



# 912 COUNTY LINE RD

DELANO, CALIFORNIA  
OFFERING MEMORANDUM



**LUMINIS**  
PROPERTIES INC.



# 912 COUNTY LINE RD

DELANO, CALIFORNIA

## PRIME BIG BOX RETAIL OPPORTUNITY

**FORMER MAJOR RETAILER:** SIGNIFICANTLY UPDATED AND IMPROVED

**±38,318 SQUARE FEET**

**ADDITIONAL SPACE OPPORTUNITIES:** ±3,546-SQUARE-FOOT ATTACHED INDOOR AREA AND ±5,961-SQUARE-FOOT OUTDOOR PAD OFFER FLEXIBILITY FOR TENANT-SPECIFIC USES, SUBJECT TO AGREEMENTS AND PERMITTING

**PRIME LOCATION:** 912 COUNTY LINE ROAD, DELANO, CA – LOCATED IN A GROWING RESIDENTIAL AND RETAIL CORRIDOR WITH EASY ACCESS TO HIGHWAY 99

**PROPERTY FEATURES:** DOUBLE LOADING DOCKS, EXPANSIVE REAR LOADING AND STORAGE AREA (±9,696 SQUARE FEET), AND 480V 3-PHASE POWER

**UPDATED INTERIOR:** IMPROVED WALLING AND LIGHTING TO ENHANCE FUNCTIONALITY

**AMPLE PARKING AND LOGISTICS:** EASY INGRESS AND EGRESS FOR LARGE VEHICLES, INCLUDING SEMI-TRUCKS, WITH DEDICATED LOADING AREAS

**LEASE TERMS: RATE UNDISCLOSED – CONTACT BROKER FOR DETAILS**



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# FOR LEASE

912 COUNTY LINE ROAD, DELANO, CA 93215



## PROPERTY HIGHLIGHTS

- ▶ **Double Loading Docks:** Designed to accommodate two semi-truck trailers simultaneously, with a ±9,696-square-foot stockroom optimized for streamlined inventory storage and logistics.
- ▶ **Building Height:** Existing height of ±25'-4" with potential for vertical expansion to ±32'-4" for added flexibility.
- ▶ **Expansive Layout:** ±38,318 square feet of open and adaptable retail space to suit a variety of tenant needs. Additional ±3,546-square-foot attached indoor area and ±5,961-square-foot outdoor pad offer flexibility for tenant-specific uses, subject to agreements and permitting.
- ▶ **Enhanced Infrastructure:** Features updated walls, efficient lighting, HVAC systems, and 480V 3-phase power to support high-demand operations.
- ▶ **Zoning Versatility:** GC (General Commercial) zoning allows for diverse uses, including retail, grocery, fitness, and more. All uses are subject to tenant verification of zoning and permitting requirements.
- ▶ **Safety Compliance:** Equipped with a fire sprinkler system and approved for an occupancy load of 495, ensuring tenant safety and regulatory adherence.
- ▶ **Parking & Logistics:** Ample on-site parking with dedicated spaces for customer vehicles and large trucks, ensuring seamless operations.
- ▶ **Strategic Location:** Positioned near major thoroughfares with convenient ingress and egress, maximizing visibility and accessibility.
- ▶ **Anchor Tenant Potential:** An opportunity to establish a flagship presence in a growing retail hub with strong community demand.







## OVERVIEW

This expansive ±38,318-square-foot retail property offers a prime opportunity for large-scale retail operations, including grocery stores, gyms, or other commercial uses. Located in Delano, CA, a growing and underserved community, the property benefits from significant recent updates. Previously occupied by a former major retailer, the building features adaptable spaces designed to meet diverse tenant needs.

## STRATEGIC LOCATION

Located within an ±87,162-square-foot shopping center, this property benefits from excellent visibility in a high-traffic retail corridor. Its proximity to established and growing residential neighborhoods, along with convenient access to Highway 99, positions the site as a key destination for daily consumer needs. This combination of accessibility, visibility, and unmet demand makes the property an attractive option for businesses seeking to establish a strong presence in the Delano market. The property's proximity to underserved neighborhoods ensures consistent foot traffic and growing consumer demand, offering tenants a unique opportunity to build long-term customer loyalty and capture a rapidly expanding market.

## VALUE PROPOSITION

Located in a growing area of Delano, CA, this property presents a compelling opportunity for retailers to serve an expanding residential community while capitalizing on the region's strong economic drivers in agriculture, logistics, and transportation. Significant residential development surrounding the site, coupled with limited retail competition, positions this property as an ideal location for businesses seeking to establish a prominent presence in an underserved market. Its strategic location near major thoroughfares, including Highway 99, ensures excellent visibility and accessibility, which are critical for high-traffic retail operations.

## KEY FEATURES

The property includes high-capacity loading and logistics features, including double loading docks designed to accommodate two full-sized semi-truck trailers simultaneously. The expansive rear loading area features a dedicated stockroom of ±9,696 square feet, providing ample space for inventory management and streamlined operations. The building offers a height of ±25'-4" with potential for vertical expansion to ±32'-4", making it adaptable to a variety of tenant needs. Additionally, the property is equipped with 480V 3-phase power, ensuring it can support high-demand retail or industrial operations. With an occupancy load of 495 and a fire sprinkler system already in place, the building meets key safety and operational standards.

912 COUNTY LINE RD, DELANO, CA 93215

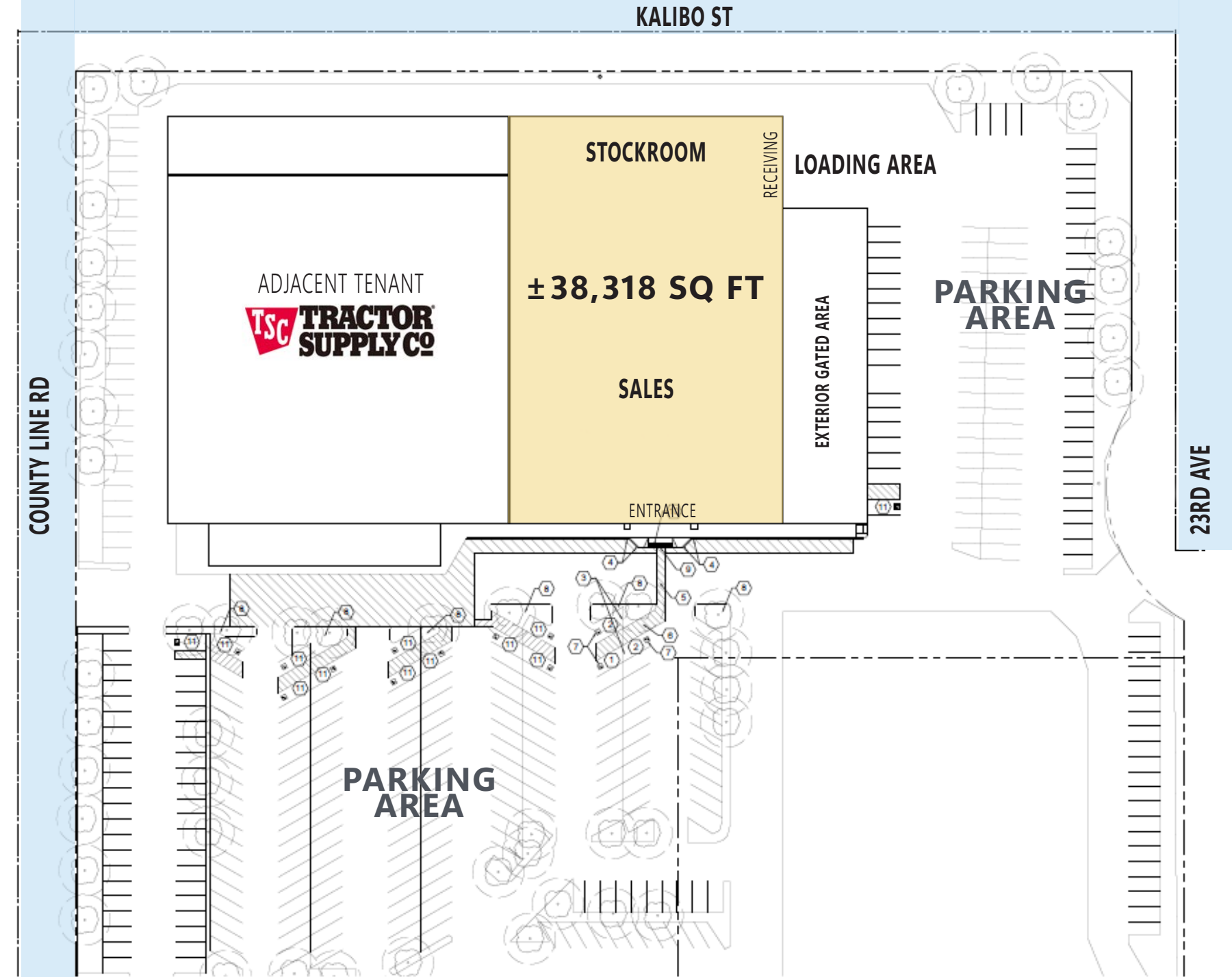
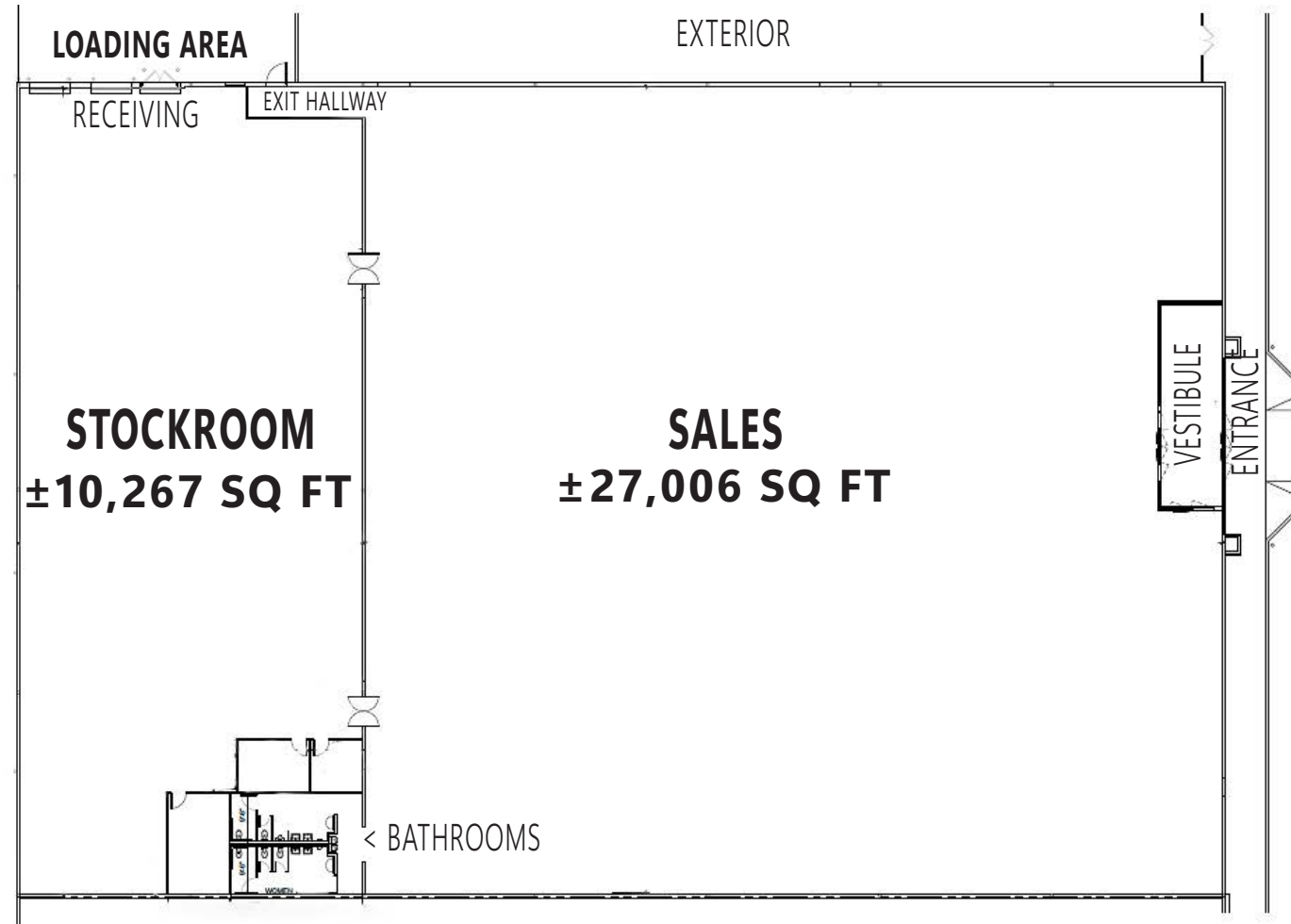


# FLOOR PLAN AND SITE PLAN

## PROPERTY HIGHLIGHTS

**Detailed Building Features:** The Property includes a total gross building area of ±38,318 square feet, allocated as follows:

- ▶ Sales Floor: ±27,006 square feet, ideal for retail or showroom purposes.
- ▶ Storage/Shipping/Janitorial/Electrical: ±10,267 square feet, supporting inventory and logistics operations.
- ▶ Offices/Lounge: ±528 square feet, offering private workspace for management.
- ▶ Restrooms: ±517 square feet, accommodating staff and customer needs.



# ADDITIONAL SPACE OPPORTUNITIES

## PROPERTY HIGHLIGHTS

### ATTACHED INDOOR AREA

In addition to the primary  $\pm 38,318$  square feet, the property includes an attached indoor area of approximately  $\pm 3,546$  square feet. This space, with slightly lower ceiling heights, offers additional flexibility and could be utilized for storage, ancillary operations, or other tenant-specific needs, contingent upon agreed access modifications (subject to mutual agreement between the Landlord and Tenant on any required build-out).



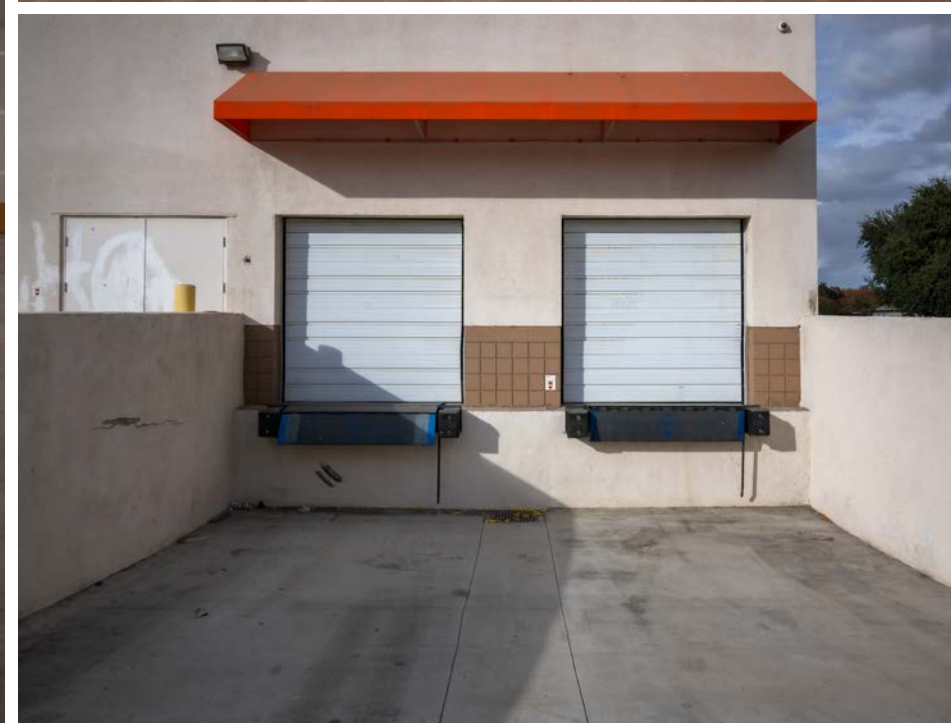
### OUTDOOR PAD AREA

The property also features an outdoor area of approximately  $\pm 5,961$  square feet, located on an existing pad adjacent to the main building. This space presents opportunities for potential expansion, such as outdoor storage, garden centers, or other specialized uses (subject to mutual agreement between the Landlord and Tenant on any required build-out).



All uses and modifications to these areas are subject to landlord and tenant agreements, permitting, and local zoning requirements. All measurements and potential uses are approximate and subject to verification, agreements, and regulatory approvals. Prospective tenants are encouraged to conduct their own due diligence regarding modifications or build-outs.







# LOCATION OVERVIEW

## EXECUTIVE SUMMARY

**Address:** 912 County Line Road, Delano, CA.

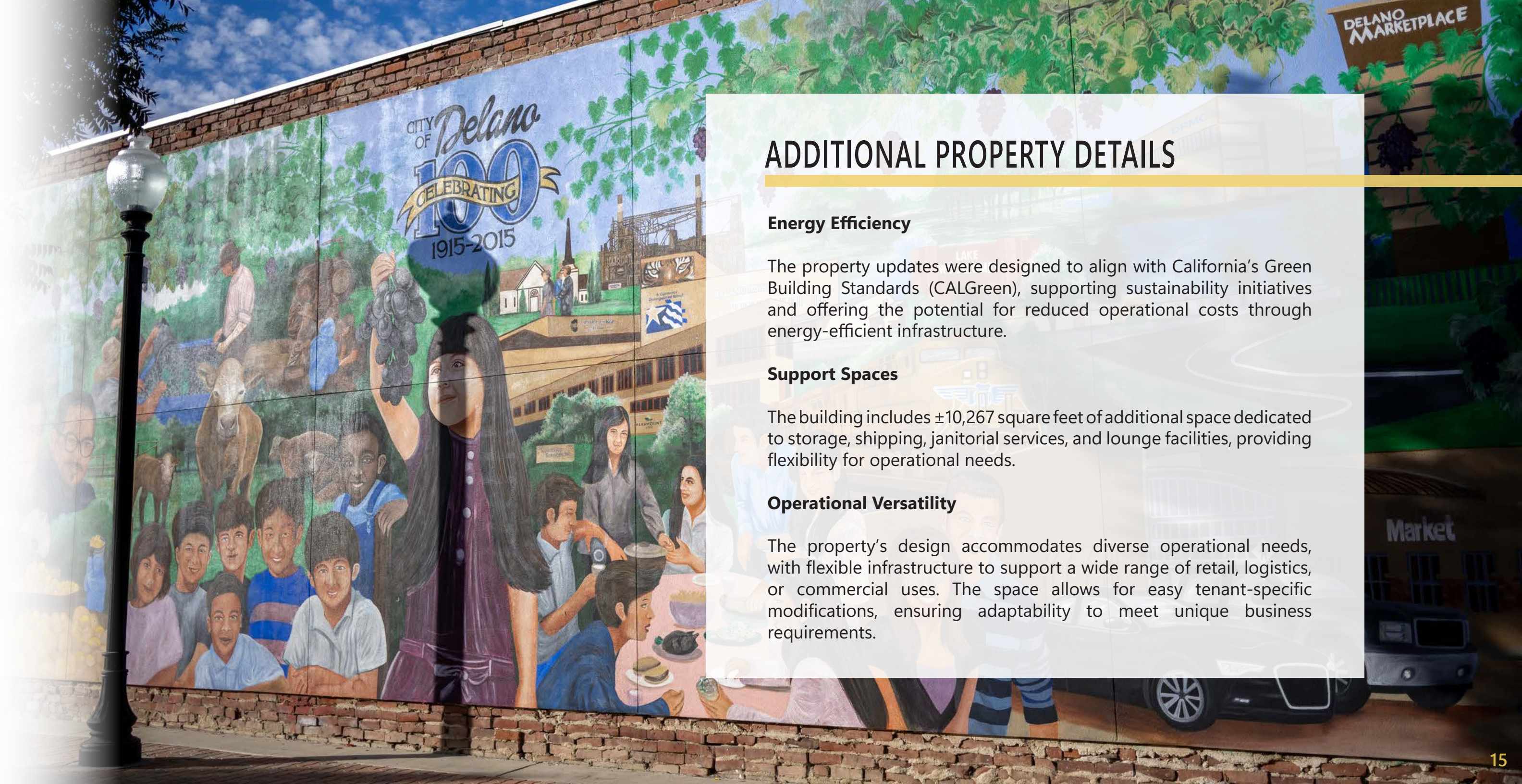
**Zoning: GC (General Commercial)** – Allows for diverse commercial uses, including large-scale retail, grocery stores, gyms, and other tenant types suited to the area. All uses are subject to tenant verification of zoning and permitting requirements.

**Community Profile:** Delano, located in Kern County, is one of California’s fastest-growing cities, with a population of approximately 51,500 as of July 1, 2023 (based on U.S. Census Bureau and local estimates). Significant residential development in the area continues to drive demand for retail and commercial services.

**Economic Vibrancy:** The city benefits from a strong labor force, high agricultural production, and proximity to logistics hubs, creating a stable economic environment for businesses.

**Accessibility:** Strategically located near Highway 99, the property provides seamless connectivity to surrounding regions and enjoys consistent high traffic exposure.

**Retail Potential:** Limited competition in the immediate vicinity enhances the property’s appeal as a prime location for anchor tenants looking to capture unmet demand in a growing market.



## ADDITIONAL PROPERTY DETAILS

### Energy Efficiency

The property updates were designed to align with California’s Green Building Standards (CALGreen), supporting sustainability initiatives and offering the potential for reduced operational costs through energy-efficient infrastructure.

### Support Spaces

The building includes ±10,267 square feet of additional space dedicated to storage, shipping, janitorial services, and lounge facilities, providing flexibility for operational needs.

### Operational Versatility

The property’s design accommodates diverse operational needs, with flexible infrastructure to support a wide range of retail, logistics, or commercial uses. The space allows for easy tenant-specific modifications, ensuring adaptability to meet unique business requirements.



# AREA HIGHLIGHTS



## Residential Growth

Significant residential developments adjacent to the property contribute to a consistent and growing customer base. With increasing housing construction in the area, the property is well-positioned to serve a community with rising demand for retail and commercial services.



## Educational and Recreational Facilities

The property is conveniently located near schools, parks, and community centers, driving increased foot traffic from families, students, and local residents. These facilities enhance the property's role as a hub for daily needs and leisure activities.



## Traffic Counts

Strategically located at the intersection of County Line Road ( $\pm 12,807$  ADT) and Girard Street ( $\pm 7,599$  ADT), ensuring strong visibility and consistent traffic flow. The property's location near major thoroughfares provides consistent exposure to local and regional traffic, making it an ideal site for businesses seeking high customer engagement.



## Robust Economy

Delano's economy thrives on its strong agricultural and logistics sectors, creating stable employment and fostering steady consumer demand. The city's role as a key hub in California's Central Valley further enhances its economic resilience and supports long-term growth opportunities for tenants.



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# DEMOGRAPHICS

DELANO, CA

**57.3K+ RESIDENTS**  
WITHIN 5 MILES



**\$52.4K+ AVG. INCOME**  
WITHIN 5 MILES



POPULATION	1 Mile	3 Mile	5 Miles
2022	24,589	48,256	57,384

2022 AGE POPULATION	1 Mile	3 Miles	5 Miles
2022 Median Age	30.5	31.7	32.4
under 20	8,039	15,404	16,390
20-25	2,128	4,173	5,028
25-45	6,324	12,517	17,476
45-65	5,785	11,404	13,396
over 65	1,766	3,743	4,046



## HOUSEHOLDS

Households 2018-2022	11,500
Persons per household 2018-2022	3.78

## HOUSING OCCUPANCY

	1 Mile	3 Miles	5 Miles
2022 Ratio	19:1	20:1	19:1
Occupied	6,075	12,057	12,785
Vacant	321	615	677

## 2022 HOUSEHOLDS INCOME

	1 Mile	3 Miles	5 Miles
2022 Median Income	\$44,129	\$53,485	\$52,480
under \$25,000	1,570	2,879	3,148
\$25,000 - \$50,000	1,937	3,175	3,366
\$50,000 - \$100,000	1,648	4,150	4,393
\$100,000 - \$150,000	756	1,374	1,410
above \$150,000	485	1,094	1,145





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## DISCLAIMER

This Offering Memorandum ("OM") has been prepared solely for informational purposes to assist prospective tenants in evaluating the potential lease of the property located at 912 County Line Rd., Delano, CA 93215 (the "Property"). The OM is not to be used for any other purpose or made available to any other party without prior written consent from the landlord or Michael K. Geraghty Jr. ("Broker").

The OM contains selected information about the Property and the general real estate market but does not contain all the information necessary for a complete evaluation of the Property. While the information provided is believed to be accurate, no representation or warranty, express or implied, is made as to its accuracy or completeness. Prospective tenants are advised to conduct their own independent due diligence, including physical inspections and review of applicable zoning and land use regulations.

The Property is offered for lease strictly on an "AS IS", "WHERE IS" basis, without any representations or warranties, including but not limited to the physical condition of the Property, compliance with laws, or fitness for any specific purpose. Any fixtures, shelving, or items visible in the photographs provided are not included in the lease and may be subject to removal. The photographs are for illustrative purposes only and represent the general condition of the space, except for the removal of the tenant's signage. Former tenant signage remains on-site but is not affiliated with the current property offering. Signage is available for new tenant customization.

The OM is subject to errors, omissions, and changes, including price, rental terms, or withdrawal without notice. This document does not constitute an offer to lease or a solicitation of an offer to lease, and all terms and conditions are subject to the landlord's approval. The Broker is not authorized to make representations or agreements on behalf of the landlord and shall not be held liable for any errors or omissions in this document.

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