

PLANNED SHOPPING CENTER
GROCERY ANCHOR WITH 3 PADS
FOR SALE OR LEASE

NEC BEAR MOUNTIAN BLVD & WALNUT DR.

ARVIN, CALIFORNIA

LAND
±6.5 ACRES

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BEAR MOUNTAIN BLVD

WALNUT DRIVE

WALNUT DRIVE

Orange Ave

Monroe St

Worten P



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WAKEFIELD**

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Welcome to the future heart of Arvin — the **Arvin Town Center**, a dynamic new shopping destination located at the **northeast corner of Bear Mountain Blvd (SR 223) and Walnut Drive**. Anchored by a full-service **State Foods Market** and **Strata Federal Credit Union** and offering two prime pads for sale or lease, this center is poised to become the **central hub of the Arvin/Landers trade area**.

Strategic Location & Connectivity

Situated on **State Route 223**, Bear Mountain Blvd serves as a vital east-west corridor connecting **Highway 99 to the west** and **Interstate 15 to the east**, ensuring high visibility and traffic volume. The site benefits from excellent access and exposure, making it ideal for fast food, retail, and service-oriented tenants.

A **signalized pedestrian crossing** at Bear Mountain and Walnut, scheduled for completion by **mid-2026**, will dramatically improve foot traffic and safety. This Caltrans improvement will allow students from **Arvin High School** and the new **Bakersfield College campus** to safely cross Bear Mountain Blvd, increasing daily pedestrian flow to the center.

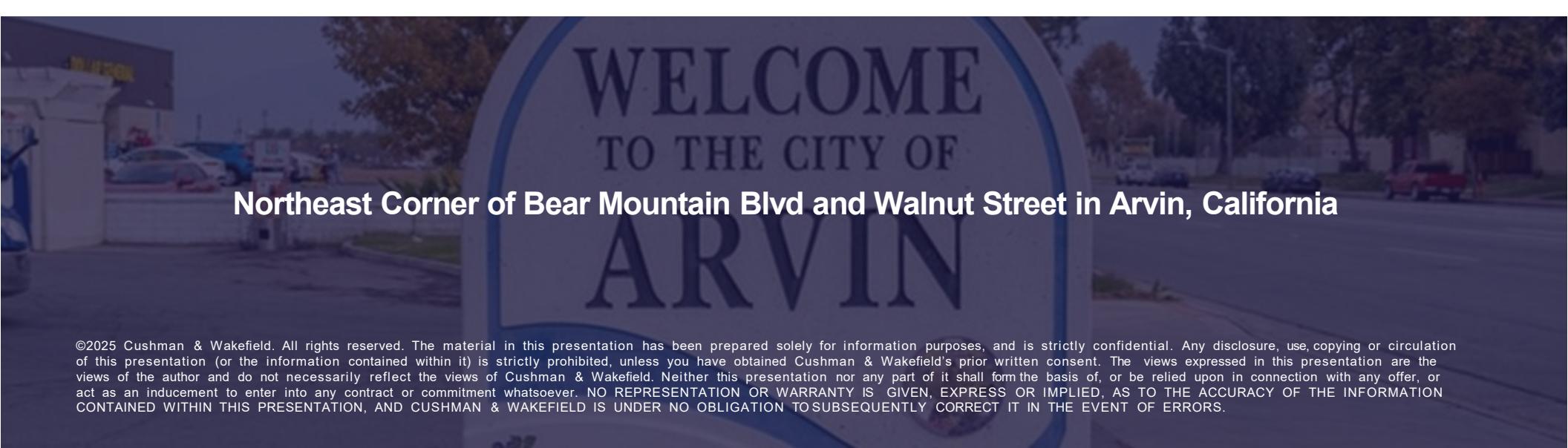
Additionally, the **extension of 4th Street** behind the shopping center will enhance vehicular access to the shopping center and further integrating the center into the surrounding community.

Community-Centric Development

The Bear Mountain Retail Center is part of a larger civic vision that includes:

- A new **Civic Center** featuring the recently opened **Bakersfield College**, offering **20–30 classes daily** with an estimated **420–795 students, faculty, and staff** on site.
- **Arvin High School**, located just north of the college, with **2,728 students enrolled** and an average of **120 staff members** on campus daily.
- A proposed **51-unit Affordable Housing project**, contributing to a vibrant, walkable community on the extension of 4th street behind the shopping center.

This development will serve as the **new center of Arvin**, bringing together education, housing, retail, and civic services in one cohesive district.



Northeast Corner of Bear Mountain Blvd and Walnut Street in Arvin, California

Retail Anchor & Market Opportunity

The center's anchor tenant, **State Foods Market**, will occupy **33,418 square feet** and feature full-service departments including meat, bakery, and prepared foods. With **28 locations across the Central Valley**, State Foods is a trusted brand serving the Hispanic market and is projected to generate **\$18–\$20 million in annual sales** at this location.

The trade area includes:

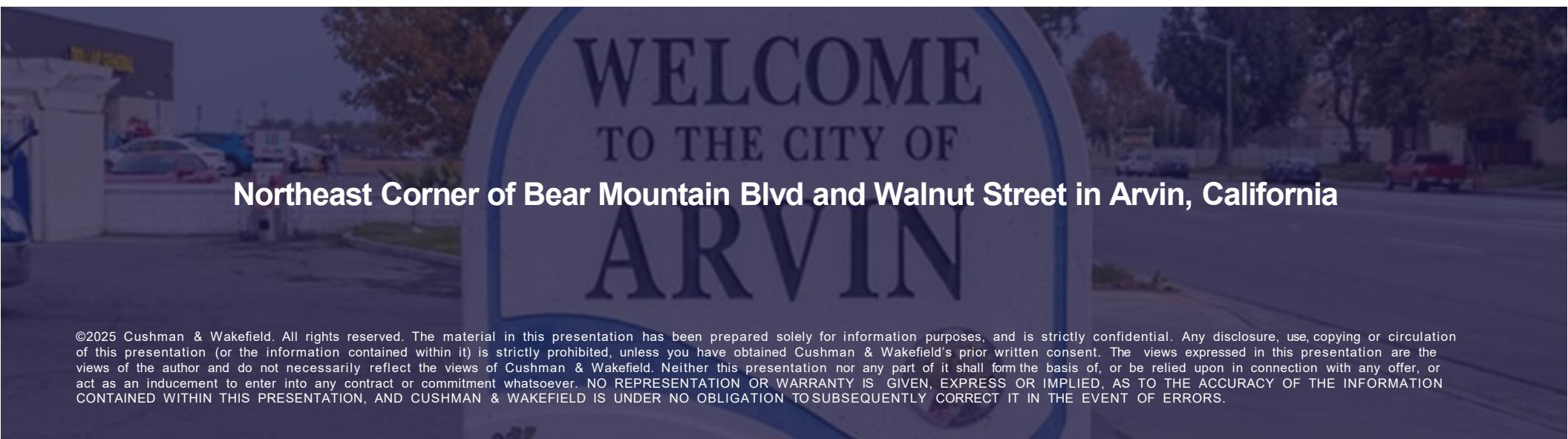
Arvin (population ~20,000)

Lamont (population ~15,000)

Currently, the only other full-sized grocery store in the area is **Vallarta in Arvin**, which is known for higher pricing, often pushing residents to shop in Bakersfield. State Foods will offer a competitive, community-focused alternative.

Site Features & Availability

- **TWO pads available** for sale or lease — ideal for fast food, drive-thru, or service retail.
- **Strata Federal Credit Union** is already committed to the site.
- **102 permanent jobs** will be created by the center.



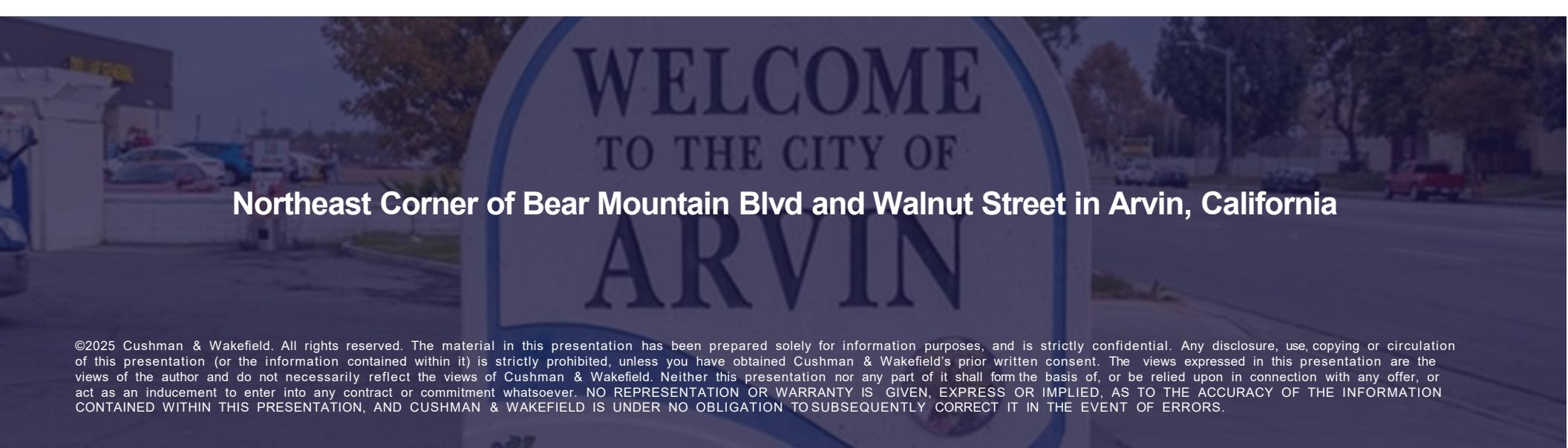
Northeast Corner of Bear Mountain Blvd and Walnut Street in Arvin, California

PRIME RETAIL LEASING OR OWNERSHIP OPPORTUNITY

Approximately **6.5 acres** of planned development land located at the **northeast corner of Bear Mountain Blvd and Walnut Drive** in Arvin. Positioned for a **grocery-anchored shopping center**, the site includes **two commercial pads** available for **lease or sale**. This high-traffic location offers excellent visibility and accessibility, serving a growing residential community and presenting a prime opportunity for retail, dining, and service-oriented businesses.

PROPERTY FEATURES

- **PROPERTY SIZE:** 6.5 acres of planned grocery anchored development land
- **LOCATION:** Located in high-visibility corner in Arvin, California
- **DEVELOPMENT PLAN:** Designed for a grocery-anchored shopping center with pads available
- **VISIBILITY:** High-traffic intersection with excellent exposure
- **HIGH GROWTH AREA:** Growing residential community and governmental services including the education sector



Northeast Corner of Bear Mountain Blvd and Walnut Street in Arvin, California

LOCATION MAP/RETAIL AERIAL



GAS STATION & NEW DEVELOPMENT LOCATIONS / AERIAL



PARCEL MAP

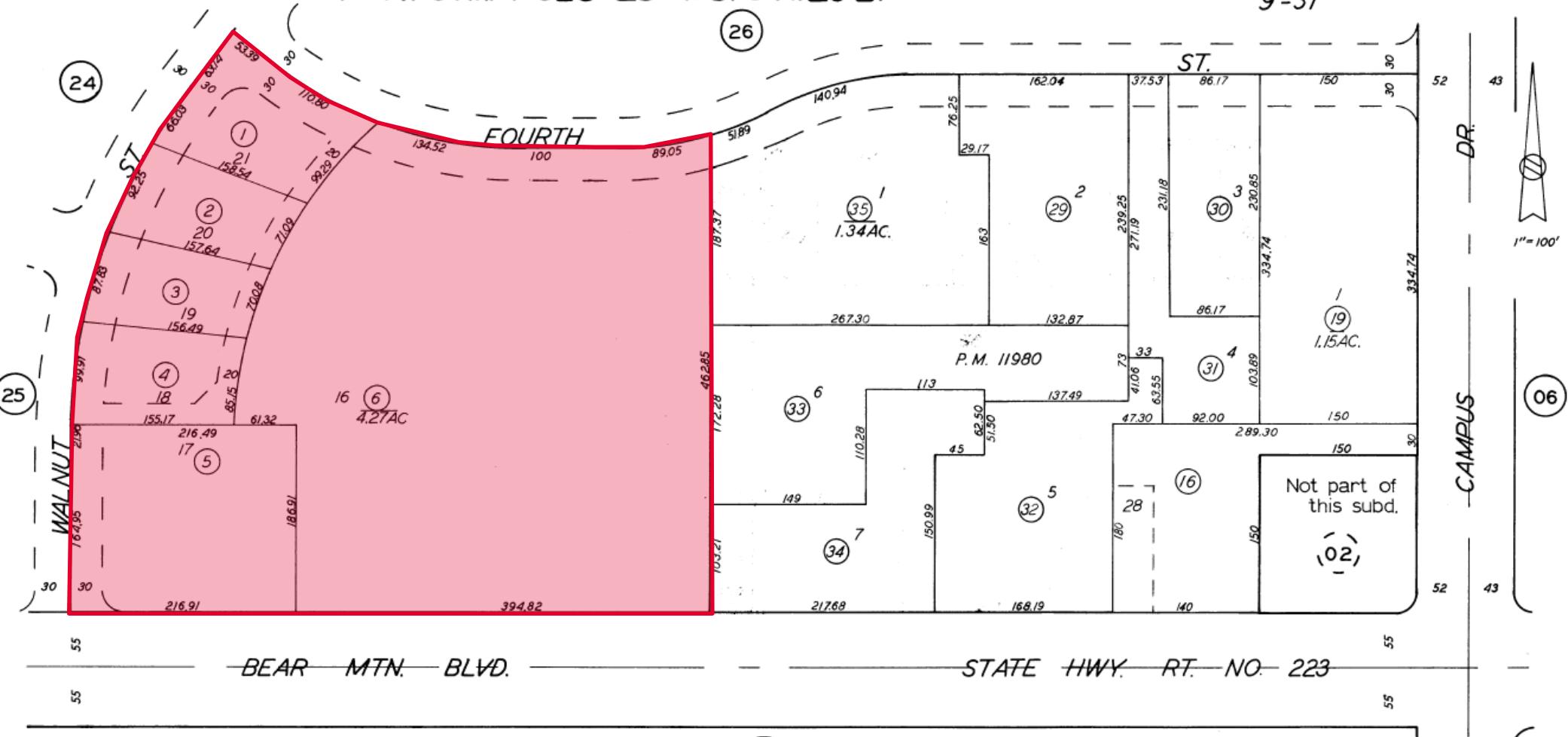
190-27

PARCEL MAP 7214
PTN. SW.1/4 SEC. 23 T. 31 S. R. 29 E.

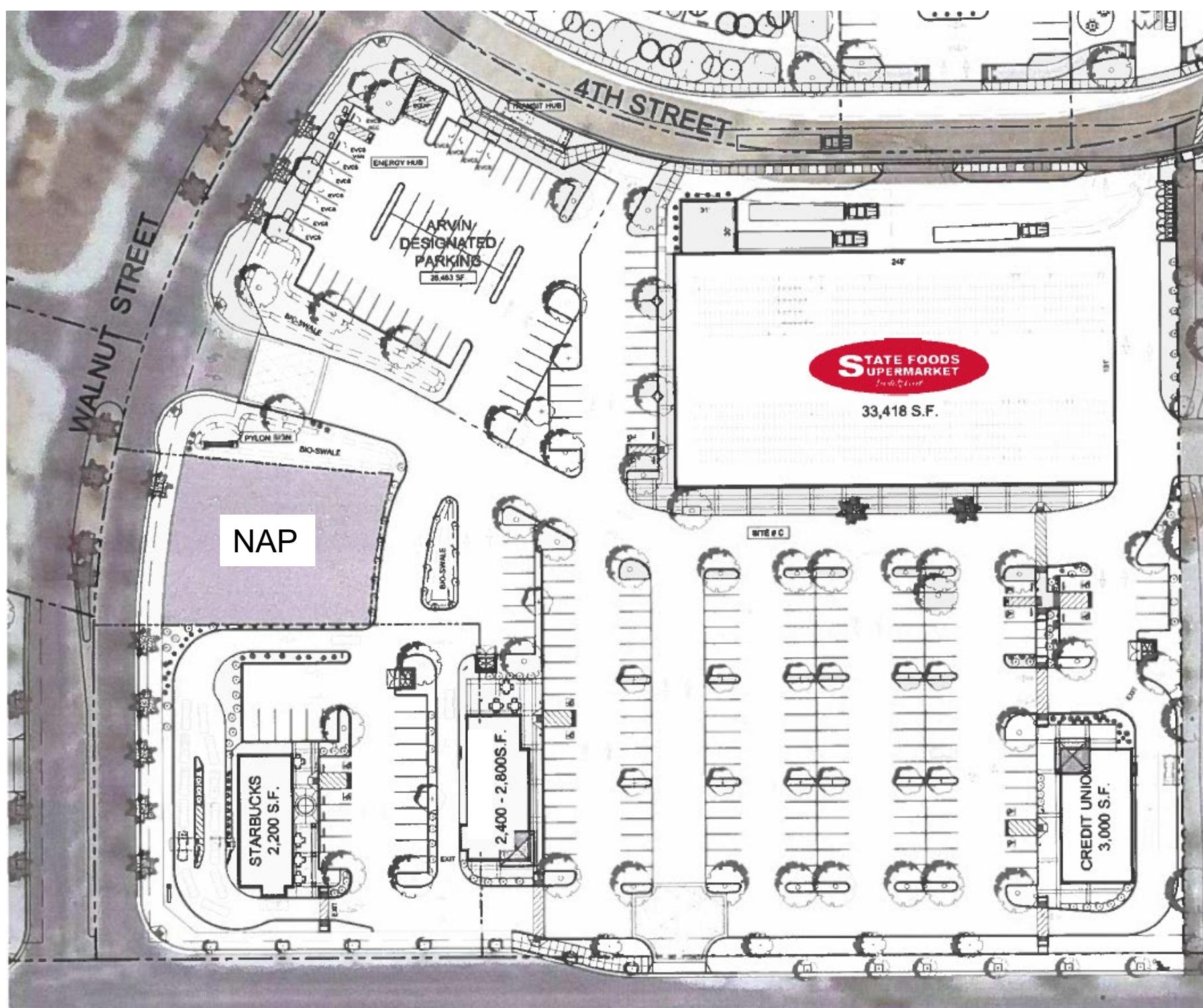
SCHOOL DIST.

9-28
9-23
9-31

190- 27



BK191



ARVIN CIVIC CENTER PROPOSED MASTER PLAN

SITES BREAKDOWN

ITEM #4. COMMERCIAL CHILD CARE CENTER	1.5 ACRE
APPROXIMATE SITE AREA	1.5 ACRE
CHILDCARE CENTER	10,802 SF
OUTDOOR PLAY ZONE #1	8,138 SF
OUTDOOR PLAY ZONE #2	3,987 SF
OUTDOOR PLAY ZONE #3	5,722 SF
OUTDOOR PLAY ZONE #4	8,032 SF
TOTAL OUTDOOR PLAY	27,937 SF
PARKING STALLS	33 STALLS

26TH FLOOR: MULTI-FAMILY APARTMENTS
 APPROXIMATE 26TH AREA: 4.5 ACRES
 APARTMENT UNIT SIZE (PER ROOM): 1000 SF
 TOTAL BUILDINGS: 3 (3 STORY)
 TOTAL UNITS FOR BUILDINGS: 80 APARTMENTS
 COMMUNITY FACILITIES: 2000 SF
 POOL & PRICE AREA: 5,000 SF
 RESIDENTIAL PARKING STALLS: 115 STALLS
 VISITOR & OFFICER STALLS: 10 STALLS

36TH & COTTONTAIL	1.52 ACRE(BK)
APPROXIMATE 36TH AREA	
GROCERY	34,400 SF
FAIR FOOD	2,800 SF
STARBUCKS	2,200 SF
CREDIT UNION	3,000 SF
PARKING STALLS	348 STALLS
CHARGING STATION STALLS	6 STALLS
ON-SITE BASKET OP	

WITH 80% COMMERCIAL - FAST FOOD
APPROXIMATE RETAIL AREA 50' ACROSS
FAST FOOD 80' 2,070 SF
PARSONS STALLS 50' RETAIL 1,500 SF

87TH & COMMERCIAL - RESTAURANT
APPROXIMATE 87TH AREA 112 ACRES
RESTAURANT 5,000 SF
PARKED VEHICLES 78 STALLS

DESCRIPTION: LOBBY 2,000 SF
PARKING STALLS 138 STALLS

APPROXIMATE RETAIL AREA: 2.2 ACRES
 RETAIL SQ.FT.: 6,600 SF
 RETAIL PCO.: 2,000 SF
 PARSONS RETAIL: 181 SF/LLC

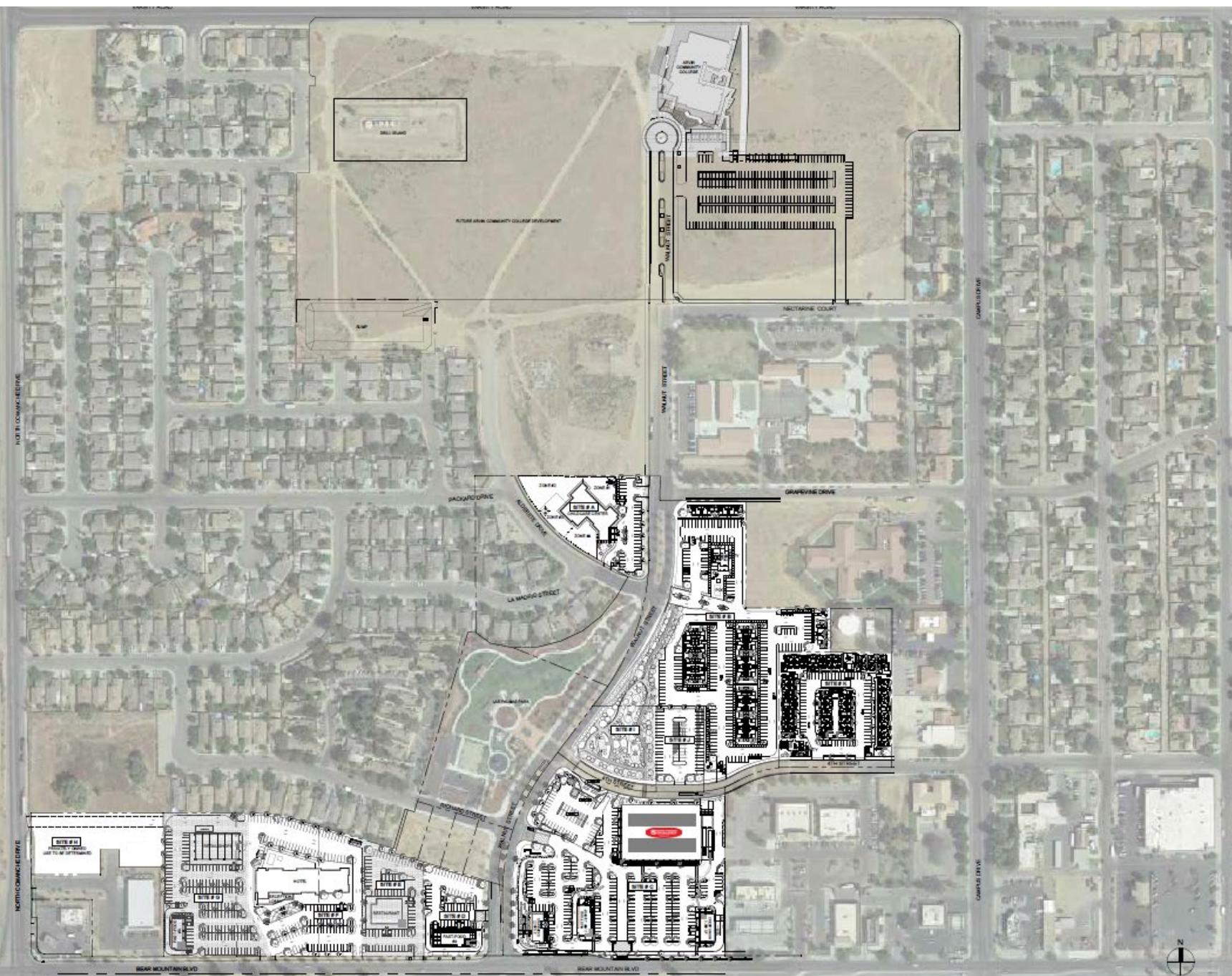
30TH 84 - PRESENTLY OWNED
APPROXIMATE 30TH AREA: 1.27 ACRES

80TH & COMMERCIAL - PUBLIC PARK & HIGH PATH
APPROXIMATE 80TH AREA..... 1.14 ACRES

APPROXIMATE 20TH AREA. 81 ACRES
PARKING STALLS 81 STALLS

WITH INC. MULTI-FAMILY APARTMENTS
APPROXIMATELY 36TH AVENUE..... 2.54 ACRES
APARTMENT UNIT #202 (MICROCOM) - RENT \$850

TOTAL UNITS FOR BUILDINGS 80 APARTM
COMMUNICATOR 1,875 SF
PLAYGROUND AREA 150 SF



Traffic Count Map - Close Up

Mile 20.4 State Rte 223 W

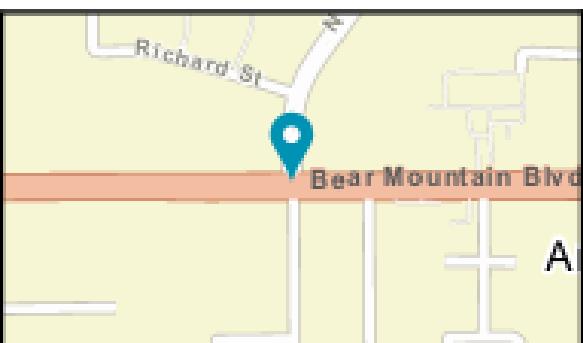
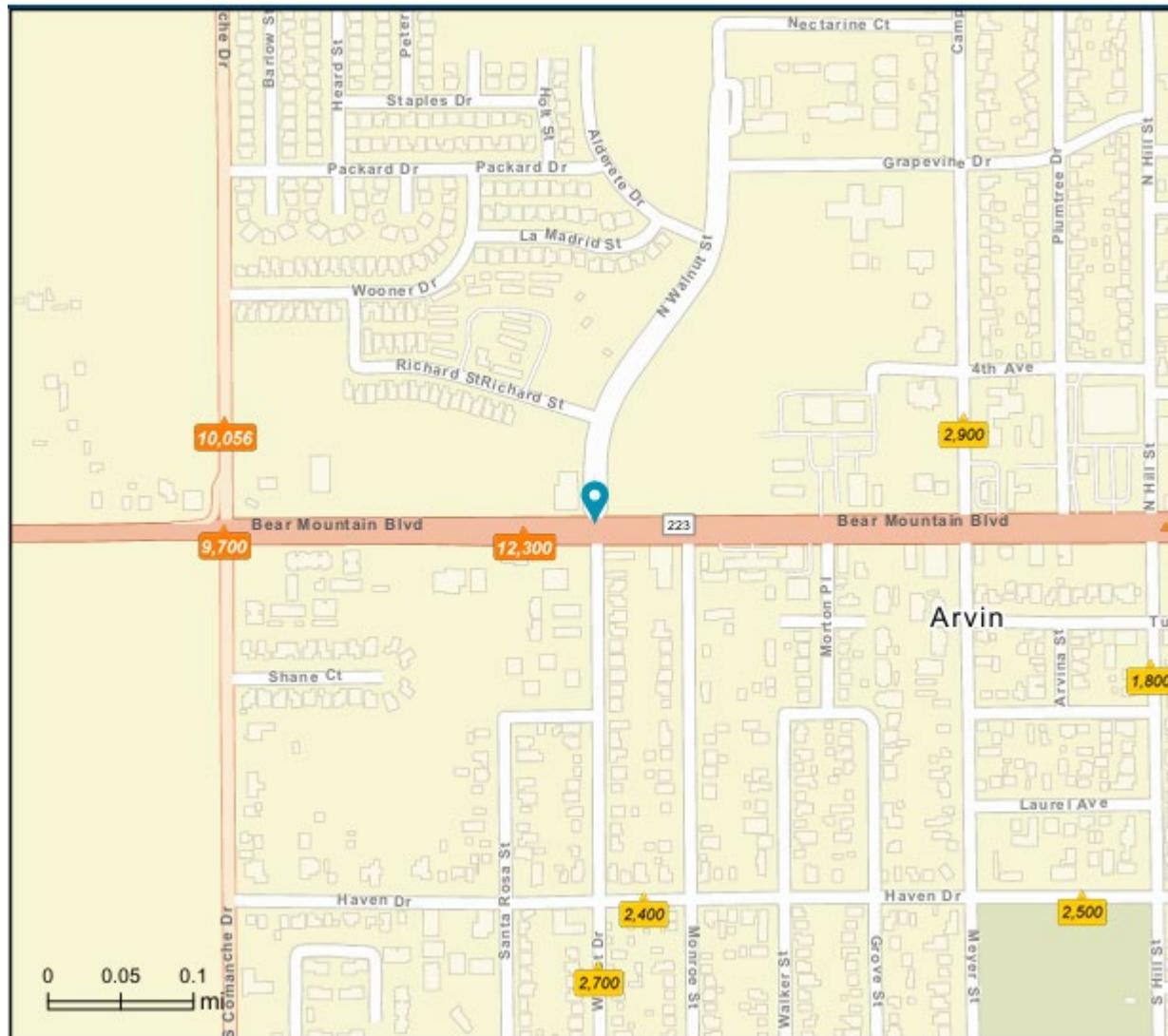
Mile 20.4 State Rte 223 W, Arvin, California, 93203

Rings: 1, 3, 5 mile radii

Prepared by Cushman & Wakefield

Latitude: 35.20910

Longitude: -118.83768



Source: ©2025 Kalibrate Technologies (Q1 2025).

Traffic Count Map - Close Up

Mile 20.4 State Rte 223 W

Mile 20.4 State Rte 223 W, Arvin, California, 93203

Rings: 1, 3, 5 mile radii

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Community Profile

Mile 20.4 State Rte 223 W

Mile 20.4 State Rte 223 W, Arvin, California, 93203

Rings: 1, 3, 5 mile radii

Latitude: 35.20910, Longitude: -118.83768



	1 mile	3 miles	5 miles
Population Summary			
2010 Total Population	13,908	20,805	23,770
2020 Total Population	12,900	20,478	23,069
2020 Group Quarters	93	96	97
2025 Total Population	12,758	20,261	22,801
2025 Group Quarters	73	75	76
2030 Total Population	12,792	20,448	22,998
2024-2029 Annual Rate	0.05%	0.18%	0.17%
2025 Total Daytime Population	10,567	17,916	20,866
Workers	2,346	5,140	6,357
Residents	8,221	12,776	14,509
Household Summary			
2010 Households	3,134	4,596	5,302
2010 Average Household Size	4.33	4.45	4.42
2020 Total Households	3,269	5,010	5,696
2020 Average Household Size	3.92	4.07	4.03
2025 Households	3,353	5,145	5,838
2025 Average Household Size	3.78	3.92	3.89
2030 Households	3,419	5,279	5,990
2030 Average Household Size	3.72	3.86	3.83
2024-2029 Annual Rate	0.39%	0.52%	0.52%
2010 Families	2,763	4,109	4,714
2010 Average Family Size	4.47	4.57	4.54
2025 Families	2,834	4,455	5,020
2025 Average Family Size	4.12	4.17	4.16
2030 Families	2,885	4,567	5,145
2030 Average Family Size	4.06	4.10	4.09
2024-2029 Annual Rate	0.36%	0.50%	0.49%

DEMOGRAPHICS

2025 Consumer Spending				
Apparel & Services: Total \$		\$4,188,297	\$7,443,502	\$8,165,106
Average Spent		\$1,249.12	\$1,446.74	\$1,398.61
Spending Potential Index		51	59	57
Education: Total \$		\$2,249,047	\$4,022,195	\$4,419,564
Average Spent		\$670.76	\$781.77	\$757.03
Spending Potential Index		38	44	42
Entertainment/Recreation: Total \$		\$6,567,254	\$11,668,566	\$12,799,478
Average Spent		\$1,958.62	\$2,267.94	\$2,192.44
Spending Potential Index		48	55	53
Food at Home: Total \$		\$12,795,038	\$22,681,367	\$24,864,183
Average Spent		\$3,816.00	\$4,408.43	\$4,259.02
Spending Potential Index		51	59	57
Food Away from Home: Total \$		\$7,777,233	\$13,797,938	\$15,128,775
Average Spent		\$2,319.48	\$2,681.81	\$2,591.43
Spending Potential Index		56	65	63
Health Care: Total \$		\$12,661,277	\$22,380,230	\$24,517,232
Average Spent		\$3,776.10	\$4,349.90	\$4,199.59
Spending Potential Index		49	56	54
HH Furnishings & Equipment: Total \$		\$4,876,964	\$8,656,084	\$9,492,382
Average Spent		\$1,454.51	\$1,682.43	\$1,625.96
Spending Potential Index		50	58	56
Personal Care Products & Services: Total \$		\$1,798,075	\$3,186,283	\$3,492,683
Average Spent		\$536.26	\$619.30	\$598.27
Spending Potential Index		51	59	57
Shelter: Total \$		\$45,207,368	\$80,405,979	\$88,220,399
Average Spent		\$13,482.66	\$15,627.98	\$15,111.41
Spending Potential Index		51	59	57
Support Payments/Cash Contributions/Gifts in Kind: Total \$		\$5,703,464	\$10,031,794	\$10,976,261
Average Spent		\$1,701.00	\$1,949.81	\$1,880.14
Spending Potential Index		52	59	57
Travel: Total \$		\$5,278,332	\$9,418,120	\$10,342,332
Average Spent		\$1,574.21	\$1,830.54	\$1,771.55
Spending Potential Index		44	51	49
Vehicle Maintenance & Repairs: Total \$		\$2,401,108	\$4,252,404	\$4,660,575
Average Spent		\$716.11	\$826.51	\$798.32
Spending Potential Index		53	61	59

Data Note: Consumer spending shows the amount spent on a variety of goods and services by households that reside in the area. Expenditures are shown by broad budget categories that are not mutually exclusive. Consumer spending does not equal business revenue. Total and Average Amount Spent Per Household represent annual figures. The Spending Potential Index represents the amount spent in the area relative to a national average of 100.

Sources: Consumer spending data are derived from the 2019 and 2020 Consumer Expenditure Surveys, Bureau of Labor Statistics, Esri.

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Source: Esri, Esri-Data Axle, Esri-U.S. BLS, U.S. Census



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