

DEVELOPMENT OPPORTUNITY

For Sale or Ground Lease

± 4.11 ACRES • SEC GIRARD ST & COUNTY LINE RD, DELANO CA 93215



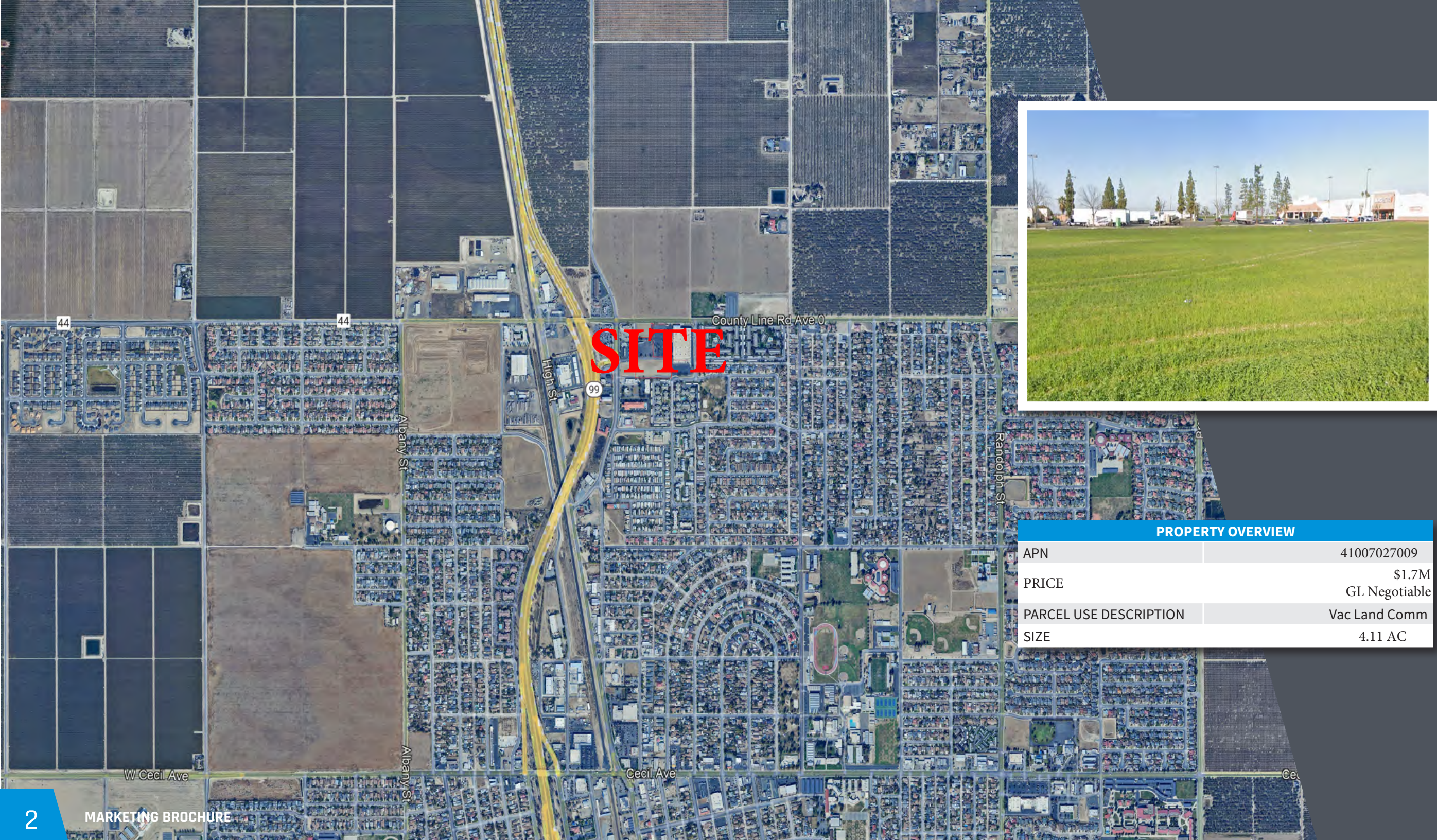
For inquiries, please contact:

GREG HERZ | PRESIDENT

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WCB
Commercial Real Estate



» PROJECT HIGHLIGHTS

SEC GIRARD ST & COUNTY LINE RD, DELANO

- » Shovel-ready, ±4.11-acre commercial site at grade
- » Developable pad with on/off sites already completed
- » Was permitted for up to +/- 55,000 SF building
- » Pad features premium visibility, exposure and access
- » Site situated directly at the on/off ramp of Hwy 99
- » Low barriers to entry market with good demographics
- » Incredible highway visibility

PROPERTY OVERVIEW

APN	41007027009
PRICE	\$1.7M GL Negotiable
PARCEL USE DESCRIPTION	Vac Land Comm
SIZE	4.11 AC



» MARKET OVERVIEW



\$53K+ MEDIAN HHI
WITHIN 5 MILES



26K+ RESIDENTS
WITHIN 1 MILES

48K+ RESIDENTS
WITHIN 3 MILES

57K+ RESIDENTS
WITHIN 5 MILES



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