

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

# NEC BEAR MOUNTIAN BLVD & WALNUT DR.

ARVIN, CALIFORNIA

LAND  
±6.5 ACRES

**RICK AMERINE**

Senior Director

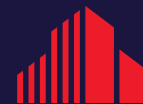
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Welcome to the future heart of Arvin — the **Arvin Town Center**, a dynamic new shopping destination located at the **northeast corner of Bear Mountain Blvd (SR 223) and Walnut Drive**. Anchored by a full-service **State Foods Market** and **Strata 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 4<sup>th</sup> 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**

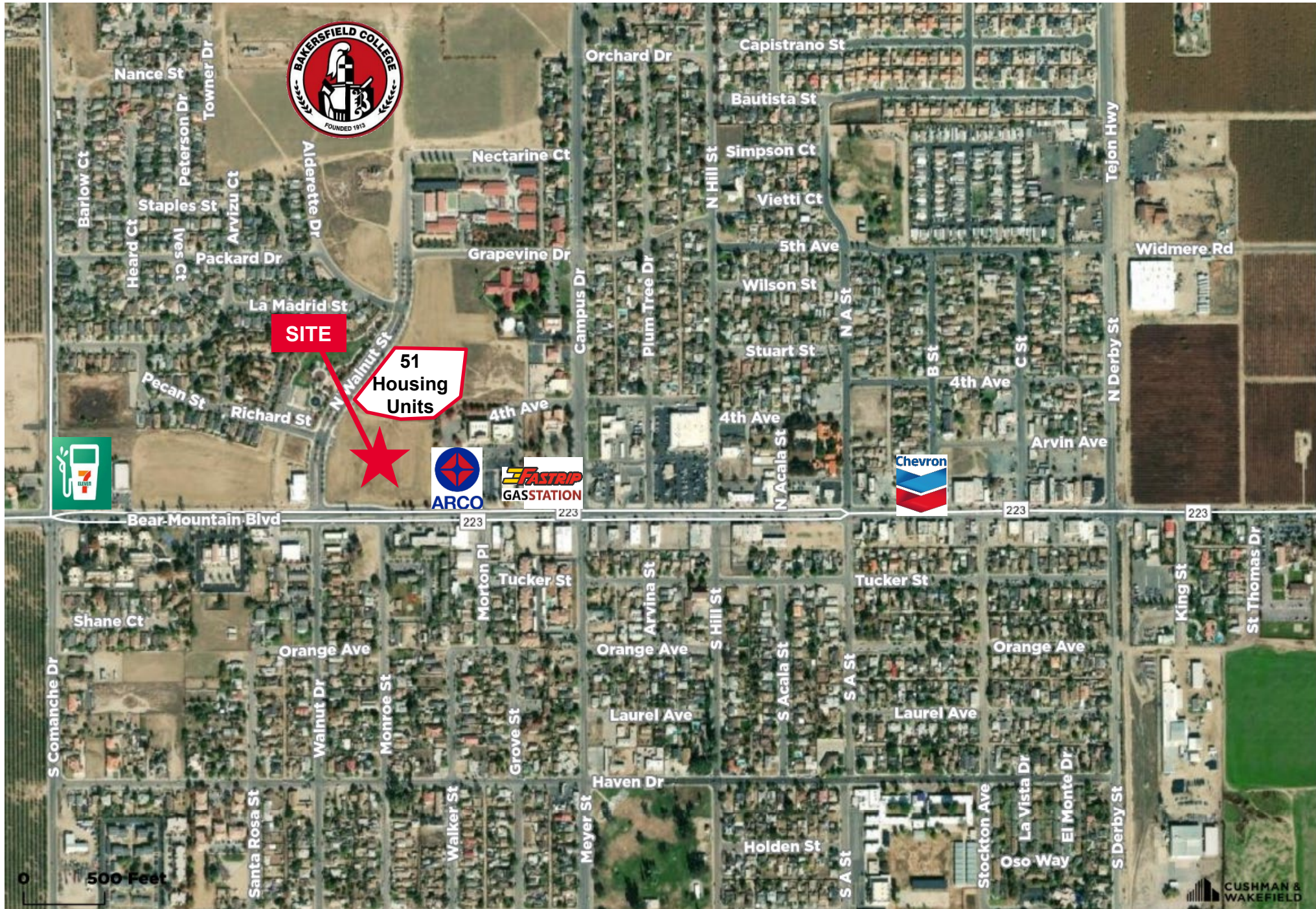


# LOCATION MAP/RETAIL AERIAL





# GAS STATION & NEW DEVELOPMENT LOCATIONS / AERIAL



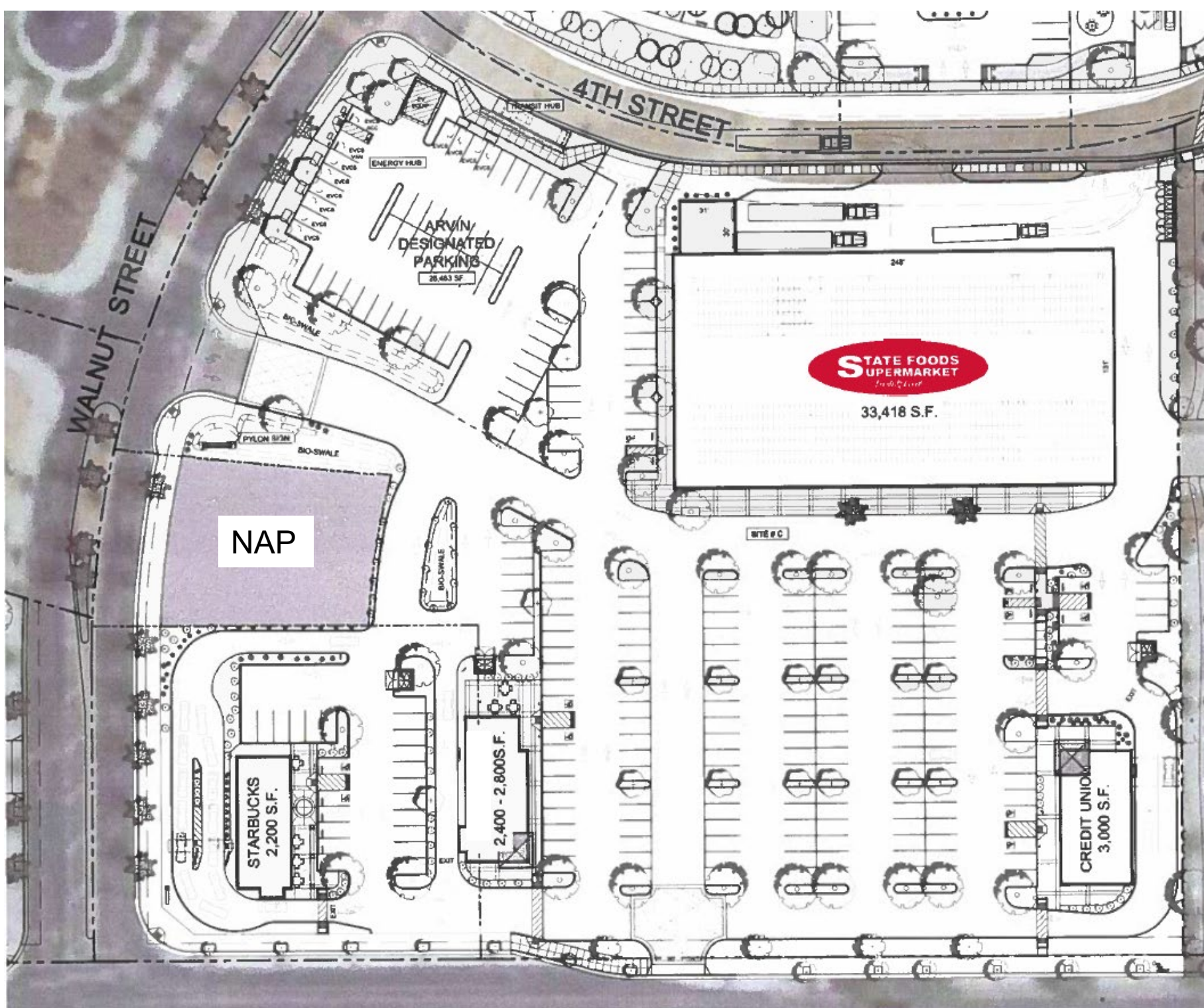


# PARCEL MAP

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

190- 27







# ARVIN CIVIC CENTER PROPOSED MASTER PLAN

## SITES BREAKDOWN

### SITE #1 COMMERCIAL CHILDREN'S CENTER

APPROXIMATE SITE AREA	1.1 ACROSS
CHILDREN'S CENTER	10,000 SF
OUTDOOR PLAY ZONE #1	5,130 SF
OUTDOOR PLAY ZONE #2	3,900 SF
OUTDOOR PLAY ZONE #3	5,170 SF
OUTDOOR PLAY ZONE #4	4,000 SF
TOTAL OUTDOOR PLAY	18,200 SF
PARKING STALLS	30 STALLS

### SITE #2 MULTI-FAMILY APARTMENTS

APPROXIMATE SITE AREA	4.5 ACROSS
APARTMENT UNIT WITH 2 BEDROOMS	900 SF
TOTAL BUILDING	5 (2 STORY)
TOTAL UNITS FOR BUILDING	90 APARTMENTS
COMMUNITY CENTER	2,000 SF
POOL & POOL HOUSE	5,700 SF
RESIDENT'S PARKING STALLS	175 STALLS
VISITOR'S & OFFICE STALLS	17 STALLS

### SITE #3 COMMERCIAL

APPROXIMATE SITE AREA	0.50 ACROSS
DIRECTORY	34,000 SF
FAST FOOD	2,000 SF
SPRINGHOUSE	2,000 SF
CONVENIENCE	3,000 SF
PARKING STALLS	200 STALLS
CHANGING STATION STALLS	5 STALLS
CHANGING STATION	5 STALLS

### SITE #4 COMMERCIAL FAST FOOD

APPROXIMATE SITE AREA	0.07 ACROSS
FAST FOOD	2,000 SF
PARKING STALLS	50 STALLS

### SITE #5 COMMERCIAL POSTAL SERVICE

APPROXIMATE SITE AREA	1.12 ACROSS
POSTAL SERVICE	6,000 SF
PARKING STALLS	70 STALLS

### SITE #6 COMMERCIAL HOTEL

APPROXIMATE SITE AREA	2.02 ACROSS
1ST FLOOR (3 OR 4 FLOORS)	17,130 SF OR 14,000 SF
RESTROOM LUNGEY	2,000 SF
PARKING STALLS	100 STALLS

### SITE #7 COMMERCIAL RETAIL

APPROXIMATE SITE AREA	2.2 ACROSS
RETAIL SHOPPING	4,000 SF
FAST FOOD	2,000 SF
PARKING STALLS	100 STALLS

### SITE #8 PUBLIC PARK & BOAT PATH

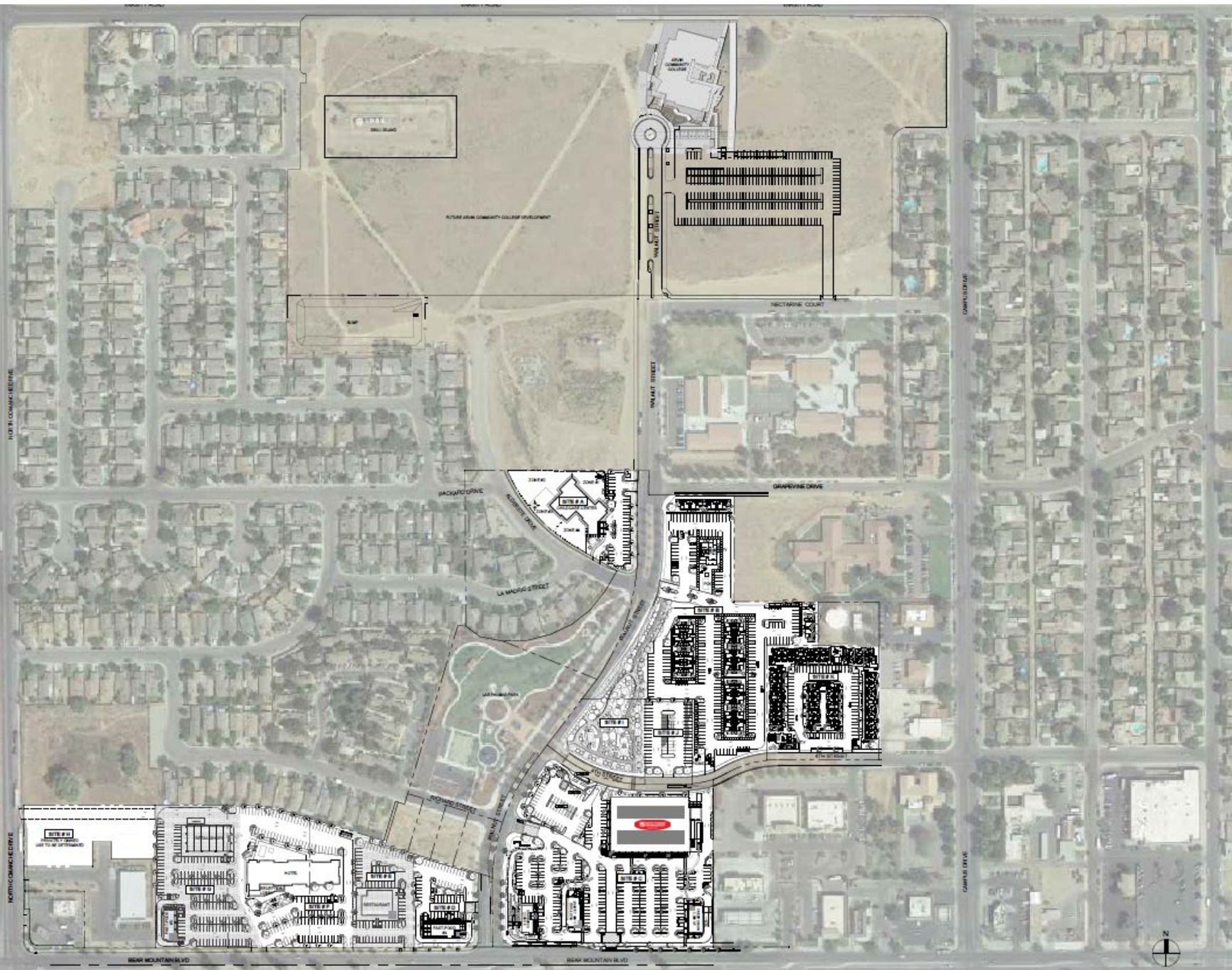
APPROXIMATE SITE AREA	1.27 ACROSS
APPROXIMATE SITE AREA	1.27 ACROSS

### SITE #9 COMMERCIAL HOTEL

APPROXIMATE SITE AREA	0.81 ACROSS
APPROXIMATE SITE AREA	0.81 ACROSS
PARKING STALLS	81 STALLS

### SITE #10 MULTI-FAMILY APARTMENTS

APPROXIMATE SITE AREA	2.04 ACROSS
APARTMENT UNIT WITH 2 BEDROOMS	900 SF
TOTAL BUILDING	5 (2 STORY)
TOTAL UNITS FOR BUILDING	90 APARTMENTS
COMMUNITY CENTER	1,000 SF
PLAYGROUND HOUSE	200 SF
RESIDENT'S PARKING STALLS	40 STALLS

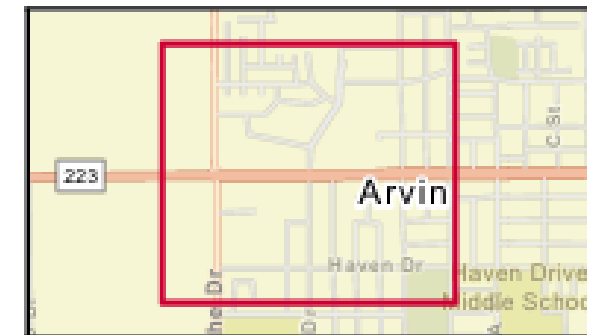
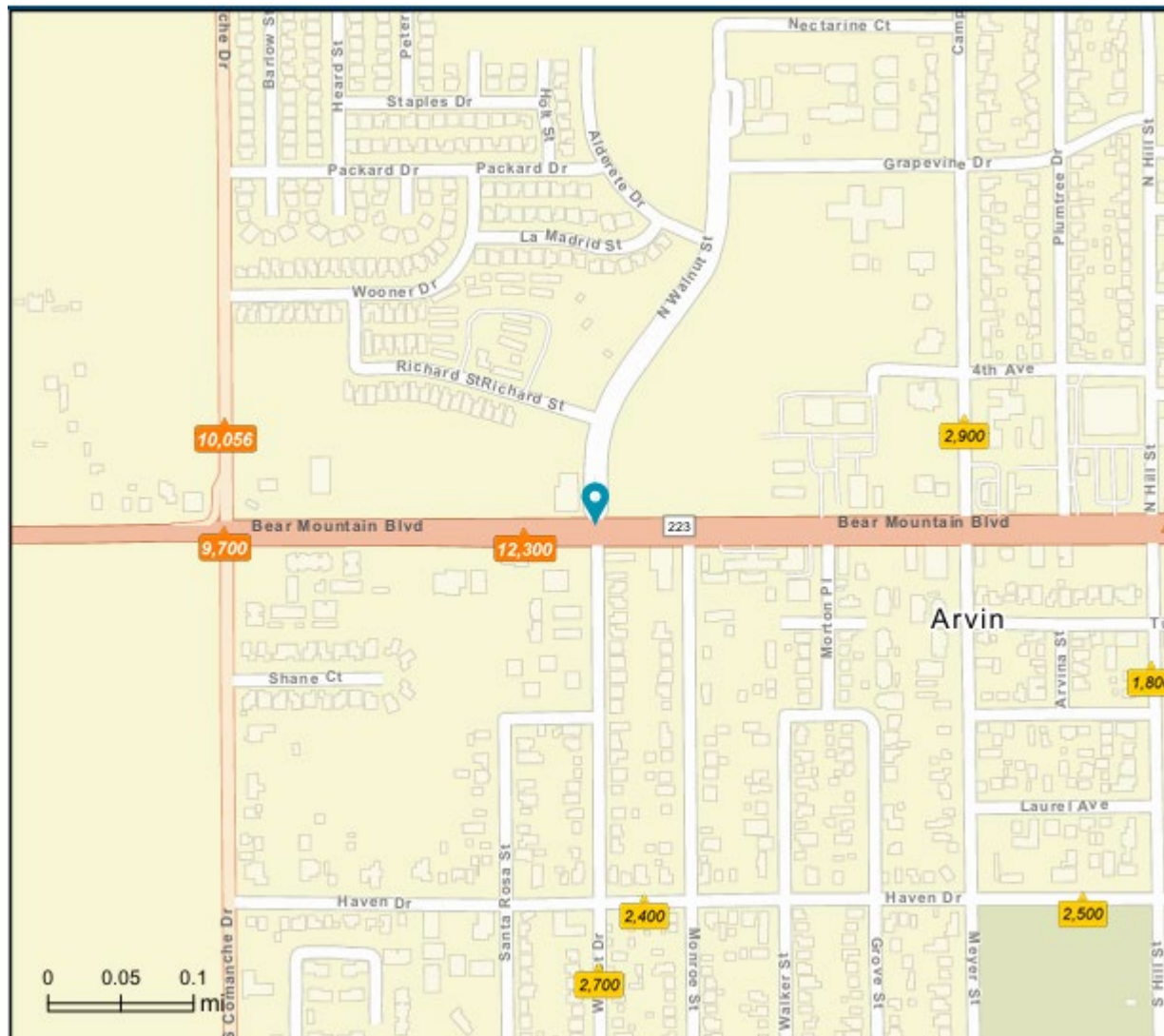




# Traffic Count Map - Close Up

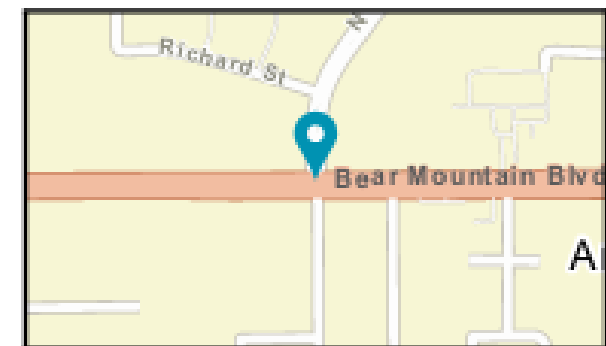
Mile 20.4 State Rte 223 W  
 Mile 20.4 State Rte 223 W, Arvin, California, 93203  
 Rings: 1, 3, 5 mile radii

Prepared by Cushman & Wakefield  
 Latitude: 35.20910  
 Longitude: -118.83768



**Average Daily Traffic Volume**

- ▲ Up to 6,000 vehicles per day
- ▲ 6,001 - 15,000
- ▲ 15,001 - 30,000
- ▲ 30,001 - 50,000
- ▲ 50,001 - 100,000
- ▲ More than 100,000 per day



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.

**Source:** 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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