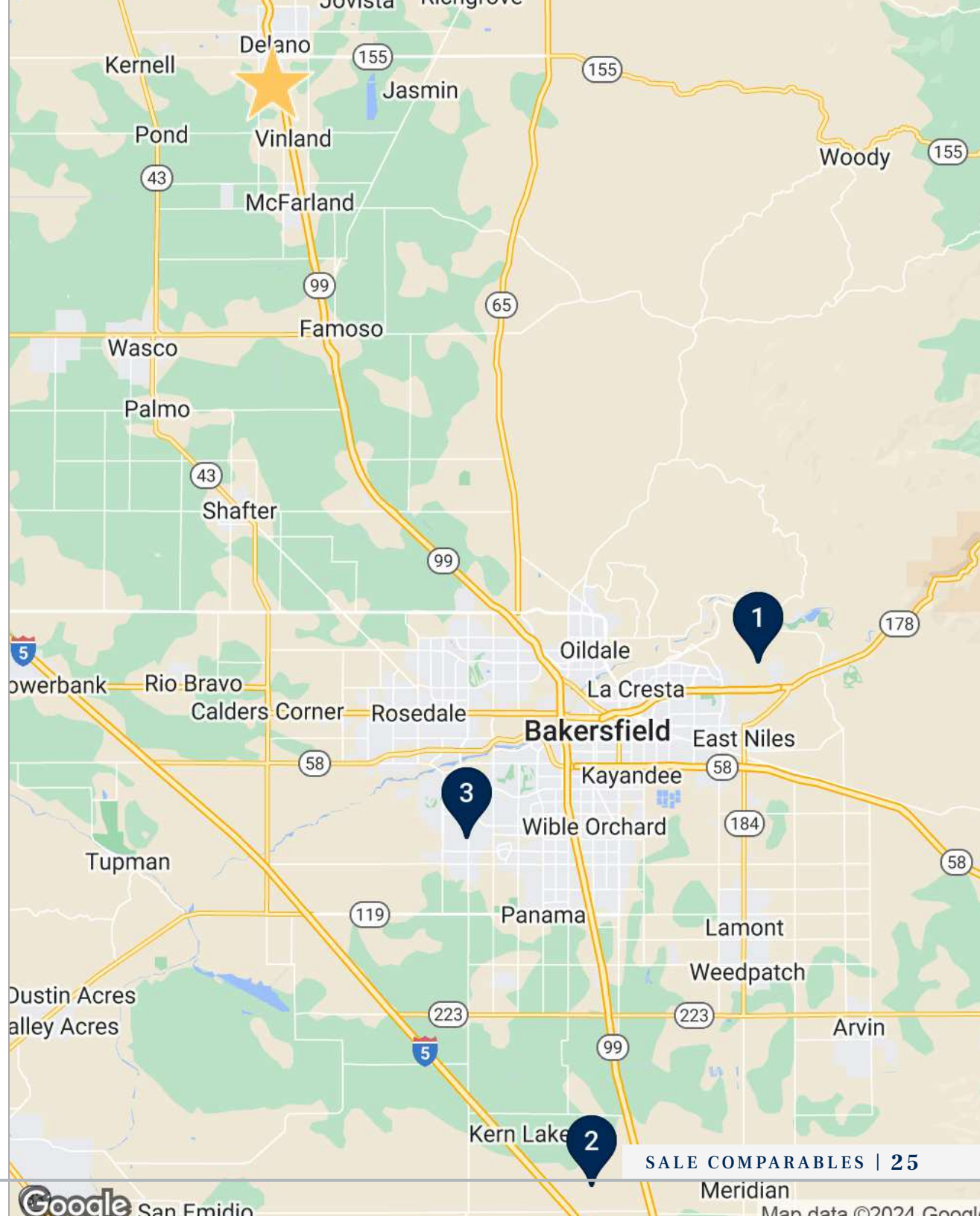
PRICE PER SF CHART

PRICE PER UNIT CHART





SALE COMPS

SALE COMPS MAP

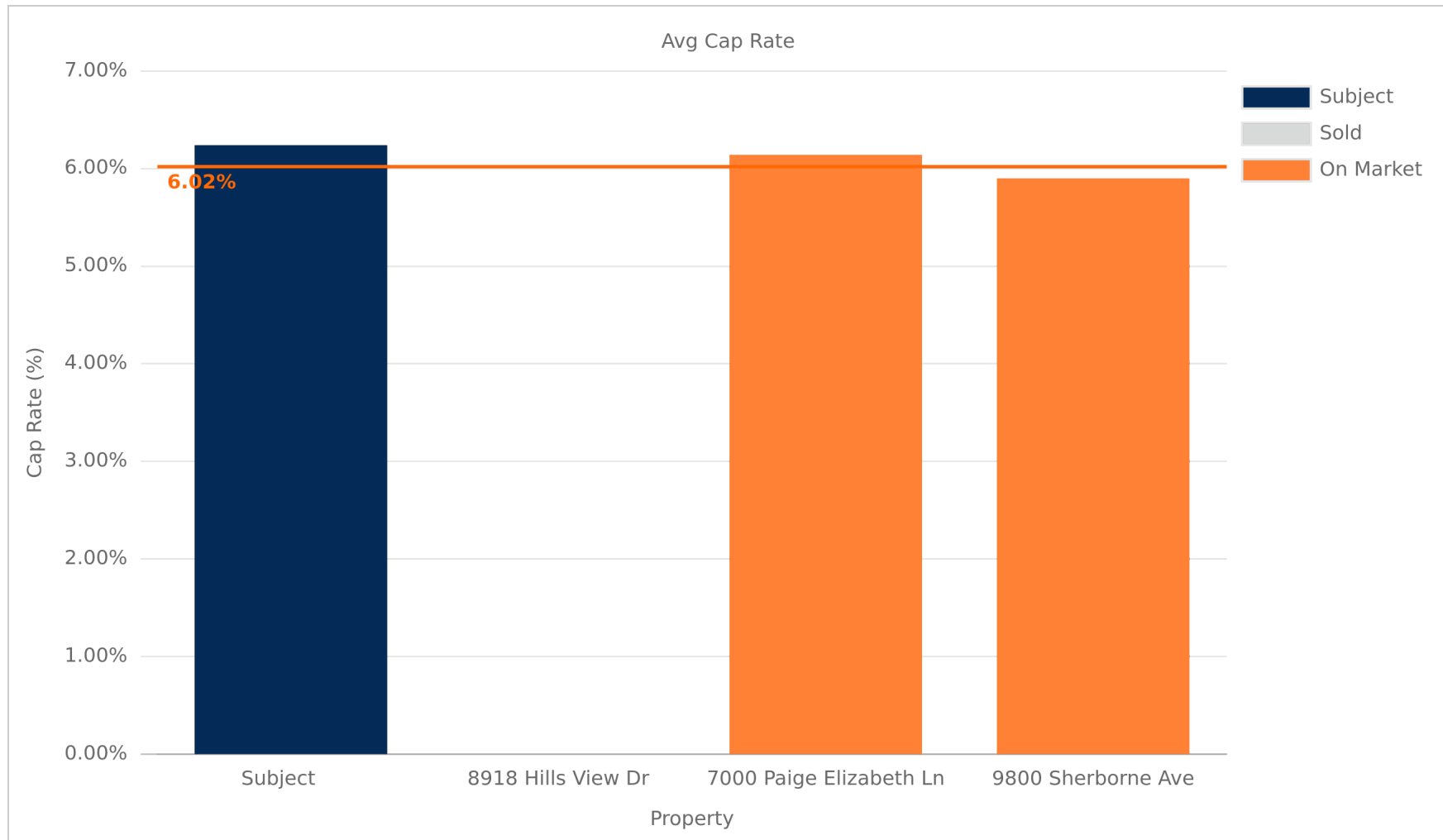
- ★ 480 S Dover Pkwy
- 1 8918 Hills View Dr
- 2 7000 Paige Elizabeth Ln
- 3 9800 Sherborne Ave



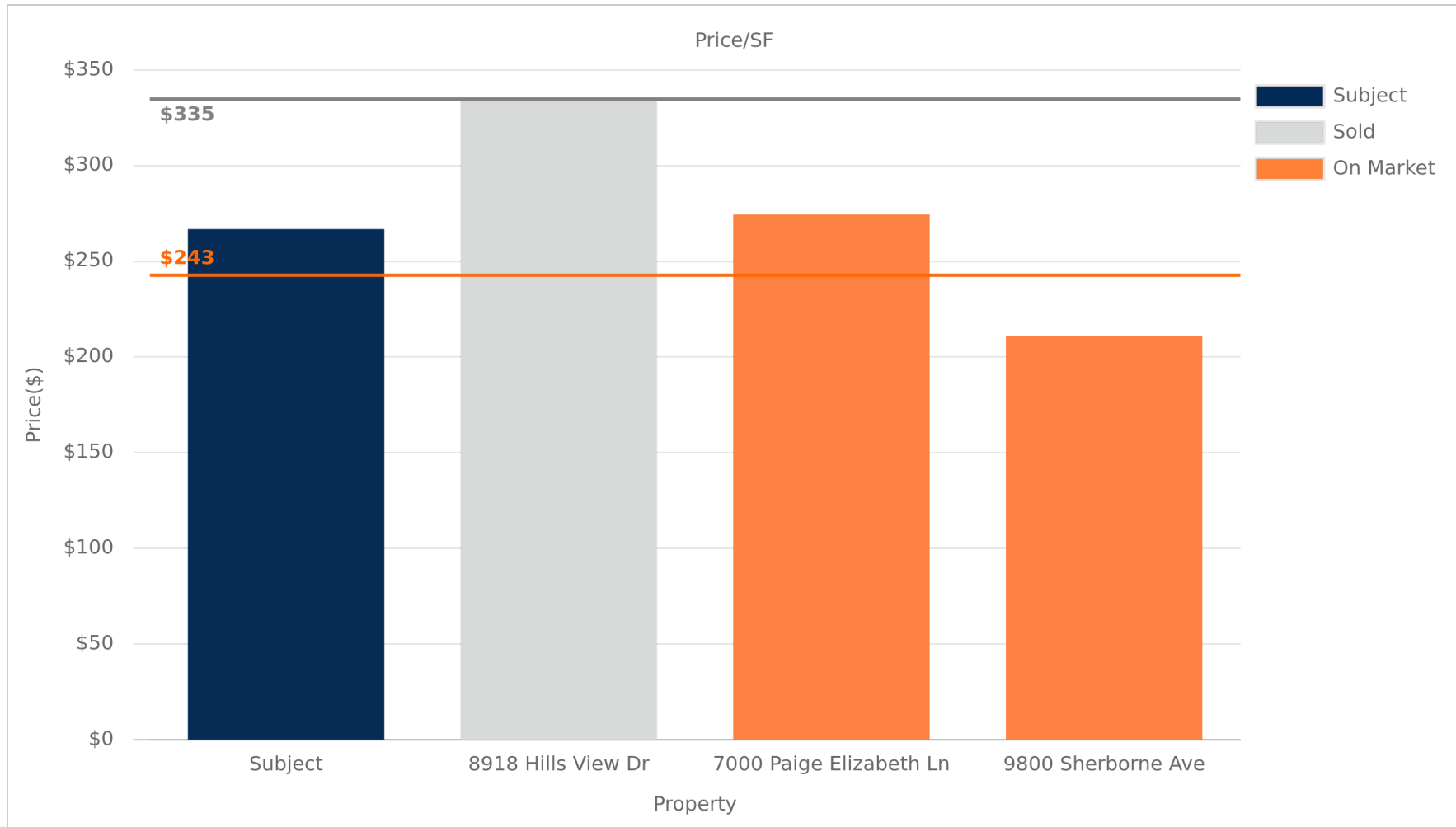
SALE COMPS SUMMARY // 480 S Dover Pkwy

	SUBJECT PROPERTY	PRICE	BLDG SF	PRICE/SF	LOT SIZE	PRICE/UNIT	CAP RATE	# OF UNITS	CLOSE
	480 S Dover Pkwy Delano, CA 93215	\$12,420,000	46,550 SF	\$266.81	5.38 AC	\$276,000	6.24%	45	On Market
	SALE COMPARABLES	PRICE	BLDG SF	PRICE/SF	LOT SIZE	PRICE/UNIT	CAP RATE	# OF UNITS	CLOSE
	8918 Hills View Dr Bakersfield, CA 93306	\$15,400,500	45,998 SF	\$334.81	4.88 AC	\$285,194	-	54	08/04/2023
	7000 Paige Elizabeth Ln Bakersfield, CA 93313	\$15,700,000	57,200 SF	\$274.48	3.9 AC	\$301,923	6.14%	52	In Escrow
	9800 Sherborne Ave Bakersfield, CA 93311	\$58,000,000	274,796 SF	\$211.07	22.27 AC	\$232,931	5.90%	249	On Market
	AVERAGES	\$29,700,167	125,998 SF	\$273.45	10.35 AC	\$273,349	6.02%	118	-

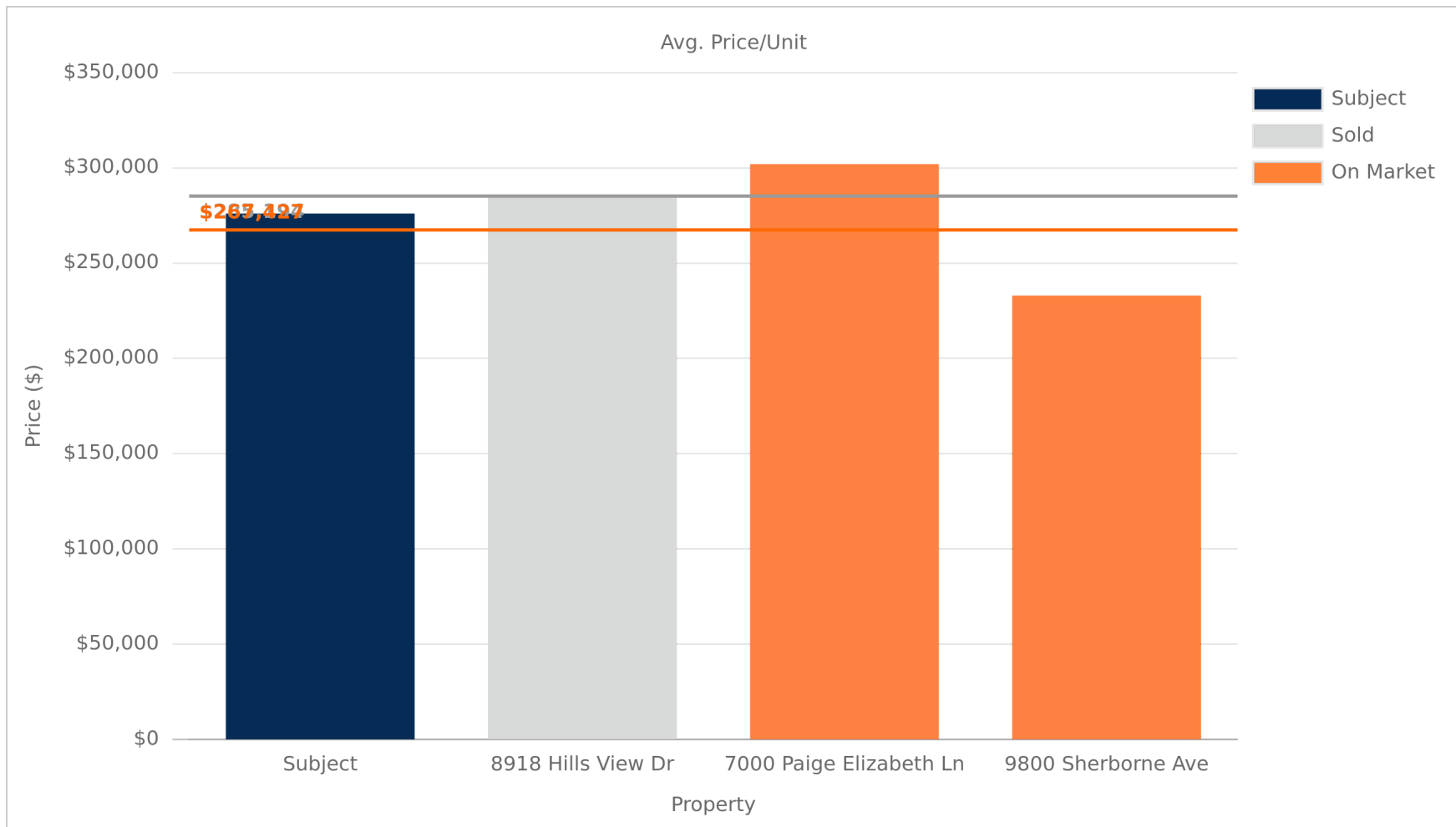
480 S Dover Pkwy // CAP RATE CHART



PRICE PER SF CHART // 480 S Dover Pkwy



480 S Dover Pkwy // PRICE PER UNIT CHART



SALE COMPS // 480 S Dover Pkwy



★ **480 S Dover Pkwy**
Delano, CA 93215

Listing Price:	\$12,420,000	Price/SF:	\$266.81
Property Type:	Multifamily	Cap Rate:	6.24%
Year Built:	2024	COE:	On Market
Number Of Units:	45	Lot Size:	5.38 Acres
Price/Unit:	\$276,000	Total SF:	46,550 SF

UNIT TYPE	# UNITS	% OF
2Bd/2Ba	26	57.8
3Bd/2Ba	19	42.2
TOTAL/AVG	45	100%



1 **8918 Hills View Dr**
Bakersfield, CA 93306

Sale Price:	\$15,400,500	Price/SF:	\$334.81
Property Type:	Multifamily	Cap Rate:	-
Year Built:	2023	COE:	08/04/2023
Number Of Units:	54	Lot Size:	4.88 Acres
Price/Unit:	\$285,194	Total SF:	45,998 SF

UNIT TYPE	# UNITS	% OF
Single Family	54	100
TOTAL/AVG	54	100%

480 S Dover Pkwy // SALE COMPS



2 **7000 Paige Elizabeth Ln**
Bakersfield, CA 93313

Listing Price:	\$15,700,000	Price/SF:	\$274.48
Property Type:	Multifamily	Cap Rate:	6.14%
Year Built:	2024	COE:	On Market
Number Of Units:	52	Lot Size:	3.9 Acres
Price/Unit:	\$301,923	Total SF:	57,200 SF

UNIT TYPE	# UNITS	% OF
Single Family Home	52	100
TOTAL/AVG	52	100%

In Escrow



3 **9800 Sherborne Ave**
Bakersfield, CA 93311

Listing Price:	\$58,000,000	Price/SF:	\$211.07
Property Type:	Multifamily	Cap Rate:	5.90%
Year Built:	2011	COE:	On Market
Number Of Units:	249	Lot Size:	22.27 Acres
Price/Unit:	\$232,931	Total SF:	274,796 SF

SECTION 5

Market Overview

MARKET OVERVIEW

DEMOGRAPHICS

Marcus & Millichap

BAKERSFIELD

The Bakersfield metro lies near the southern end of the San Joaquin Valley and encompasses all of Kern County. The Kern River flows through the region, which includes parts of three mountain ranges that limit development. The city of Bakersfield, which is the county seat, contains roughly 398,000 residents, and is located just 80 miles from the Los Angeles metropolitan area. Kern County's central location puts it within a half-day's drive of all major California metros.



METRO HIGHLIGHTS



CENTRAL CALIFORNIA LOCATION

An expanding transportation network provides convenient access to California ports and major cities, supporting growth of the local logistics and distribution sector.



NATURAL RESOURCES

Kern County is a significant producer of oil, along with hydro-electric, solar and wind power. The Elk Hills field is one of the nation's most productive oil fields.



LOW COST-OF-LIVING AND DOING BUSINESS

Regionally favorable home prices, relatively lower land costs than nearby markets and a pro-business environment attract employers and residents to the area.

ECONOMY

- Agriculture still accounts for a major portion of the local economy, highlighted by the presence of Giumarra Vineyards, Grimmway Farms and Bolthouse Farms.
- Oil and natural-gas deposits support local operations by Aera Energy, Chevron, Ensign Energy Services, California Resources Corp., and Pacific Gas and Electric.
- The alternative energy sector is growing; the state's largest wind farm is located in Tehachapi Pass.
- The metro also has a strong aviation, space and military presence — including Edwards Air Force Base, Halliburton and the China Lake Naval Air Weapons Station.

DEMOGRAPHICS



POPULATION
905K

Growth 2022-2027*
3.6%



HOUSEHOLDS
283K

Growth 2022-2027*
3.9%



MEDIAN AGE
32.2

U.S. Median
38.6



MEDIAN HOUSEHOLD INCOME
\$54,300

U.S. Median
\$66,400

* Forecast

Sources: Marcus & Millichap Research Services; BLS; Bureau of Economic Analysis; Experian; Fortune; Moody's Analytics; U.S. Census Bureau

DEMOGRAPHICS // 480 S Dover Pkwy

POPULATION	1 Mile	3 Miles	5 Miles
2028 Projection			
Total Population	11,431	45,190	55,304
2023 Estimate			
Total Population	11,013	44,860	54,903
2020 Census			
Total Population	10,582	45,131	55,036
2010 Census			
Total Population	9,388	47,931	56,239
Daytime Population			
2023 Estimate	9,764	43,451	51,489
HOUSEHOLDS			
2028 Projection			
Total Households	3,207	11,703	12,425
2023 Estimate			
Total Households	3,070	11,527	12,231
Average (Mean) Household Size	3.6	3.9	3.9
2020 Census			
Total Households	2,979	11,419	12,114
2010 Census			
Total Households	2,496	10,600	11,136
Growth 2023-2028	4.5%	1.5%	1.6%
HOUSING UNITS			
Occupied Units			
2028 Projection	3,423	12,192	12,940
2023 Estimate	3,275	12,011	12,743
Owner Occupied	1,015	6,261	6,615
Renter Occupied	2,055	5,265	5,617
Vacant	206	484	512
Persons in Units			
2023 Estimate Total Occupied Units	3,070	11,527	12,231
1 Person Units	16.0%	13.2%	13.1%
2 Person Units	18.5%	17.1%	17.0%
3 Person Units	15.3%	15.2%	15.2%
4 Person Units	18.6%	19.0%	19.1%
5 Person Units	13.8%	15.5%	15.6%
6+ Person Units	17.8%	19.9%	20.1%

HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
2023 Estimate			
\$200,000 or More	1.2%	2.1%	2.0%
\$150,000-\$199,999	2.4%	2.9%	3.0%
\$100,000-\$149,999	4.7%	8.5%	8.4%
\$75,000-\$99,999	5.2%	10.2%	10.1%
\$50,000-\$74,999	13.0%	18.5%	18.6%
\$35,000-\$49,999	12.2%	14.5%	14.6%
\$25,000-\$34,999	18.6%	13.7%	13.8%
\$15,000-\$24,999	18.6%	14.4%	14.4%
Under \$15,000	24.1%	15.1%	15.2%
Average Household Income	\$43,841	\$58,730	\$58,367
Median Household Income	\$28,644	\$41,475	\$41,368
Per Capita Income	\$13,005	\$15,466	\$15,819
POPULATION PROFILE			
Population By Age			
2023 Estimate Total Population	11,013	44,860	54,903
Under 20	39.3%	35.3%	31.0%
20 to 34 Years	23.1%	23.7%	28.4%
35 to 39 Years	6.8%	7.0%	7.6%
40 to 49 Years	10.6%	11.6%	12.5%
50 to 64 Years	11.6%	13.0%	12.4%
Age 65+	8.6%	9.4%	8.1%
Median Age	27.1	29.3	29.8
Population 25+ by Education Level			
2023 Estimate Population Age 25+	5,883	25,505	32,645
Elementary (0-8)	36.4%	31.2%	27.4%
Some High School (9-11)	11.8%	12.1%	15.8%
High School Graduate (12)	32.4%	29.8%	30.4%
Some College (13-15)	12.2%	15.1%	15.8%
Associate Degree Only	2.9%	4.6%	4.4%
Bachelor's Degree Only	3.6%	6.2%	5.2%
Graduate Degree	0.7%	1.0%	0.9%
Population by Gender			
2023 Estimate Total Population	11,013	44,860	54,903
Male Population	50.2%	51.5%	58.2%
Female Population	49.8%	48.5%	41.8%



POPULATION

In 2023, the population in your selected geography is 54,903. The population has changed by -2.38 since 2010. It is estimated that the population in your area will be 55,304 five years from now, which represents a change of 0.7 percent from the current year. The current population is 58.2 percent male and 41.8 percent female. The median age of the population in your area is 29.8, compared with the U.S. average, which is 38.7. The population density in your area is 699 people per square mile.



HOUSEHOLDS

There are currently 12,231 households in your selected geography. The number of households has changed by 9.83 since 2010. It is estimated that the number of households in your area will be 12,425 five years from now, which represents a change of 1.6 percent from the current year. The average household size in your area is 3.9 people.



INCOME

In 2023, the median household income for your selected geography is \$41,368, compared with the U.S. average, which is currently \$68,480. The median household income for your area has changed by 7.35 since 2010. It is estimated that the median household income in your area will be \$47,337 five years from now, which represents a change of 14.4 percent from the current year.

The current year per capita income in your area is \$15,819, compared with the U.S. average, which is \$39,249. The current year's average household income in your area is \$58,367, compared with the U.S. average, which is \$100,106.



EMPLOYMENT

In 2023, 19,285 people in your selected area were employed. The 2010 Census revealed that 31.1 of employees are in white-collar occupations in this geography, and 21.1 are in blue-collar occupations. In 2023, unemployment in this area was 10.0 percent. In 2010, the average time traveled to work was 25.00 minutes.



HOUSING

The median housing value in your area was \$223,629 in 2023, compared with the U.S. median of \$268,796. In 2010, there were 6,134.00 owner-occupied housing units and 5,003.00 renter-occupied housing units in your area.



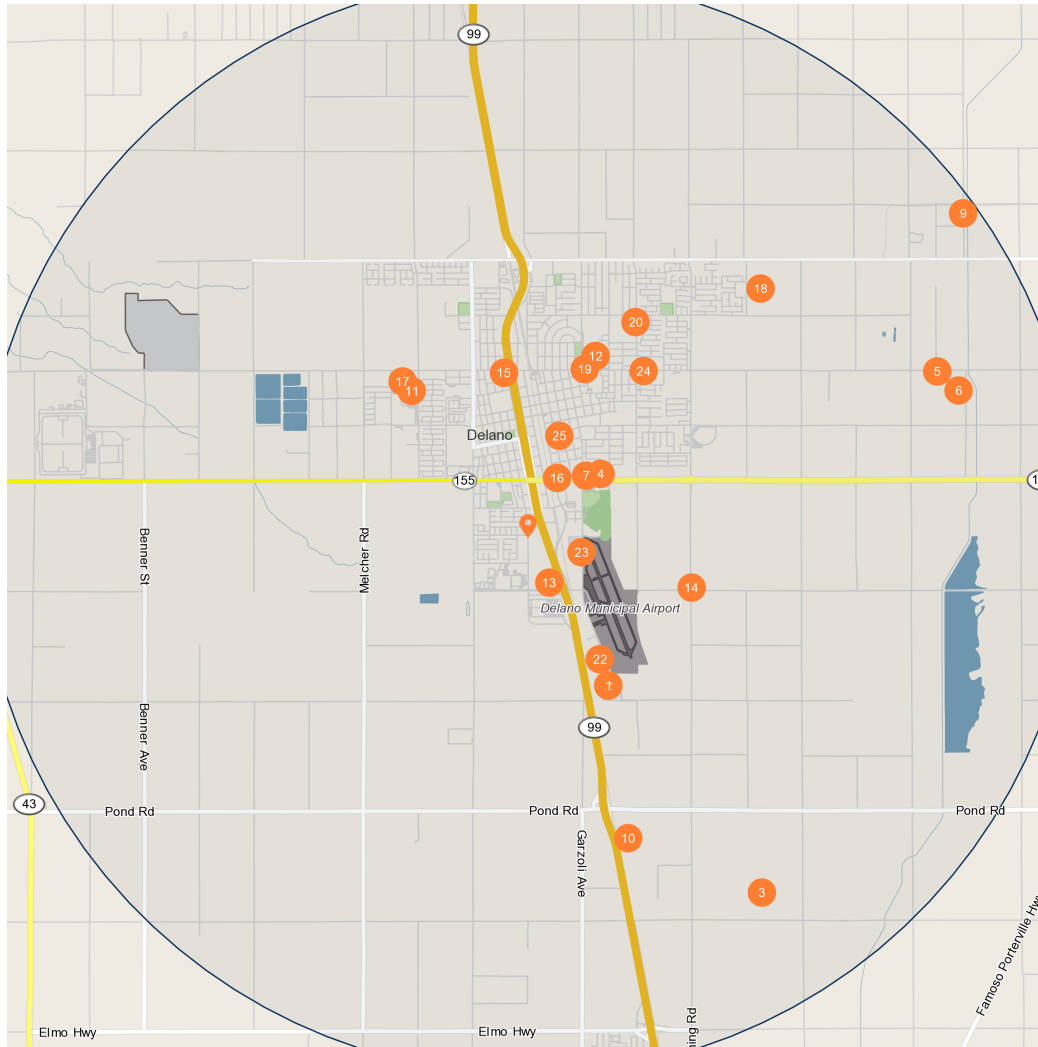
EDUCATION

The selected area in 2023 had a lower level of educational attainment when compared with the U.S. averages. Only 0.9 percent of the selected area's residents had earned a graduate degree compared with the national average of 12.7 percent, and 5.2 percent completed a bachelor's degree, compared with the national average of 20.2 percent.

The number of area residents with an associate degree was lower than the nation's at 4.4 percent vs. 8.5 percent, respectively.

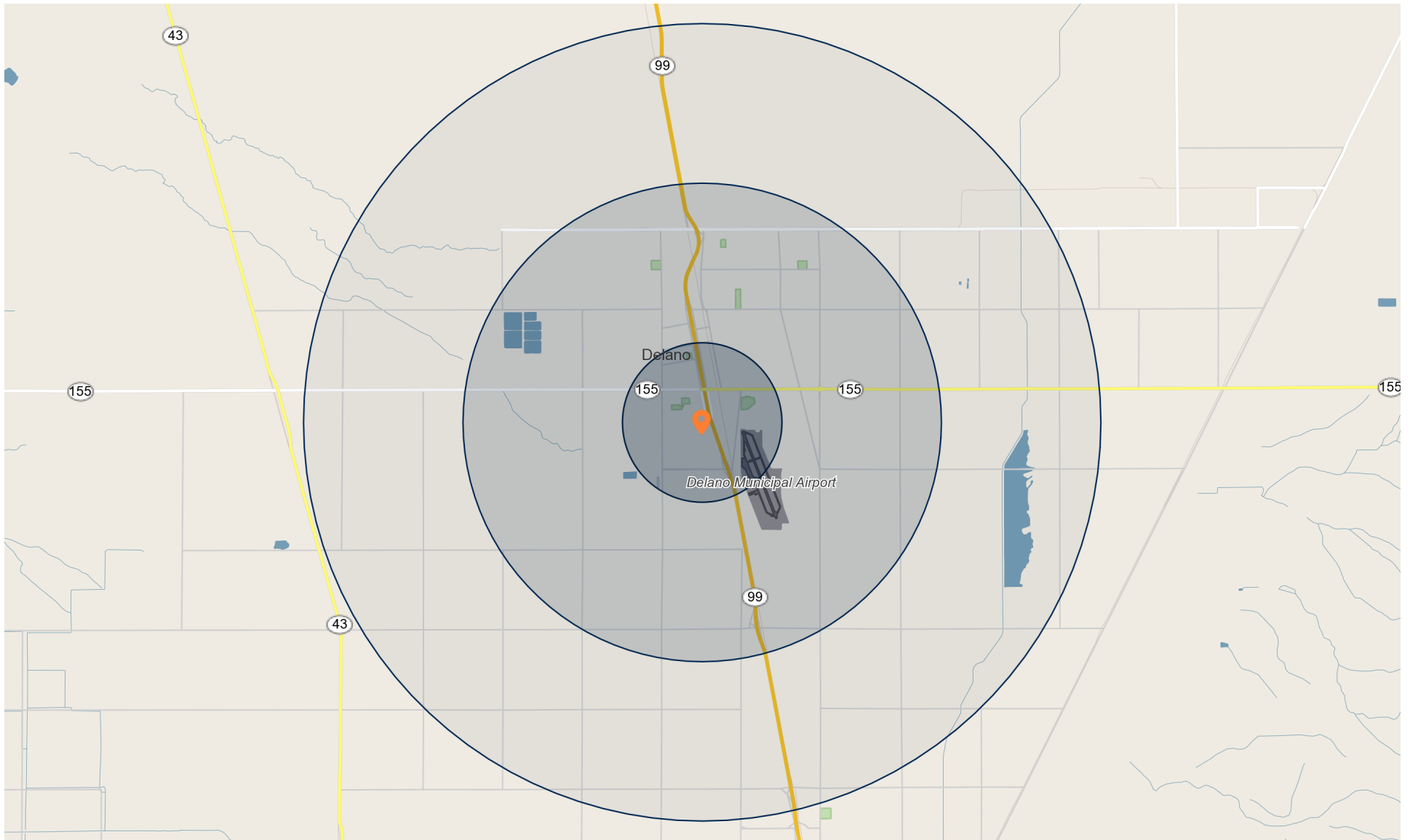
The area had more high-school graduates, 30.4 percent vs. 26.9 percent for the nation, but the percentage of residents who completed some college is lower than the average for the nation, at 15.8 percent in the selected area compared with the 20.1 percent in the U.S.

DEMOGRAPHICS // 480 S Dover Pkwy



Major Employers		Employees
1	Wonderful Citrus Packing LLC-Paramount Citrus Packing Co	273
2	Wonderful Company LLC-Paramount Citrus	273
3	Jakov Dulcich and Sons LLC	250
4	North Kern S Tulare Hosp Dst-Delano Dst Skilled Nrsing Fclty	230
5	M Caratan Disc Inc-Caliente Farms	150
6	Hronis Inc A California Corp	145
7	Adventist Health Delano-Delano Regional Medical Center	131
8	Delano Dst Skilled Nrsing Fclty	113
9	Styrotek Inc	110
10	Aptco LLC	99
11	Delano Joint Un High Schl Dst-Robert F Kennedy High School	98
12	Delano Joint Un High Schl Dst-Valley High School	98
13	Home Depot USA Inc-Home Depot The	97
14	Delano Joint Un High Schl Dst-Cesar E Chavez High School	83
15	Jaco-Jamieson A General Partnr-Fastrip Food Store	80
16	Jaco-Jamieson A General Partnr-Fast Trip Food Stores	80
17	Bakersfield College	77
18	Wonderful College Prep Academy-Wonderful College Prep Acade	77
19	Delano Joint Un High Schl Dst-Delano High School	76
20	Delano Joint Un High Schl Dst-Ygnacio Valencia High School	68
21	Delano Joint Un High Schl Dst	67
22	Wonderful Citrus LLC	63
23	City of Delano-City Corporation Yard	63
24	Vallarta Supermarkets Inc-Vallarta Supermarket 23	62
25	Vallarta Supermarkets Inc-Vallarta Supermarket 42	62

480 S Dover Pkwy // DEMOGRAPHICS



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