

9.47± ACRES OF PROPOSED COMMERCIAL LAND DEVELOPMENT

AVAILABLE FOR SALE

NWC of Albany Street & Cecil Avenue

Delano, California

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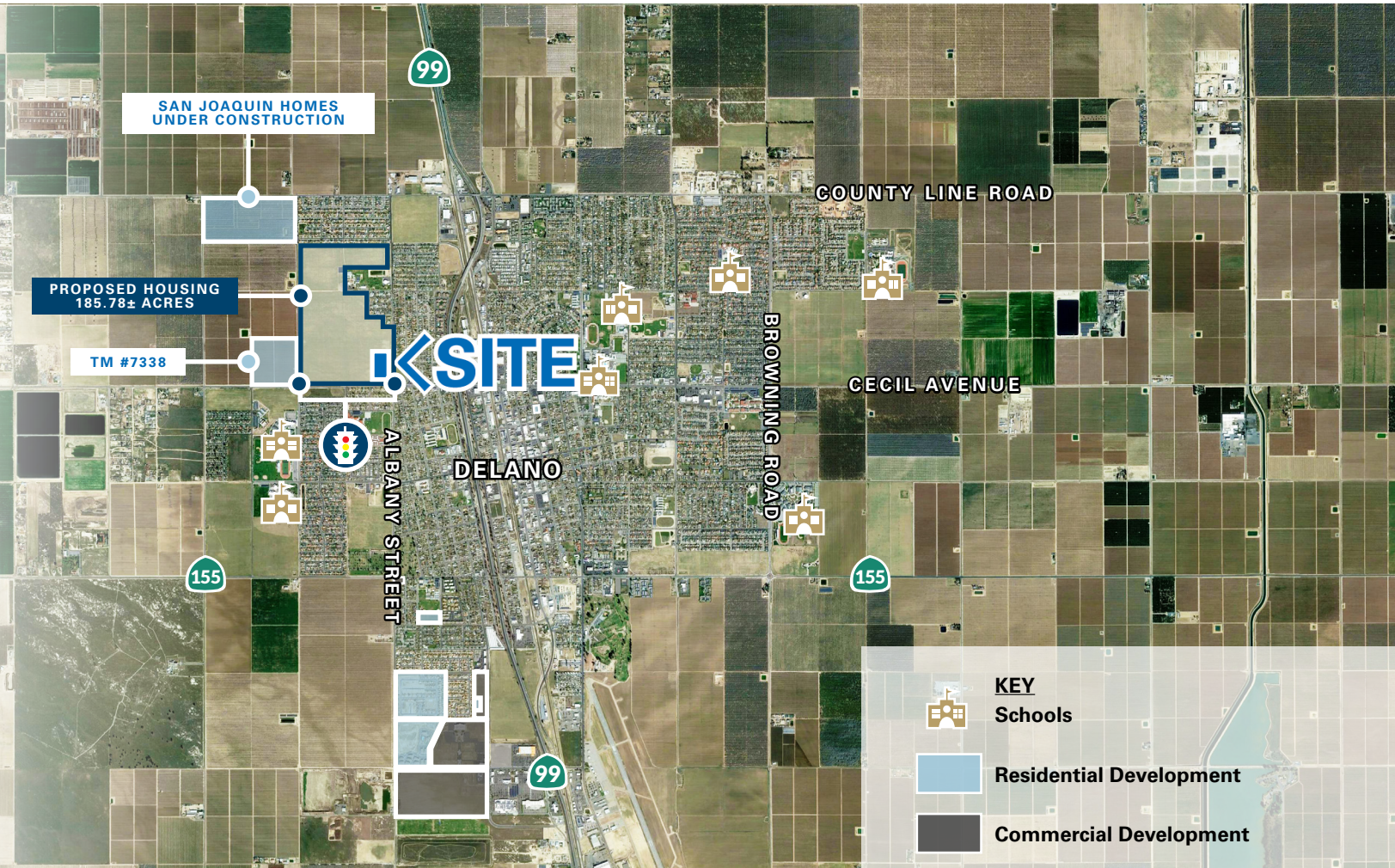
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PROPERTY INFORMATION

Available:	9.47± Acres
Proposed Land Use:	Neighborhood Commercial
185.78± Acres:	Multi-family, Single-family Residential
Utilities:	Contact agents or see link on page 5
Purchase Price:	Contact agents for pricing & services

PROPERTY DESCRIPTION

- 1.) Now under contract with local home builder approximately 185.78± acres.
- 2.) Available 9.47± acres on the hard corner of Albany Street and Cecil Avenue adjoins approximately 185.78± acres of multi-family and single-family development (*currently processing entitlements*). This will allow a home builder to make a longer term commitment in Delano. Please see Property Map on page 5.

LOCATION DESCRIPTION

Located in Delano, California, the property enjoys immediate access to US State Highway 99 and nearby retail amenities. The commercial site is located on the NWC of Albany Street & Cecil Avenue.

Demographics

	1 Mile:	3 Miles:	5 Miles:
<i>Population Trend</i>			
2027 Projection:	16,084	47,551	58,315
2022 Estimate:	15,884	46,693	57,292
2010 Census:	15,672	44,755	56,032
2000 Census:	14,245	37,615	42,449

Population Growth

Growth 2022-2027:	1.26%	1.84%	1.79%
Growth 2010-2022:	1.36%	4.33%	2.25%
Growth 2000-2010:	10.01%	18.98%	32.00%

Households

2027 Projection:	3,808	11,267	11,633
2022 Estimate:	3,756	11,084	11,439
2010 Census:	3,635	10,654	10,984
2000 Census:	3,157	8,847	9,086

Household Growth

Growth 2022-2027:	1.39%	1.65%	1.69%
Growth 2010-2022:	3.32%	4.03%	4.14%
Growth 2000-2010:	15.16%	20.43%	20.90%

<i>2021 Est. Avg. Household Income:</i>	\$57,818	\$67,936	\$68,019
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Source: Claritas 2022

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Demographics Continued

	1-mile	Percentage	3-miles	Percentage	5-miles	Percentage
<i>2022 Estimated Population by Race</i>	15,884	—	46,693	—	57,292	—
White Alone	6,376	40.14%	17,866	38.26%	23,095	40.31%
Black or African American Alone	785	4.94%	1,341	2.87%	3,483	6.08%
American Indian and Alaska Native Alone	151	0.95%	473	1.01%	544	0.95%
Asian Alone	1,099	6.92%	6,021	12.89%	6,413	11.19%
Native Hawaiian and Other Pacific Islander Alone	5	0.03%	26	0.06%	30	0.05%
Some Other Race Alone	6,0857	43.17%	19,092	40.89%	21,606	37.71%
Two or More Races	612	3.85%	1,875	4.01%	2,121	3.70%
<i>2022 Estimated Population by Ethnicity</i>	15,884	—	46,693	—	57,292	—
Hispanic or Latino	13,493	84.95%	37,698	80.74%	44,233	77.21%
Not Hispanic or Latino	2,391	15.05%	8,995	19.26%	13,059	22.79%

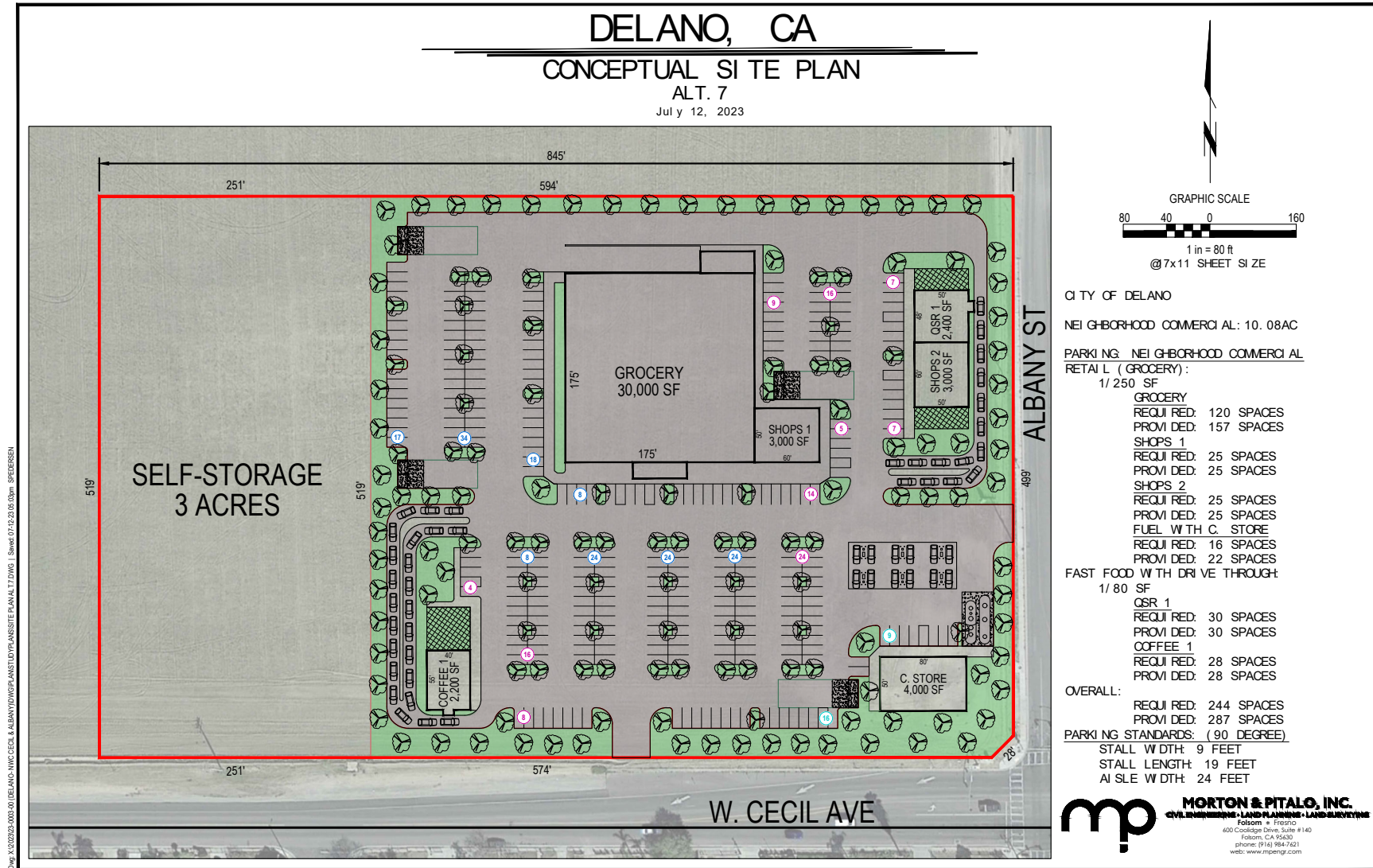
Source: Claritas 2022

Aerial View



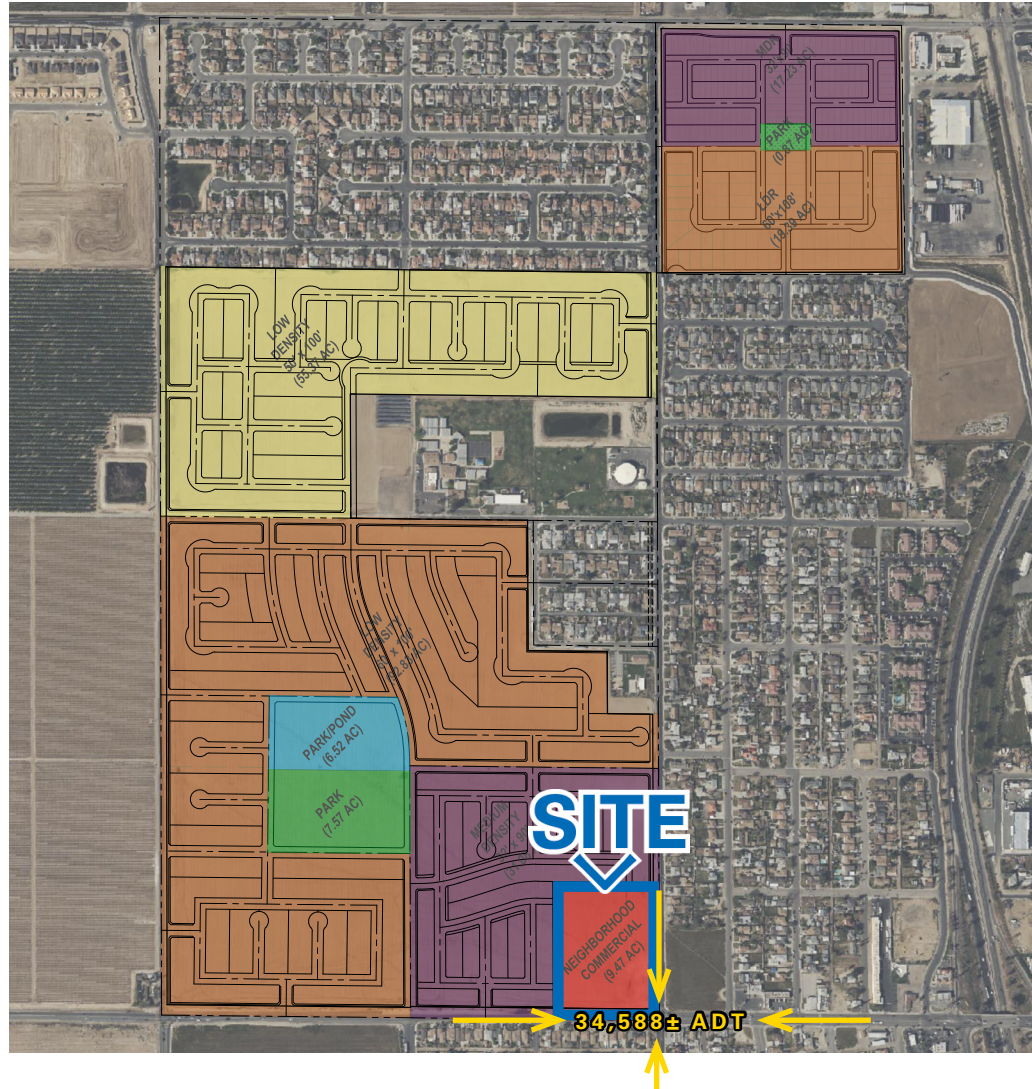
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Conceptual Site Plan *(Not to Scale)*



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Tentative Land Use Map



LEGEND:

MDR (32' x 90'):	48.31 AC
LDR (50' x 100'):	55.37 AC
LDR (60' x 108'):	112.22 AC
RECESSED PARK/POND:	6.52 AC
PARK / OPEN SPACE:	8.44 AC
NEIGHBORHOOD COMMERCIAL:	9.47 AC

GROSS ACREAGE:

38 AC TENTATIVE SUBDIVISION MAP:

MDR (32' x 90'):	17.23 AC	155 UNITS
LDR (60' x 108'):	19.39 AC	84 UNITS
PARK:	0.87 AC	

Traffic Counts

Albany Street @ Cecil Avenue 34,588± ADT

Source: Claritas 2022

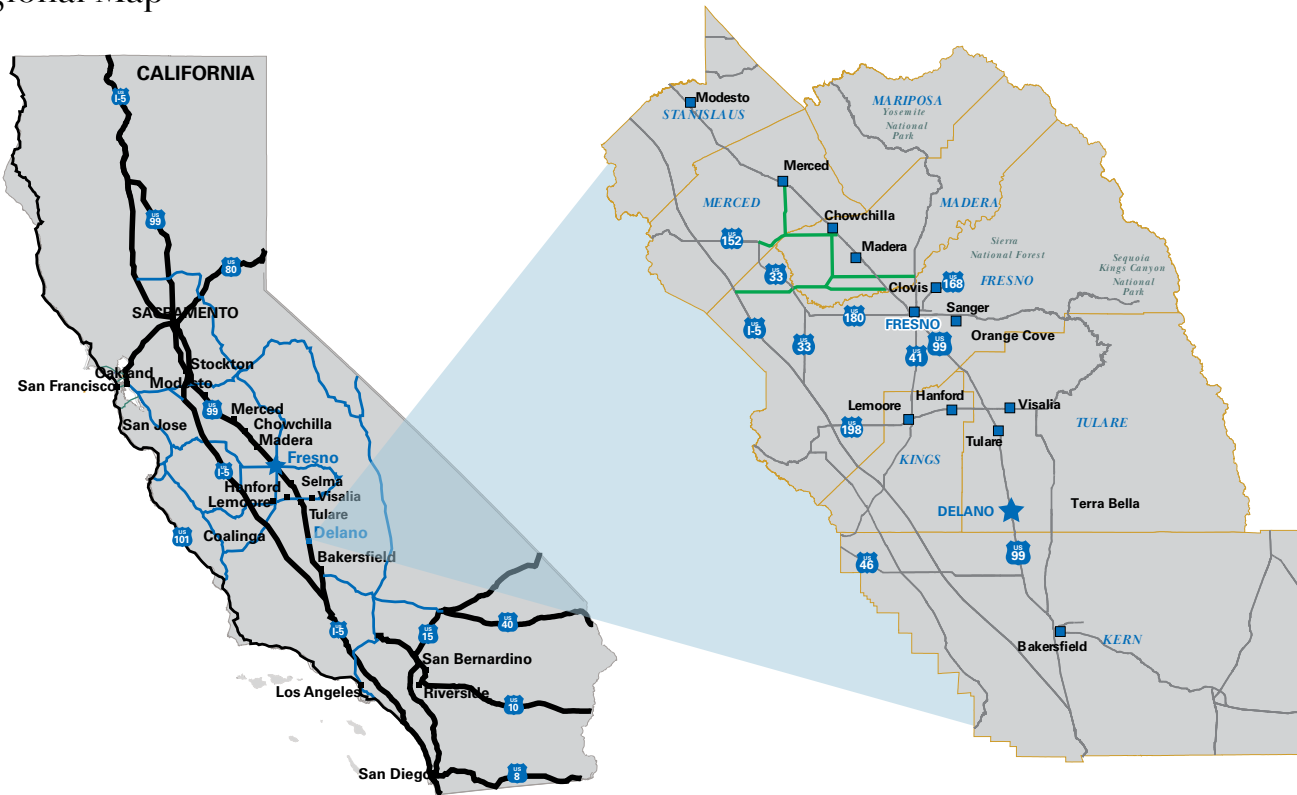


Retail Competition Map

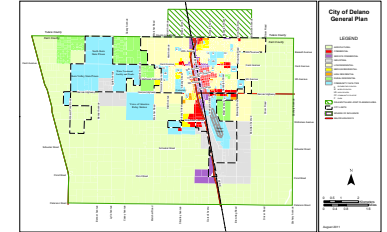


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Regional Map



Click images below for larger view



Delano General Plan



CITY OF DELANO

Utilities

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