

FOR LEASE  
MEDICAL OFFICE BUILDINGS

# 475 DOVER PARKWAY DELANO, CA



**DOVER**  
MEDICAL PLAZA  
475 Dover Parkway, Delano, CA



**CUSHMAN &  
WAKEFIELD**

# Property Highlights

- Close proximity to a variety of amenities—Maya Cinemas, *brand new* Target, Delano Marketplace Shopping Center, Aldi, several eateries and gas stations, and much more
- Surrounded by established residential neighborhoods and the growing retail scene
- Opportunity to serve Delano's growing healthcare demand
- Proposed  $\pm 20,600$  SF three-building medical office campus — suites ranging from  $\pm 1,500$  SF to  $\pm 9,600$  SF
- Strategic location serving the growing Delano community
- Convenient access to Highway 99
- Ample on-site parking potential



**475 DOVER PKWY**  
PROPERTY ADDRESS



**3**  
BUILDINGS



**$\pm 20,600$  SF**  
TOTAL BUILDING AREA



**2.69 ACRES**  
SITE AREA



**521-230-0**  
APN NUMBER (PORTION OF)



**GC - GENERAL  
COMMERCIAL**  
ZONING - CITY OF DELANO



**\$2.50PSF NNN**  
ASKING RENT  
\*TI PACKAGE AVAILABLE

# Amenities



 **475 Dover Pkwy**  
SITE

**1 DELANO DMV**

- Currently under construction

**2 THE VINEYARD**

- Maya Cinemas
- Target
- Jollibee
- Juice It Up
- Stanton Optical
- Martina's Cantina

**3 HOME DEPOT**

- The Home Depot
- Chevron
- Arco AM/PM
- In-N-Out Burger
- Chipotle

**4 DELANO MARKETPLACE**

- Walmart
- Famous Footwear
- DD's Discounts
- Ross Dress For Less
- Miniso
- Big 5 Sporting Goods
- Starbucks
- McDonalds
- IHOP
- Cali Brews Mexican Grill
- Baskin Robbins
- Taco Bell
- Panda Express

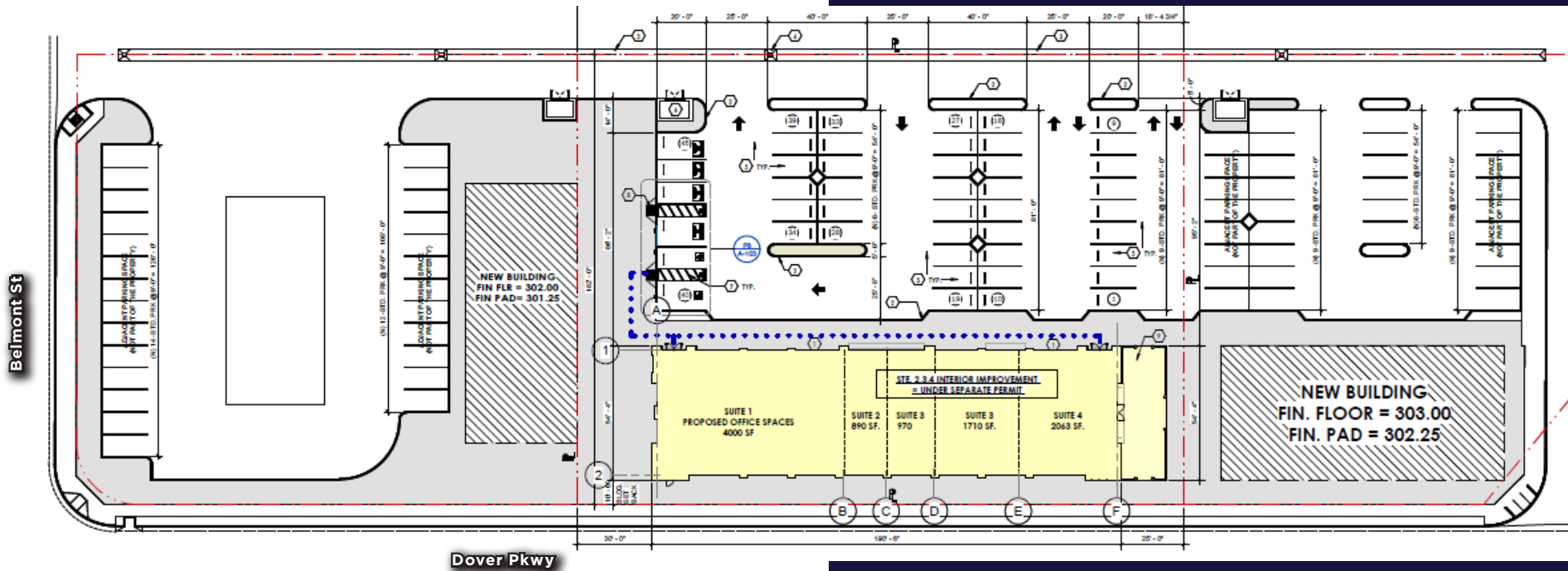
**5 WONDERFUL CITRUS**



# RENDERINGS



# Parking Site Plan



Not to Scale



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## CONTACT

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