

FOR LEASE

1541 BEAR MOUNTAIN BLVD. ARVIN, CA (SEC)
Ground Lease/Build-To-Suit

N. COMANCHE RD - 10,056 CPD
S. COMANCHE RD - 8,338 CPD



**DOLLAR
GENERAL**

PRIME
RETAIL GROUP

BEAR MOUNTAIN BLVD - 12,300 CPD

Villa Del Comanche - 57 Units

SITE

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SITE OVERVIEW

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1541 Bear Mountain Blvd. Arvin, CA

Arvin, CA has existed since the early 1900's and incorporated in the year 1960—the city accounts for a strong agricultural economy with a growing manufacturing presence that provides revenue and exposure to the sector.

The city is working towards future economic expansion and along the railroad tracks from many packaging houses—fresh fruits and vegetables are shipped globally. Because of Arvin's geographic location, logistic hubs have remained successful throughout the region.

The subject site is a +/- 20K sf retail pad at the SEC of Bear Mountain & S. Comanche Rd in the heart of Arvin, CA. Along the drag of Bear Mtn Blvd, there's a growing retail presence with brands such as Starbucks, McDonalds, Taco Bell, Subway, AutoZone, O'Reilly's, and more proposed retail development.

Lease Rate:

Unpriced – send lease proposals to Brokers. GL/BTS only.

Property Highlights:

- Hard Corner
- 4-Way Traffic Signal (Lighted)
- +/- 20,038 SF
- Intersection Traffic – 30,694+ CPD
- Utilities Available (Verify*)
- Curbs / Ingress / Egress In place
- Commercial Zoning: City of Arvin
- Major Retail Corridor
- **Hard Rock Casino** (approved), 320 acres, \$600M investment – 20 miles South West of the subject site.



BEAR MOUNTAIN BLVD

SITE



DOLLAR
GENERAL



QUEST AUTO PARTS

ARCO

AutoZone

FASTRIP



Little Caesars

VALLEY
SUPERMARKETS

metro
by T-Mobile



Bank of America



AERIAL VIEW

TEJON HWY



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Arvin, CA – Economy



MAIN INDUSTRIES

Industries	Percentages
Accommodation and Food Services	6.8%
Administration and Support, Waste Management	1.8%
Agriculture, Forestry, Fishing, and Hunting	13.7%
Arts, Entertainment, and Recreation	1.7%
Construction	3.9%
Educational Services	12.2%
Finance and Insurance	2%
Health Care and Social Assistance	10.2%
Information	1.3%
Management of Companies and Enterprises	1%
Manufacturing	12.2%
Mining, Quarrying, Oil, and Gas Extraction	1.4%
Other Services Except Public Administration	1.7%
Professional, Scientific, and Tech Services	2.4%
Public Administration	9.2%
Real Estate and Rental and Leasing	1.8%
Retail Trade	8.2%
Transportation and Warehousing	3.8%
Utilities	1.9%
Wholesale Trade	3%

MAJOR EMPLOYERS

2014 to 2015 Principal Employers

Business Name	Number of Employees	Percent of Total Employment
Arvin-Edison Water Storage District	51	0.57%
Arvin High School	192	2.13%
Arvin Union School District	348	3.87%
City of Arvin	44	0.48%
Evergreen Arvin Healthcare	99	1.10%
Grimmway Arvin Organic	226	2.51%
Kern Ridge Growers LLC	275	3.06%
McDonald's	42	0.47%
Sandusky Cabinets	65	0.72%
Vallarta Supermarkets	160	1.78%
Total Top 10 Employers	1,154	12.82%
Total City Labor Force	9,000	N/A

Source: MuniServices, LLC 2014 to 2015 is the city's first CAFR publication, therefore prior year data availability is limited. Resulted based on direct correspondence with the city's local businesses. Arvin Union School District includes all classified, certified, admin, full, and part time. Grimmway "Malaga" plant is outside the Arvin city limits and employs approximately 2,400 employees. The total city labor force provided by EDD labor force data.

DEMOGRAPHICS



DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Population	12,080	20,733	24,366
Households	3,114	5,142	6,107
Average HH Income	\$52,030	\$58,029	\$56,657

DEMOGRAPHICS

The 2015 United States Census reported that Arvin had a population of 20,328.

Racial Makeup

The racial makeup of Arvin was:

- 17,154 (84.4%) White
- 235 (1.2%) African American
- 98 (1.5%) Native American
- 82 (0.4%) Asian
- 91 (0.4%) Pacific Islander
- 2,285 (11.2%) from other races
- 383 (1.9%) from two or more races
- Hispanic or Latino of any race were 18,809 persons (92.5%)

Age & Sex

The population was spread out with:

- 8,408 people (41.3%) under the age of 19
- 7,839 people (38.6%) aged 20 to 44
- 3,221 people (15.8%) aged 45 to 64
- 860 people (0.04%) aged 65 years of age or older

The median age was 23.7 years. Population was predominately males at 10,579 (52.0%) in comparison to females at 9,749 (48.0%).

Housing

Most recent housing demographics are consistent with 2010 Census. A total of 4,859 households, out of which:

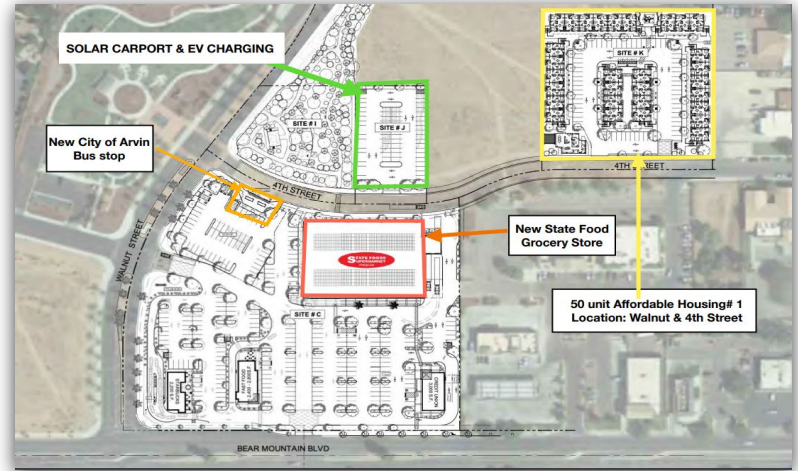
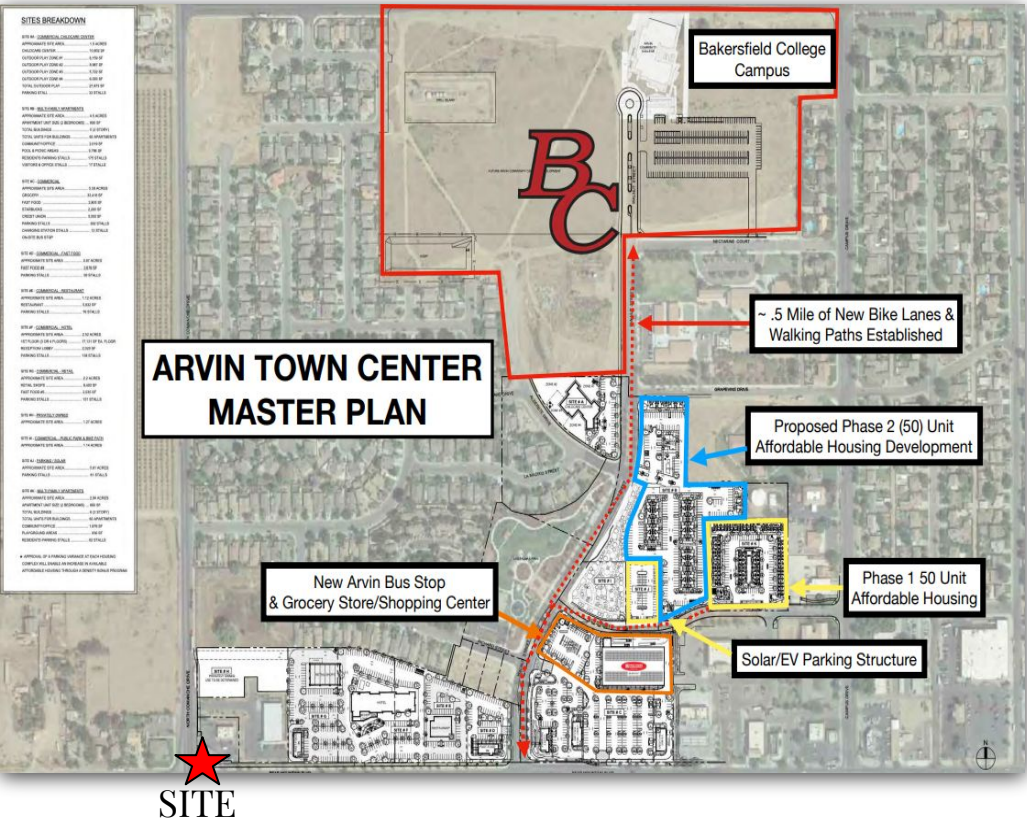
- 3,024 (71.5%) had children under the age of 18 living in them
- 2,803 (66.3%) were opposite-sex married couples living together
- 646 (15.3%) had a female householder with no husband present
- 355 (8.4%) had a male householder with no wife present

MARKET ACCESS

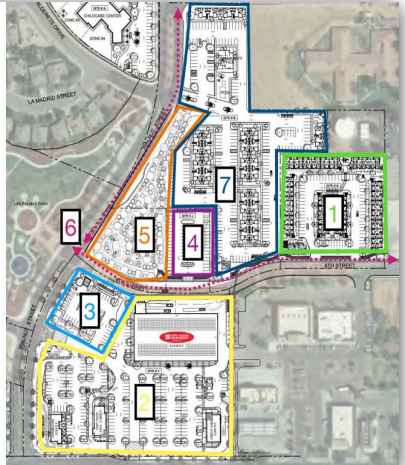
Radius from City Hall Based on Demographics

Demographics	3 Mile Radius	5 Mile Radius	10 Mile Radius
Average Household Income	\$42,629	\$42,987	\$42,987
Average Household Size	4.47	4.45	4.25
Hispanic Origin Percentage	92.9%	92.4%	89%
Households	4,494	4,732	10,374
Median Age	25.2	25.2	26.3
Median Household Income	\$33,911	\$34,132	\$34,542
Median Household Income Annual Growth Rate from 2015 to 2020	2.3%	2.26%	2.37%
Per Capita Income	\$9,835	\$9,900	\$11,167
Population	20,380	21,375	44,444
Population Annual Growth Rate from 2015 to 2020	0.61%	0.61%	0.54%

Master Plan Development

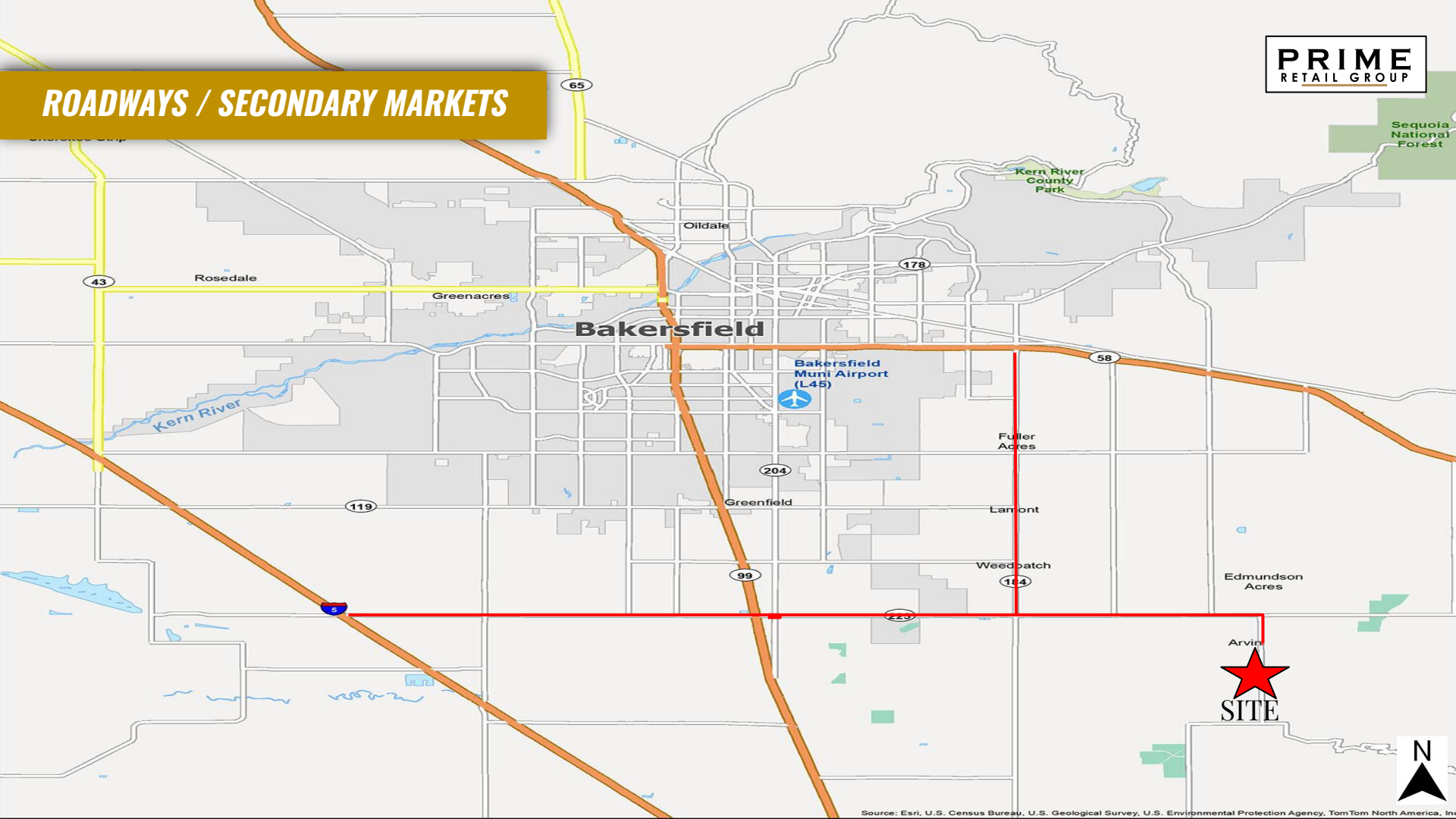


- ARVIN 4th Street DISTANCE & VMT REDUCTION TARGETS**
1. Arvin Family Apartment Affordable Housing (50 units)
 2. Arvin Town Center- Grocery Store, Food Outlets, Bank
Proximity to Affordable Housing: 300 feet
VMT Reduction Target Per Year: 10,400 miles
 3. Zero Emission Transportation Hub & City of Arvin Bus Stop
Proximity to Affordable Housing: 300 feet
VMT Reduction Target Per Year: 223,963 miles
 4. Solar Covered Community Parking Lot with Van Pooling & EV Charging Hub
Proximity to Affordable Housing: 150 feet
VMT Reduction Target Per Year: 76,680 miles
 5. Arvin Community Park @ 4th & Walnut
Proximity to Affordable Housing: 200 feet
 6. Designated Bike & Walking path on 4th Street & Walnut
Proximity to Affordable Housing: 20 feet
 7. Proposed Phase 2 (50 Unit) Affordable Housing Project

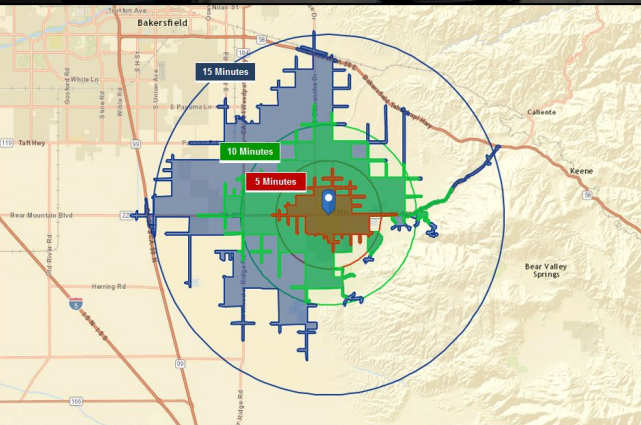


ROADWAYS / SECONDARY MARKETS

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DRIVE TIMES



SITE PLAN

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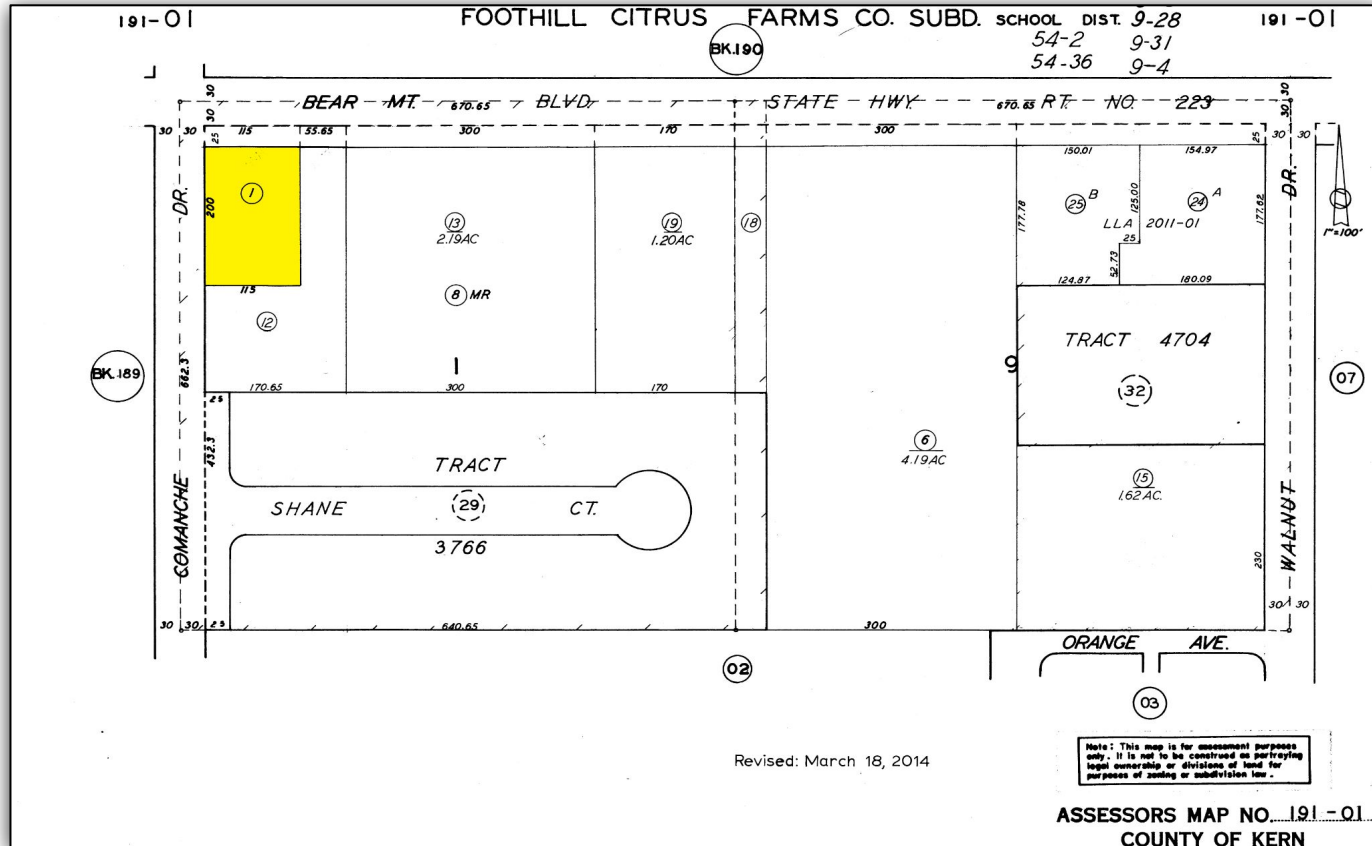
SITE SCHEME 'A'
PDA INC. 1-25-23


PARKING REQUIRED (1:100/100)
PARKING PROVIDED

IT SPACES
IT SPACES



PLAT MAP





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