

# CVCB



CENTRAL VALLEY  
COMMERCIAL  
BROKERS, INC

# FOR LEASE

## 1643 Glenwood, Delano, Ca



**HENRY E. MENDEZ, JR.**  
CA RE #01127054 CA DRE #02084340 • Broker/ Principal  
hmendez@cvcbrokers.com • 661.404.4090 Office  
930 Truxtun Ave., Suite 101, Bakersfield, CA 93301

*The information contained herein may have been obtained from sources other than CVCB. We have not verified such information and make no guarantees, warranties, or representations about such information. It is your responsibility to independently confirm its accuracy and completeness prior to purchasing/leasing the property.*



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## 1643 Glenwood, Delano, CA

### Property Details

<b>Size</b>	<b>.884 ACRES or 38,507 sq. ft.</b>
<b>Location</b>	Property is ideal for national fast-food drive thru and has freeway pylon access available. Area is located immediately off North 99 Freeway on ramp. Great visibility from freeway 99 with northbound and southbound on and off-ramps nearby. Adjacent property to the North, Boot Barn. Recently opened July 2022. National retailers in the immediate nearby area are UPS, Smart & Final, Walgreens, Subway, Starbucks, Planet Fitness, Harbor Freight, Fastenal, Auto Zone & KFC. The site is located nearby city's main thoroughfare, <b>Cecil Ave., 19,385 AADT.</b> All off sites have been completed. <ul style="list-style-type: none"><li>- Freeway Pylon signage in place for tenant</li><li>- Road curb &amp; gutter already in place</li><li>- Electricity, water, sewer, stubbed out to property</li><li>- Reciprocal Access South to Starbucks &amp; North to Boot Barn</li></ul>
<b>Deal Structure</b>	Built to suit/ Land lease/Pad sale
<b>Traffic Counts</b>	Northbound Highway 99 – 51,000 Southbound Highway 99 – 52,000
<b>Zoning</b>	M-2(As per City of Delano, retail rezoning would be agreeable, please verify.)
<b>Utilities</b>	City of Delano The Gas Co. Southern Cal Edison



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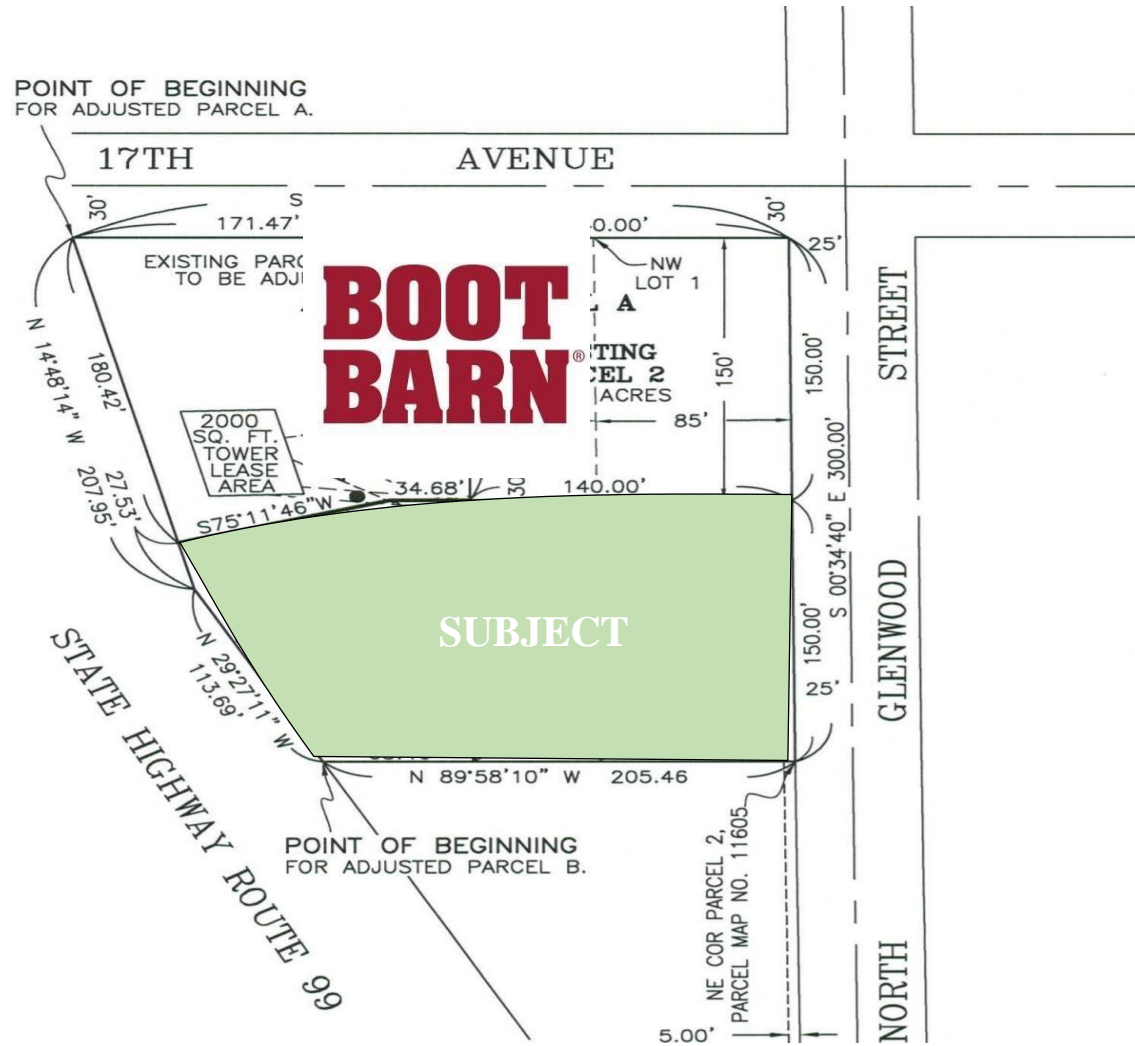
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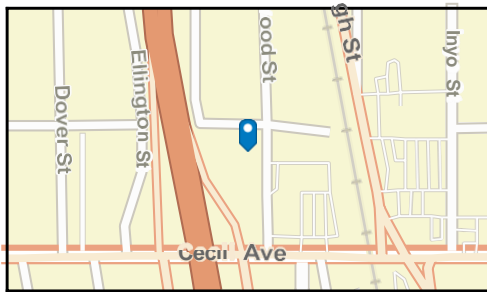
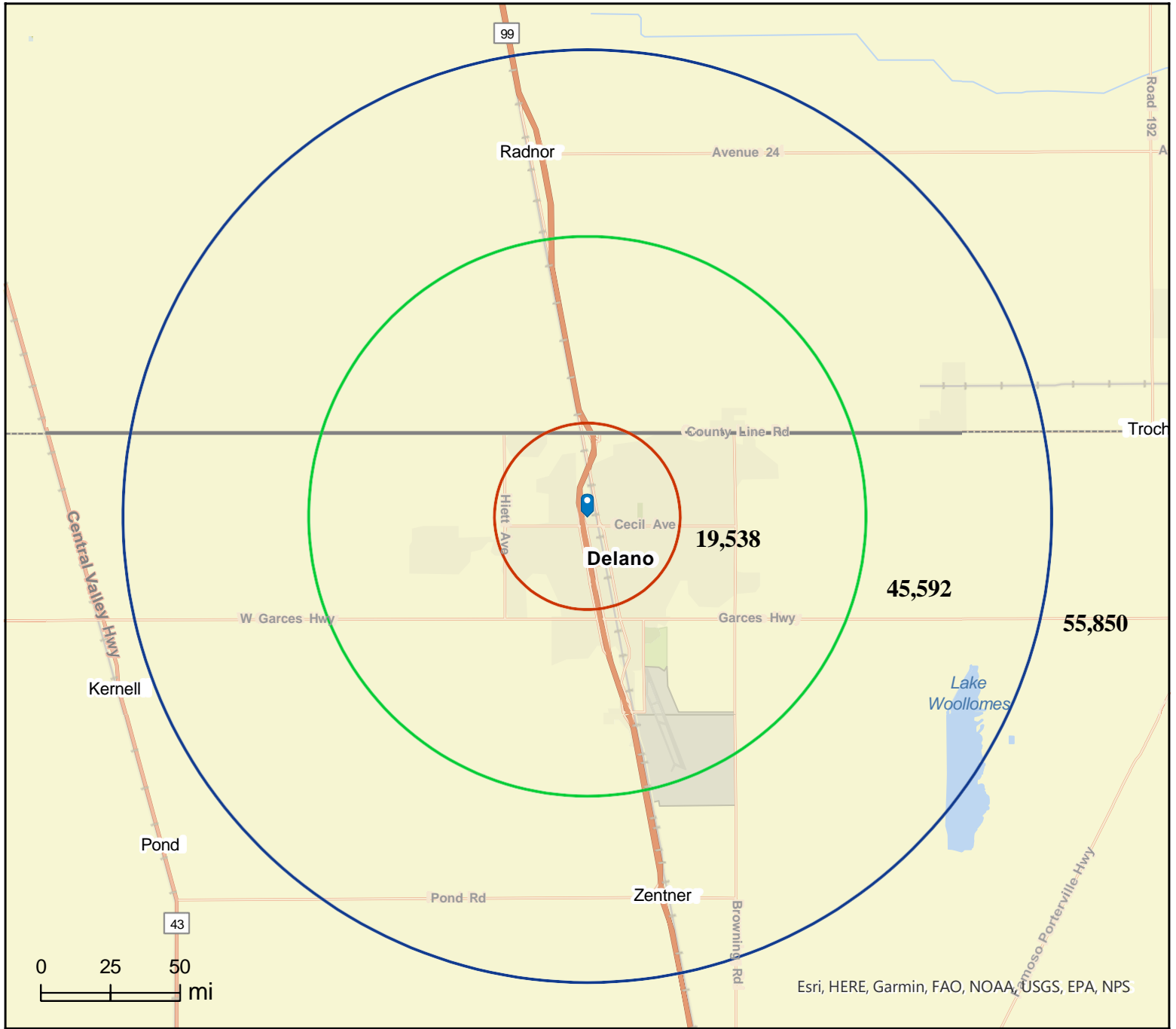


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# Demographic and Income Profile

1643 Glenwood St, Delano, California, 93215  
 Ring: 1 mile radius

Prepared by Esri  
 Latitude: 35.77743  
 Longitude: -119.25164

Summary	Census 2010	2020	2025
Population	19,126	19,538	20,000
Households	4,730	4,818	4,909
Families	4,095	4,158	4,234
Average Household Size	3.75	4.04	4.06
Owner Occupied Housing Units	2,320	2,321	2,398
Renter Occupied Housing Units	2,410	2,497	2,511
Median Age	27.2	27.4	28.2

Trends: 2020-2025 Annual Rate	Area	State	National
Population	0.47%	0.55%	0.72%
Households	0.37%	0.50%	0.72%
Families	0.36%	0.50%	0.64%
Owner HHS	0.65%	0.65%	0.72%
Median Household Income	0.72%	1.81%	1.60%

Households by Income	2020		2025	
	Number	Percent	Number	Percent
<\$15,000	529	11.0%	516	10.5%
\$15,000 - \$24,999	873	18.1%	826	16.8%
\$25,000 - \$34,999	909	18.9%	914	18.6%
\$35,000 - \$49,999	826	17.1%	856	17.4%
\$50,000 - \$74,999	797	16.5%	850	17.3%
\$75,000 - \$99,999	419	8.7%	464	9.5%
\$100,000 - \$149,999	332	6.9%	350	7.1%
\$150,000 - \$199,999	82	1.7%	88	1.8%
\$200,000+	50	1.0%	45	0.9%
Median Household Income	\$36,261		\$37,583	
Average Household Income	\$49,756		\$52,652	
Per Capita Income	\$12,068		\$12,707	

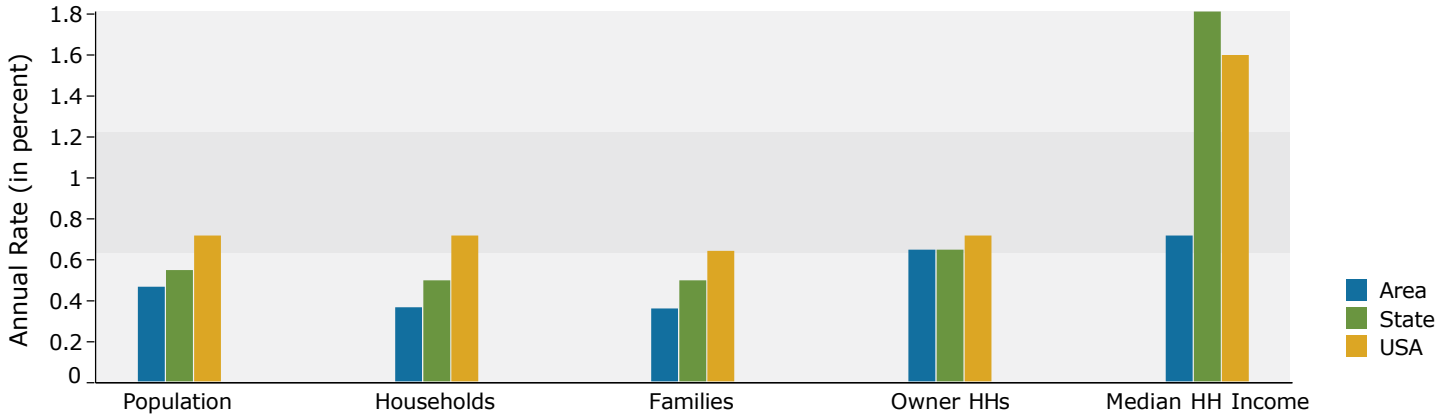
Population by Age	Census 2010		2020		2025	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	1,863	9.7%	1,963	10.0%	1,996	10.0%
5 - 9	1,747	9.1%	1,871	9.6%	1,883	9.4%
10 - 14	1,672	8.7%	1,717	8.8%	1,834	9.2%
15 - 19	1,713	9.0%	1,640	8.4%	1,659	8.3%
20 - 24	1,900	9.9%	1,711	8.8%	1,611	8.1%
25 - 34	2,970	15.5%	3,355	17.2%	3,107	15.5%
35 - 44	2,463	12.9%	2,178	11.1%	2,581	12.9%
45 - 54	2,100	11.0%	1,867	9.6%	1,857	9.3%
55 - 64	1,357	7.1%	1,660	8.5%	1,662	8.3%
65 - 74	751	3.9%	1,000	5.1%	1,131	5.7%
75 - 84	445	2.3%	426	2.2%	519	2.6%
85+	145	0.8%	149	0.8%	160	0.8%

Race and Ethnicity	Census 2010		2020		2025	
	Number	Percent	Number	Percent	Number	Percent
White Alone	6,560	34.3%	6,358	32.5%	6,635	33.2%
Black Alone	725	3.8%	240	1.2%	229	1.1%
American Indian Alone	199	1.0%	171	0.9%	165	0.8%
Asian Alone	2,286	12.0%	2,152	11.0%	2,191	11.0%
Pacific Islander Alone	15	0.1%	11	0.1%	10	0.1%
Some Other Race Alone	8,504	44.5%	9,746	49.9%	9,911	49.6%
Two or More Races	837	4.4%	861	4.4%	859	4.3%
Hispanic Origin (Any Race)	15,162	79.3%	16,601	85.0%	17,152	85.8%

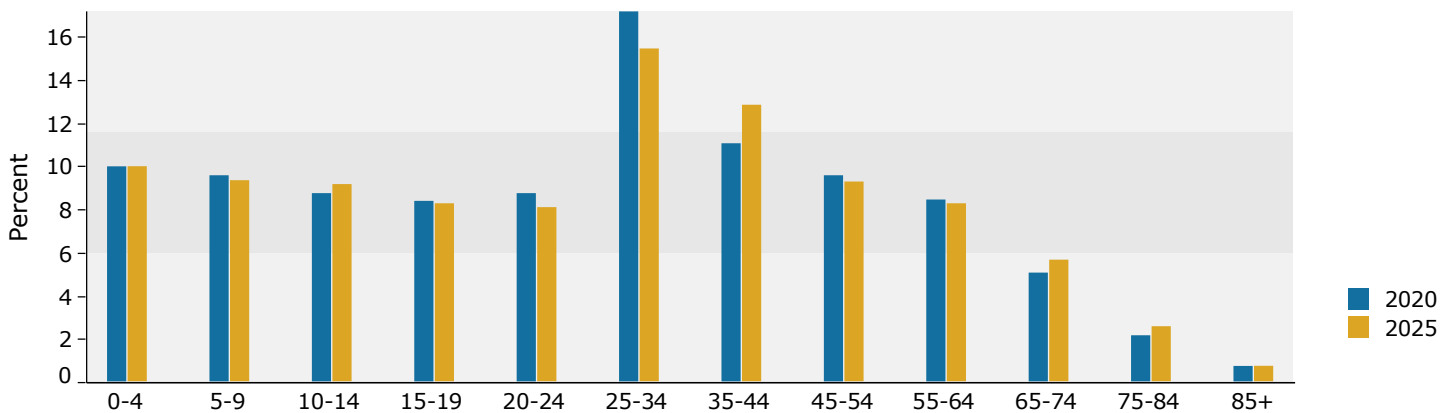
**Data Note:** Income is expressed in current dollars.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025.

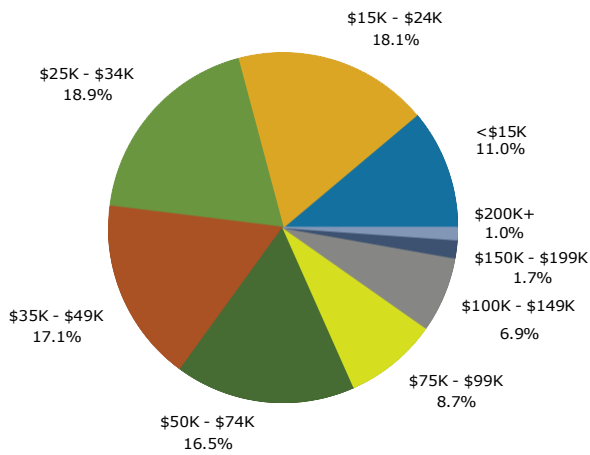
## Trends 2020-2025



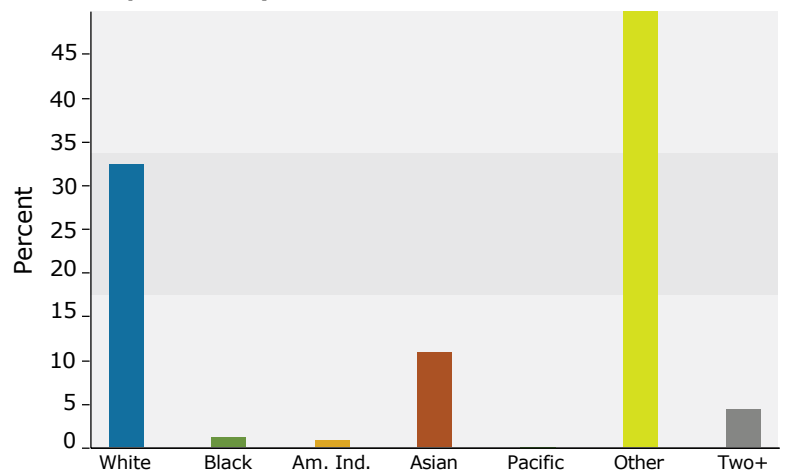
## Population by Age



## 2020 Household Income



## 2020 Population by Race



2020 Percent Hispanic Origin: 85.0%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025.





# Demographic and Income Profile

1643 Glenwood St, Delano, California, 93215  
 Ring: 3 mile radius

Prepared by Esri  
 Latitude: 35.77743  
 Longitude: -119.25164

Summary	Census 2010	2020	2025
Population	44,185	45,592	46,740
Households	10,685	10,999	11,235
Families	9,303	9,535	9,728
Average Household Size	3.85	4.12	4.13
Owner Occupied Housing Units	5,899	6,066	6,279
Renter Occupied Housing Units	4,786	4,933	4,956
Median Age	27.3	27.9	28.9

Trends: 2020-2025 Annual Rate	Area	State	National
Population	0.50%	0.55%	0.72%
Households	0.43%	0.50%	0.72%
Families	0.40%	0.50%	0.64%
Owner HHS	0.69%	0.65%	0.72%
Median Household Income	0.95%	1.81%	1.60%

Households by Income	2020		2025	
	Number	Percent	Number	Percent
<\$15,000	1,246	11.3%	1,227	10.9%
\$15,000 - \$24,999	1,611	14.6%	1,520	13.5%
\$25,000 - \$34,999	1,866	17.0%	1,846	16.4%
\$35,000 - \$49,999	1,747	15.9%	1,780	15.8%
\$50,000 - \$74,999	2,000	18.2%	2,082	18.5%
\$75,000 - \$99,999	1,163	10.6%	1,265	11.3%
\$100,000 - \$149,999	972	8.8%	1,070	9.5%
\$150,000 - \$199,999	279	2.5%	318	2.8%
\$200,000+	114	1.0%	128	1.1%

Median Household Income	\$40,433	\$42,393
Average Household Income	\$54,535	\$58,709
Per Capita Income	\$13,166	\$14,122

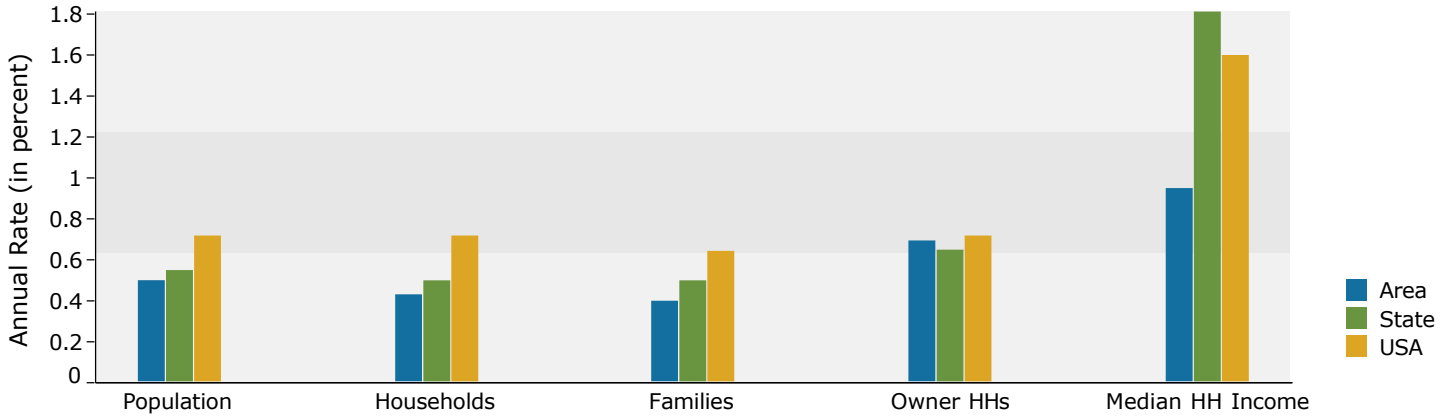
Population by Age	Census 2010		2020		2025	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	4,122	9.3%	4,417	9.7%	4,508	9.6%
5 - 9	4,126	9.3%	4,216	9.2%	4,267	9.1%
10 - 14	3,980	9.0%	3,891	8.5%	4,169	8.9%
15 - 19	4,119	9.3%	3,831	8.4%	3,739	8.0%
20 - 24	4,165	9.4%	3,960	8.7%	3,705	7.9%
25 - 34	6,640	15.0%	7,928	17.4%	7,636	16.3%
35 - 44	5,816	13.2%	5,120	11.2%	6,060	13.0%
45 - 54	4,883	11.1%	4,520	9.9%	4,366	9.3%
55 - 64	3,169	7.2%	3,906	8.6%	3,946	8.4%
65 - 74	1,758	4.0%	2,338	5.1%	2,648	5.7%
75 - 84	1,016	2.3%	1,071	2.3%	1,276	2.7%
85+	390	0.9%	395	0.9%	420	0.9%

Race and Ethnicity	Census 2010		2020		2025	
	Number	Percent	Number	Percent	Number	Percent
White Alone	15,233	34.5%	14,943	32.8%	15,590	33.4%
Black Alone	1,495	3.4%	528	1.2%	508	1.1%
American Indian Alone	446	1.0%	386	0.8%	371	0.8%
Asian Alone	6,399	14.5%	6,113	13.4%	6,197	13.3%
Pacific Islander Alone	25	0.1%	17	0.0%	16	0.0%
Some Other Race Alone	18,752	42.4%	21,682	47.6%	22,131	47.3%
Two or More Races	1,835	4.2%	1,923	4.2%	1,928	4.1%
Hispanic Origin (Any Race)	33,878	76.7%	37,512	82.3%	38,907	83.2%

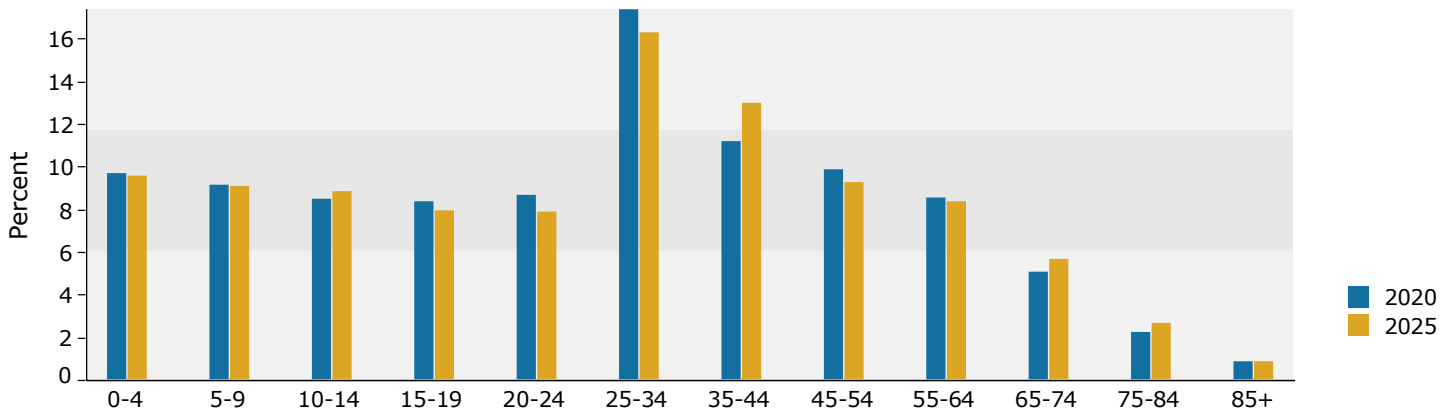
**Data Note:** Income is expressed in current dollars.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025.

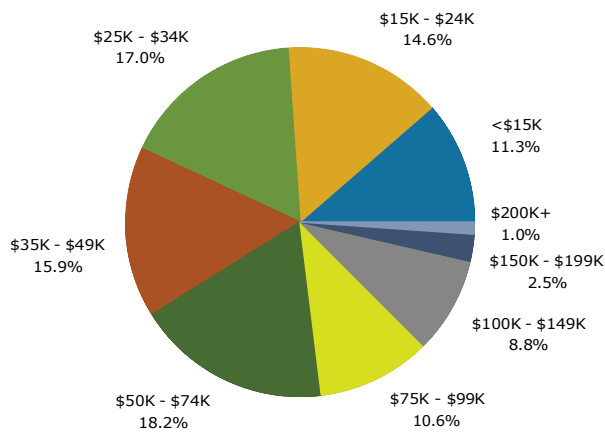
## Trends 2020-2025



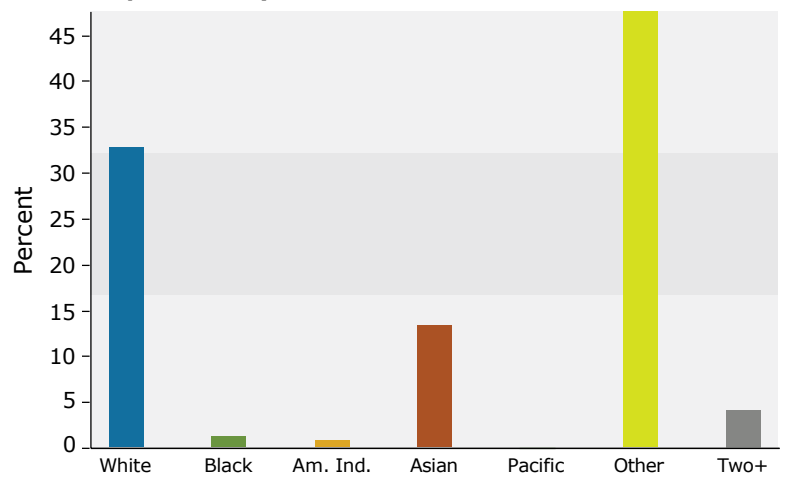
## Population by Age



## 2020 Household Income



## 2020 Population by Race



2020 Percent Hispanic Origin: 82.3%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025.





# Demographic and Income Profile

1643 Glenwood St, Delano, California, 93215  
 Ring: 5 mile radius

Prepared by Esri  
 Latitude: 35.77743  
 Longitude: -119.25164

Summary	Census 2010	2020	2025
Population	55,436	55,850	57,019
Households	10,846	11,167	11,407
Families	9,447	9,686	9,882
Average Household Size	4.11	4.12	4.14
Owner Occupied Housing Units	5,988	6,157	6,373
Renter Occupied Housing Units	4,858	5,010	5,034
Median Age	28.5	29.3	30.2

Trends: 2020-2025 Annual Rate	Area	State	National
Population	0.42%	0.55%	0.72%
Households	0.43%	0.50%	0.72%
Families	0.40%	0.50%	0.64%
Owner HHs	0.69%	0.65%	0.72%
Median Household Income	0.95%	1.81%	1.60%

Households by Income	2020		2025	
	Number	Percent	Number	Percent
<\$15,000	1,271	11.4%	1,251	11.0%
\$15,000 - \$24,999	1,629	14.6%	1,536	13.5%
\$25,000 - \$34,999	1,888	16.9%	1,868	16.4%
\$35,000 - \$49,999	1,772	15.9%	1,805	15.8%
\$50,000 - \$74,999	2,034	18.2%	2,117	18.6%
\$75,000 - \$99,999	1,180	10.6%	1,284	11.3%
\$100,000 - \$149,999	988	8.8%	1,086	9.5%
\$150,000 - \$199,999	285	2.6%	325	2.8%
\$200,000+	121	1.1%	134	1.2%

Median Household Income	\$40,505	\$42,468
Average Household Income	\$54,666	\$58,844
Per Capita Income	\$11,439	\$12,270

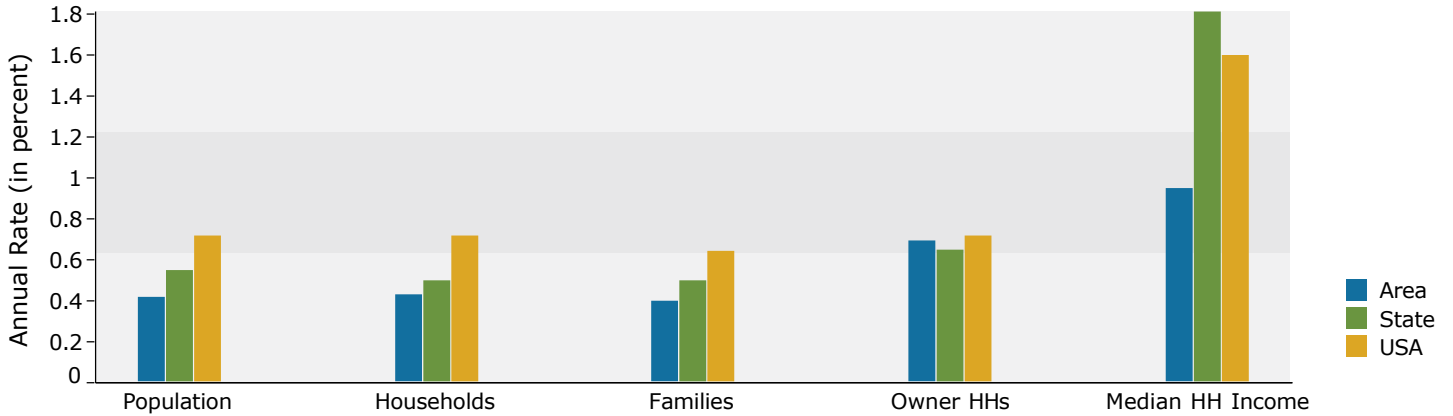
Population by Age	Census 2010		2020		2025	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	4,480	8.1%	4,491	8.0%	4,584	8.0%
5 - 9	4,506	8.1%	4,287	7.7%	4,340	7.6%
10 - 14	4,341	7.8%	3,954	7.1%	4,239	7.4%
15 - 19	4,758	8.6%	4,234	7.6%	4,137	7.3%
20 - 24	6,039	10.9%	5,638	10.1%	5,379	9.4%
25 - 34	9,805	17.7%	11,270	20.2%	10,982	19.3%
35 - 44	8,012	14.5%	7,413	13.3%	8,363	14.7%
45 - 54	6,385	11.5%	6,206	11.1%	6,049	10.6%
55 - 64	3,724	6.7%	4,401	7.9%	4,444	7.8%
65 - 74	1,912	3.4%	2,457	4.4%	2,769	4.9%
75 - 84	1,070	1.9%	1,097	2.0%	1,305	2.3%
85+	405	0.7%	401	0.7%	426	0.7%

Race and Ethnicity	Census 2010		2020		2025	
	Number	Percent	Number	Percent	Number	Percent
White Alone	20,243	36.5%	19,668	35.2%	20,313	35.6%
Black Alone	4,215	7.6%	3,337	6.0%	3,273	5.7%
American Indian Alone	528	1.0%	493	0.9%	473	0.8%
Asian Alone	6,779	12.2%	6,244	11.2%	6,330	11.1%
Pacific Islander Alone	30	0.1%	66	0.1%	65	0.1%
Some Other Race Alone	21,613	39.0%	23,976	42.9%	24,491	43.0%
Two or More Races	2,029	3.7%	2,066	3.7%	2,074	3.6%
Hispanic Origin (Any Race)	40,019	72.2%	42,610	76.3%	44,226	77.6%

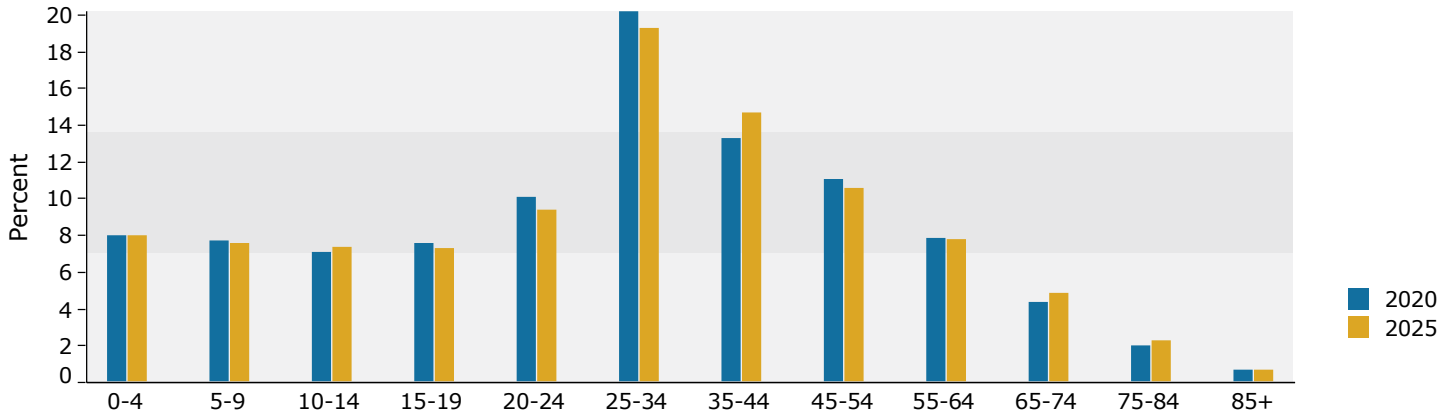
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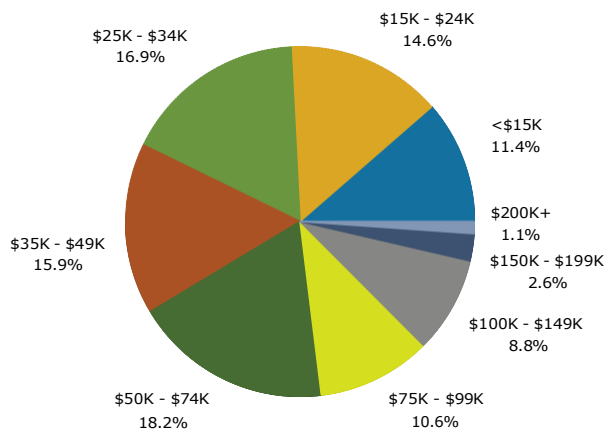
## Trends 2020-2025



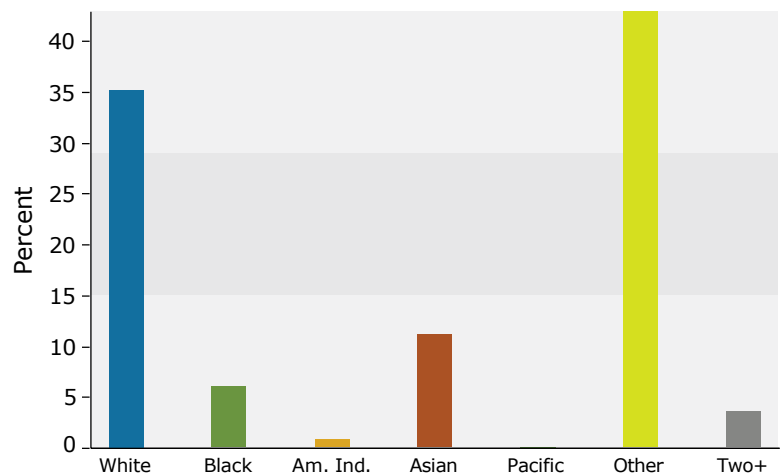
## Population by Age



## 2020 Household Income



## 2020 Population by Race



2020 Percent Hispanic Origin: 76.3%